



PLANNING AND DEVELOPMENT COMMISSION

**Lecanto Government Building
3600 W. Sovereign Path,
Room #166
Lecanto, FL 34461**

AGENDA

May 7, 2026 - 9:00 AM

**David Bramblett, Chair
Jenette Collins, 1st Vice Chair
Michael Facemyer, 2nd Vice Chair
Richard Barmes, Member
Stuart Bozeman, Member**

**Robert Sharra, Member
Kurt Stone, Member
Timothy Gilbert, Alternate
Janis Murphy, Alternate Member
Chuck Dixon (School Board)**

NOTICE TO THE PUBLIC

To manage growth and foster prosperity by prioritizing the protection of environmental assets, the development and maintenance of infrastructure, and the health, safety, and well-being of its citizens.

Any person who decides to appeal any decision of the Governing Board with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to provide that a verbatim record of proceeding is made, which record includes testimony and evidence upon which the appeal is to be based. (Section 286.0105, Florida Statutes) Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, Lecanto Government Bldg., 3600 W. Sovereign Path, Suite 267, Lecanto, FL 34461 (352) 527-5210, If you are hearing or speech impaired, dial 7-1-1, 1-800-955-8771 (TTY) or 1-800-955-8770 (v), via Florida Relay Service at least two days before the meeting.

A. CALL TO ORDER

A.1. Invocation

A.2. Pledge of Allegiance

A.3. Roll Call

B. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES

C. OPEN TO THE PUBLIC -

D. APPROVAL OF MINUTES

E. STAFF ANNOUNCEMENTS

F. EX PARTE COMMUNICATION - COUNTY ATTORNEY

G. APPLICATIONS

G.1. 5/7/26 PDC Agenda, Map, & Directions

G.2. CU-2026-00002 Lazaro Ramon

Conduct a public hearing on May 7th 2026, to review and consider application CU-2026-00002- Lazaro Ramon. **(Eric Landon, Director, Growth Management)**

G.3. AA-2026-00001 Vix Construction for First Kingdom Partners, LLC

Conduct a public hearing on May 7, 2026, to review and consider application AA-2026-00001 Vix Construction for First Kingdom Partners, LLC and make a recommendation to the Board of County Commissioners. **(Eric Landon, Director, Growth Management)**

G.4. CPA-2026-00002 CR-486 Interchange Management Area

Conduct a public hearing on May 7, 2026, to review and consider application CPA-2026-00002 CR-486 Interchange Management Area, and make a recommendation to the Board of County Commissioners. **(Eric Landon, Director, Growth Management)**

G.5. CU-2026-00001 Furman for AVI Properties, LLC

Conduct a public hearing on May 7, 2026, to review and consider application CU-2026-00001 Furman for AVI Properties, LLC. **(Eric Landon, Director, Growth Management)**

H. **ADDITIONAL ITEMS**

I. **PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS**

J. **ADJOURN**



G.1.

AGENDA MEMORANDUM

FROM:	Eric Landon, Growth Management Director				
SUBJECT:	5/7/26 PDC Agenda, Map, & Directions				
AGENDA DATE:	May 7, 2026				
<u>BRIEF OVERVIEW:</u> Review 5/7/26 PDC Agenda, Map, & Directions					
<u>STRATEGIC PLANNING ELEMENT:</u>					
<u>BUDGET IMPACT/FUNDING SOURCE:</u>					
Account No.	Account Title	Current Budget	YTD Expenditure	Encumbrances	Available Balance
N/A - Applicant's responsibility					
<u>RECOMMENDED ACTION:</u> 5/7/26 PDC Agenda, Map, & Directions (Eric Landon, Director, Growth Management)					
<u>ATTACHMENTS:</u> 1. 5.7 Agenda, Directions & Map (rev)					



**CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION
Thursday, May 7, 2026 at 9:00 AM
Lecanto Government Building
3600 West Sovereign Path, Room 166
Lecanto, Florida 34461**

DAVID BRAMBLETT, CHAIR

ROBERT SHARRA

JENETTE COLLINS, 1st VICE CHAIR

KURT STONE

MICHAEL FACEMYER, 2nd VICE CHAIR

TIMOTHY GILBERT (Alternate)

RICHARD BARMES

JANIS MURPHY (Alternate)

STUART BOZEMAN

CHUCK DIXON (School Board)

- A. CALL TO ORDER**
- B. INVOCATION**
- C. PLEDGE OF ALLEGIANCE**
- D. ROLL CALL**
- E. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES**
- F. OPEN TO THE PUBLIC – Receive comments from the public**
- G. APPROVE MINUTES – Approval of available minutes**
- H. STAFF ANNOUNCEMENTS**
- I. EX PARTE COMMUNICATION: County Attorney**
- J. APPLICATIONS**

1. LAND USE APPLICATION

a. CU-2026-00002 Lazaro Ramon

REQUEST: Request for a Conditional Use to allow for semi-truck and trailer parking in the Rural Residential District, pursuant to Section 2402, Rural Residential District, and Section 3320, Trucks Parked in Selected Land Use Districts, as specified in the LDC.

LOCATION: Section 13, Township 17 South, Range 17 East, more specifically, parcel 21100, of an unrecorded tract, Alternate Key Number 1026709, which address is 9437 N. Singapore Ave., Dunnellon, Florida. A complete legal description is on file with the Land Development Division.

STAFF CONTACT: Melissa Morris, Planner, Land Development

2. ATLAS AMENDMENT

a. AA-2026-00001 Vix Construction for First Kingdom Partners, LLC

REQUEST: Request to amend the Land Development Code (LDC) Atlas Map and the Citrus Springs Unit 20 Master Plan from PDR, Planned Development

Residential (multi-family designation), to PDR, Planned Development Residential (duplex designation)

LOCATION: Section 1, Township 17 South, Range 18 East; specifically, Lot 12, Block 1331, of the Citrus Springs Unit 20 subdivision, Plat Book 7, Page 52, (AK 1434599), which address is known as 11205 N. Vesta Pt., Dunnellon, FL. A complete legal description is on file with the Land Development Division.

STAFF CONTACT: Jen Perkins, Senior Planner, Land Development

3. COMPREHENSIVE PLAN AMENDMENT

a. CPA-2026-00002 CR-486 Interchange Management Area

REQUEST: This application would create a new Interchange Management Area for the CR-486/Suncoast Parkway interchange.

STAFF CONTACT: Joanna Coutu, AICP, Deputy Growth Management Director, Land Development

4. LAND USE APPLICATION

a. CU-2026-00001 Furman for AVI Properties, LLC

REQUEST: Request for a Conditional Use approval to allow for light manufacturing in the General Commercial District, pursuant to Section 2412, General Commercial District (GNC), as specified in the LDC.

LOCATION: Section 36, Township 18 South, Range 19 East; specifically, Lots 18, 19, and 20, Keller's Subdivision, recorded in Plat Book 2, Page 36, and Lots 13, 14, and 15, Hernando City Heights as recorded in Plat Book 3, Page 111, Block N, Alt Key 3517067, which address is 1577 N. Florida Ave., Hernando, FL. A complete legal description is on file with the Land Development Division.

STAFF CONTACT: Frankie Piland, Planner, Land Development

K. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

L. ADJOURN

If any person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings and, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

Planning and Development Commission

Directions for meeting on May 7, 2026

CU-2026-00002 Lazaro Ramon

From the intersection of Saunders Way and S Lecanto Hwy/CR-491, turn left onto S Lecanto Hwy/CR-491. Travel approximately **6.8 miles** and turn left onto W Mustang Blvd. Follow for **1.3 miles** and turn right onto N Elkcam Blvd. Take Elkham for **3.4 miles** and turn left onto W Citrus Springs Blvd. Travel approximately **2.2 miles** and turn left onto W Dunklin St. and in **1.1 miles** turn right onto N Husky Ave. Travel approximately **0.1 miles** and turn right onto W Osmond Ln. for **0.7 miles**. Turn left onto N Matsonford Ave., approximately **0.3 miles** ahead turn left onto W Shelby Ct. (W. Shelby Ct turns slightly right and becomes N Camae Pt)., go for about **0.2 miles** and turn left onto W Cedar Hill St. In **0.6 miles**, turn left at the third cross street onto N Parkwood Ave. At **0.1 miles** turn right at the first cross street onto W Sophia Ln. Travel approximately **0.2 miles** (W Sophia Ln turns slightly and becomes N Singapore Ave, **9437 N Singapore Ave, Dunnellon** is on the left.

AA-2026-00001 Vix Construction for First Kingdom Partners, LLC

From the intersection of Saunders Way and CR-491, turn left onto CR-491. Travel approximately **12 miles** and turn left at N.

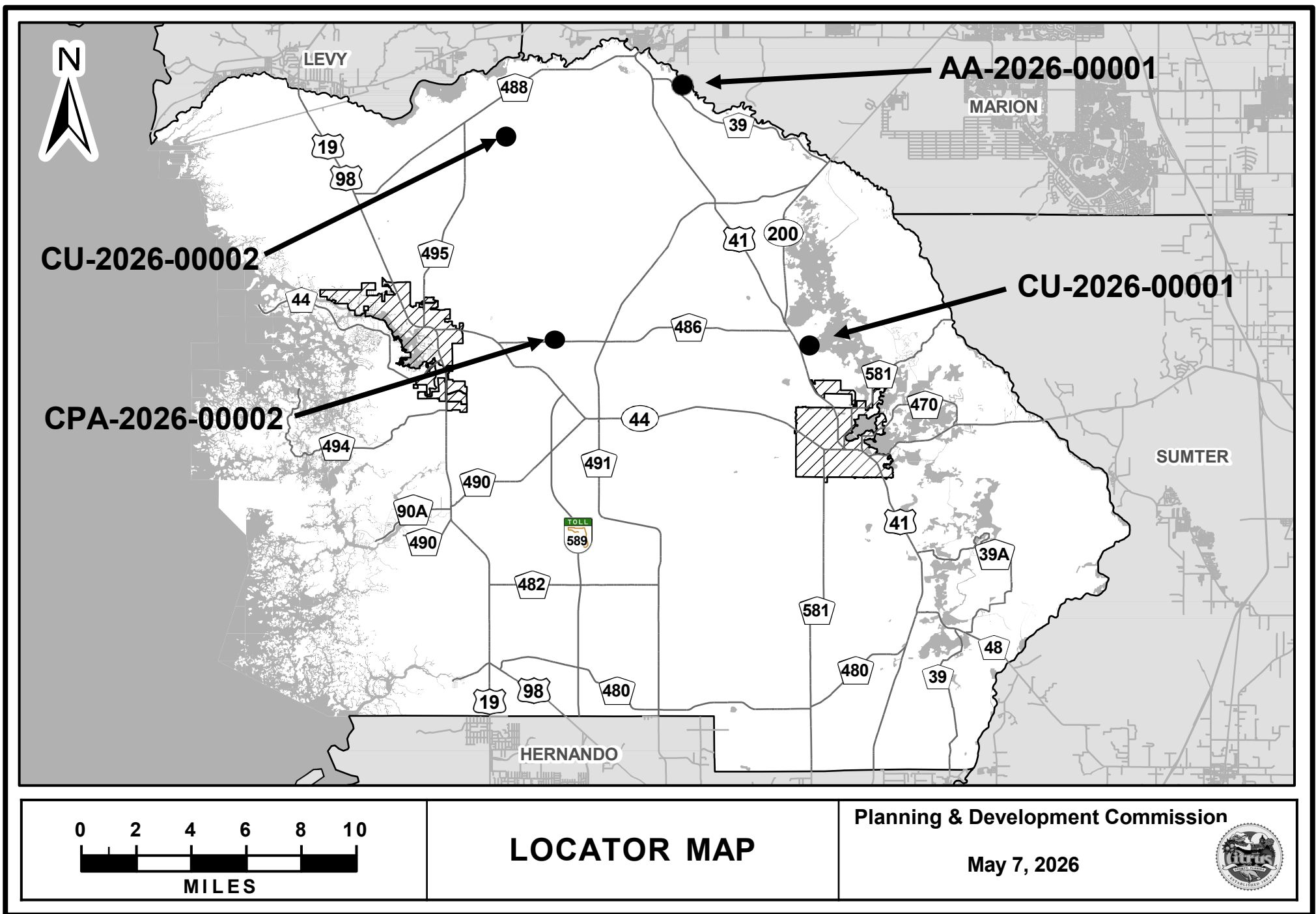
Florida Ave/Hwy 41 and go approximately **2.7 miles**. Turn right onto N Country Club Way and travel approximately **1.5 miles** and turn left onto W Withlacoochee Trail. Travel approximately **1.1 miles** and turn right on W G Martinelli Blvd. Make a left on N Vesta Point, and in approximately **423 ft** , the destination will be on the right . (**11205 N Vesta Point Citrus Springs**)

CPA-2026-00002 CR-486 Interchange Management Area

From the intersection of Saunders Way and S Lecanto Hwy/CR-491, turn left onto S Lecanto Hwy/CR-491. Travel approximately **5.2 miles** and turn left onto W Norvell Bryant Hwy. The destination area is from CR-491 to the Suncoast Parkway interchange.

CU-2026-00001 Furman for AVI Properties, LLC

From the intersection of Saunders Way and S Lecanto Hwy/CR-491, turn left onto S Lecanto Hwy/CR-491. Travel approximately **2.0 miles** and turn **right** onto Gulf to Lake Hwy/SR-44 E. Travel approximately **7.6 miles** and turn left onto N Independence Hwy. Travel approximately **2.4 miles** and turn left onto US-41 N/N Florida Ave. Travel approximately **0.4 miles**, the destination is on the right. (**1577 N Florida Ave, Hernando**)





AGENDA MEMORANDUM

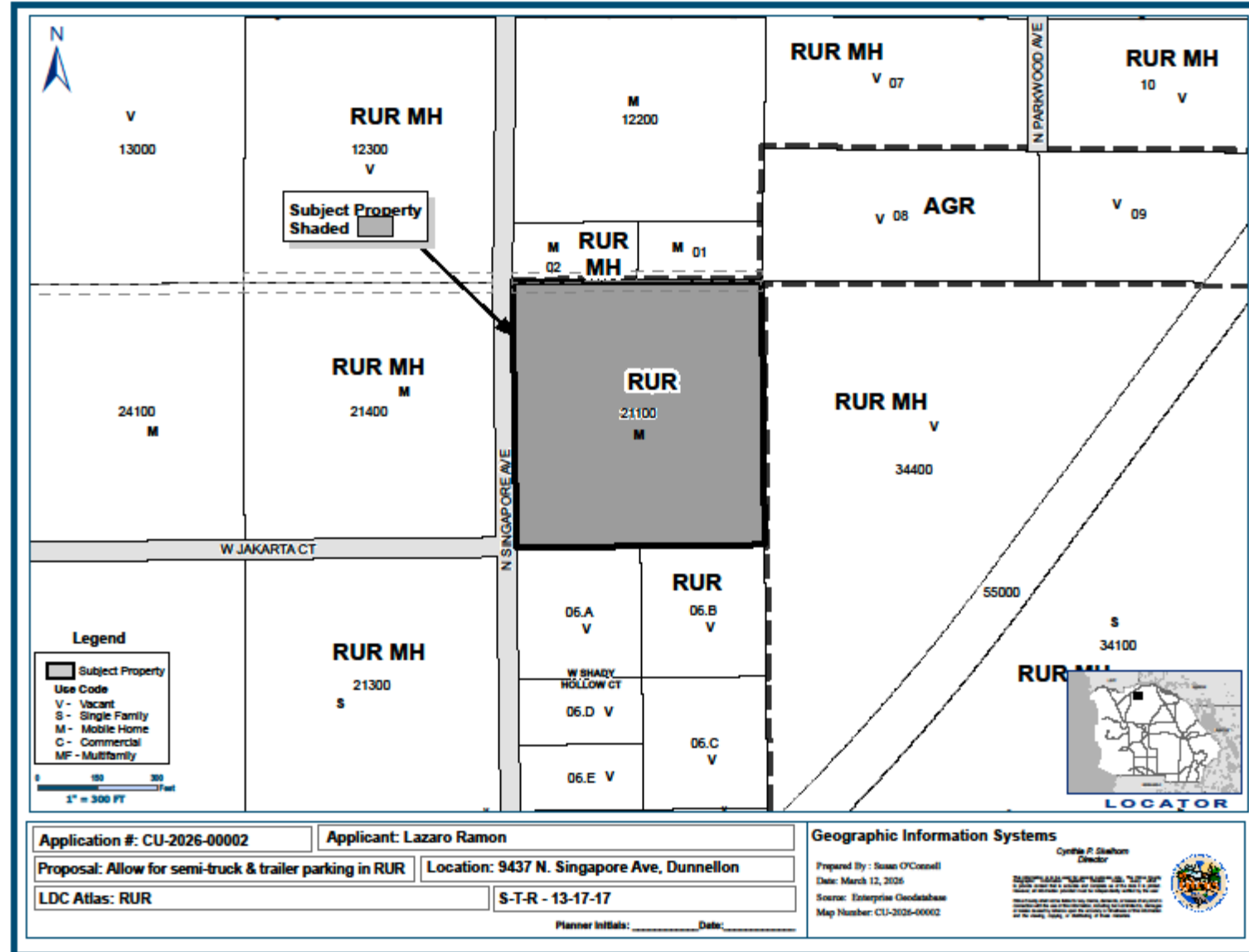
FROM:	Eric Landon, Growth Management Director																
SUBJECT:	CU-2026-00002 Lazaro Ramon																
AGENDA DATE:	May 7, 2026																
<u>BRIEF OVERVIEW:</u> This request is for a Conditional Use to allow for Semi Truck and Trailer parking in the Rural Residential District, pursuant to Section 2402, <u>Rural Residential District</u>, and Section 3320, <u>Trucks Parked in Selected Land Use Districts</u>, as specified in the LDC. Located in <u>Section 13, Township 17 South, Range 17 East</u>, more specifically, Parcel 21100 of an unrecorded tract, Alternate Key Number 1026709. The address is 9437 N. Singapore Ave., Dunnellon and the subject property is approximately 10.1 acres.																	
<u>STRATEGIC PLANNING ELEMENT:</u>																	
<u>BUDGET IMPACT/FUNDING SOURCE:</u> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Account No.</th> <th style="text-align: left;">Account Title</th> <th style="text-align: center;">Current Budget</th> <th style="text-align: center;">YTD Expenditure</th> <th style="text-align: center;">Encumbrances</th> <th style="text-align: center;">Available Balance</th> </tr> </thead> <tbody> <tr> <td colspan="6">N/A Applicant Responsibility</td> </tr> </tbody> </table>						Account No.	Account Title	Current Budget	YTD Expenditure	Encumbrances	Available Balance	N/A Applicant Responsibility					
Account No.	Account Title	Current Budget	YTD Expenditure	Encumbrances	Available Balance												
N/A Applicant Responsibility																	
<u>RECOMMENDED ACTION:</u> Conduct a public hearing on May 7th 2026, to review and consider application CU-2026-00002- Lazaro Ramon. (Eric Landon, Director, Growth Management)																	
<u>ATTACHMENTS:</u> 1. Coordinator's PowerPoint 2. Site Plan 3. Application pages 4. Applicant LLC Agreement																	

5. Planner's PowerPoint
6. Staff report and locator map

CU2026-000002

Lazaro Ramon

9437 N. Singapore Avenue



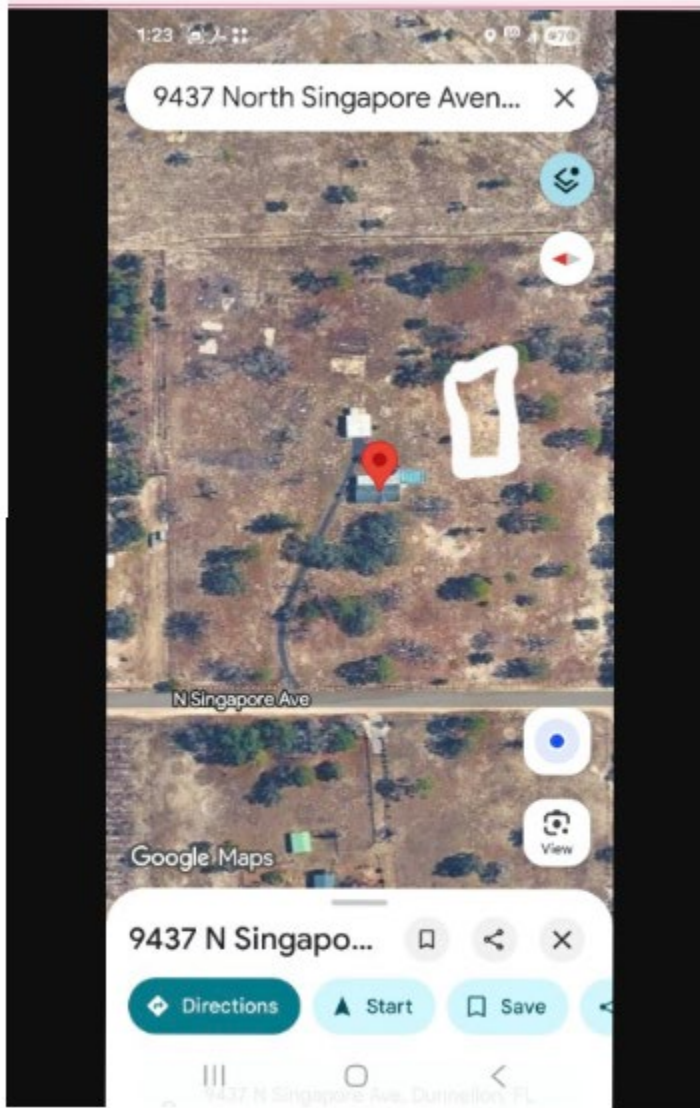




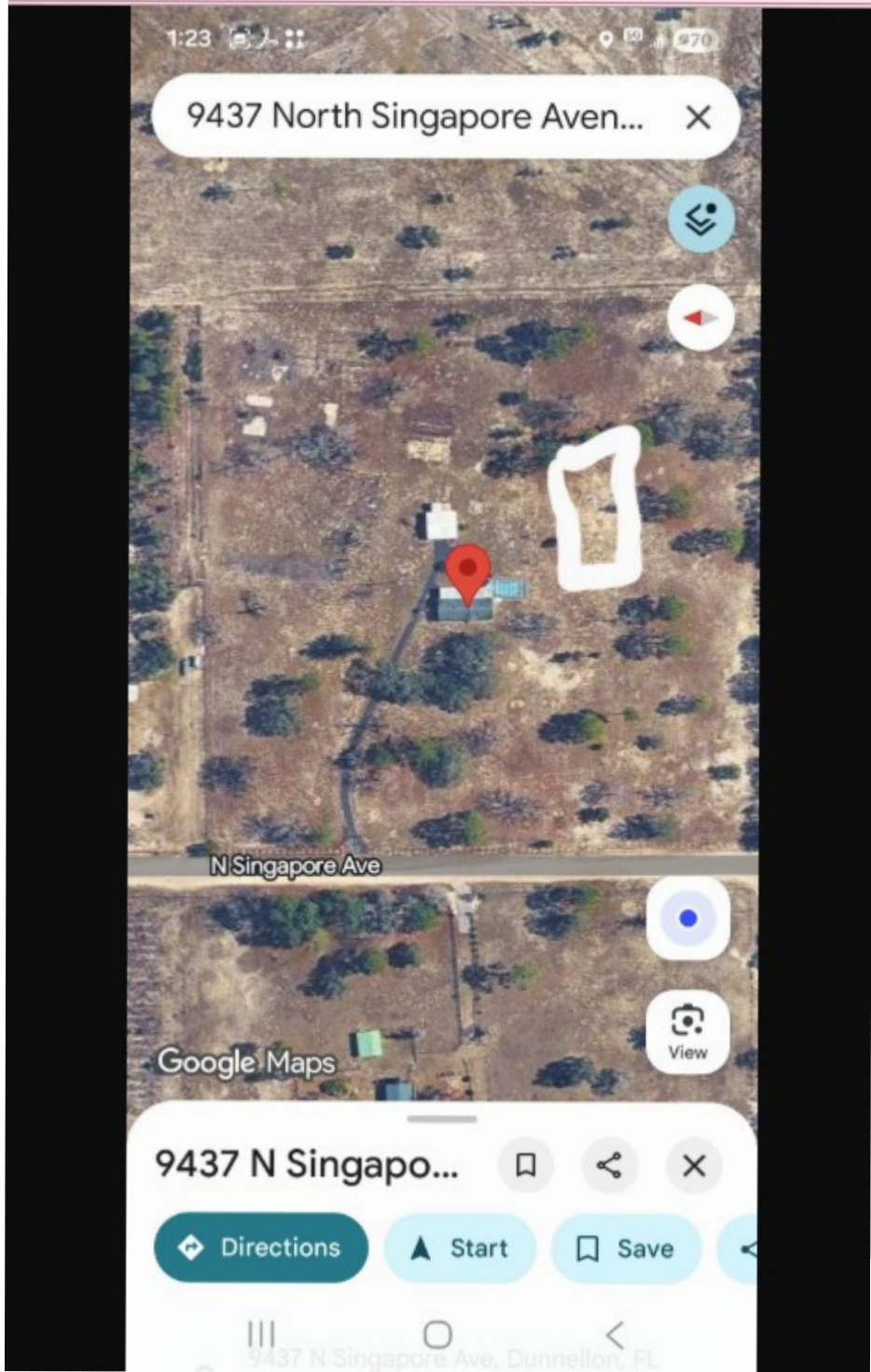








Rec'd Land Dev 2/4/26
CU-2026-00002





Board of County Commissioners
 DEPARTMENT OF GROWTH MANAGEMENT
 LAND DEVELOPMENT DIVISION
 3600 W. Sovereign Path, Suite 140
 Lecanto, FL 34461
 Telephone: (352) 527-5239 Fax (352) 527-5428
 Toll Free (352) 489-2120 TTY (352) 527-5312
 Web Address: www.citrusbocc.com

CITRUS COUNTY LAND DEVELOPMENT CODE

CONDITIONAL USE APPLICATION

Application No.: CU2021-000002 Date: 02/13/2026
 * Written Authorization is required if Applicant is different than Owner.
Applicant* Name: LAZARO ROMON PEREZ **Property Owner** Name: NOAH'S ORBIT, LLC
 Address: 9437 N SINGAPORE AVE Address: 4480 SE 190th AVE
 City: DUNEDIN City: MCKNISTON
 State: FLORIDA Zip: 33433 State: FL Zip: 32668
 Home No.: _____ Cell No.: _____ Home No.: _____ Cell No.: 954-913-2182
 Work No.: _____ Fax No.: _____ Work No.: _____ Fax No.: _____
 Email: LAZAROROMON741204@GMAIL Email: OSCARBRAKES@GMAIL.COM

Property Description: Section: 13 Township: 17S South Range: 17E East
 Legal Description: THAT PORT SEC 1/4 SEC 13 TOWN 17S RANG 17E, MORE PART DESC AS
 Subdivision: MIN. PARTS NW Lot(s): _____ Block/Parcel: _____
 Alternate Key #: 1026709 Parcel ID: _____
 Acreage: 10.11

Is this hearing being requested as a result of a Code Violation Notice? Yes ☒ No ☐
 If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.

Conditional Use Request: Tractor and trailer not operating
just need to park till sold do not have
where to keep it

Describe how it will/will not affect surrounding development: Tractor / Trailer
would be parked away from all structures
not blocking the view of house or garage.

I am aware that if the property cannot be located using information from the submitted application, this application may be rescheduled to a later hearing date. I also understand that a sign must be placed (and marking flags may be placed) on the property by the Land Development Division at least seven days prior to the scheduled meeting.

I understand that approval for the proposed use shown hereon does not in any way relieve me of the responsibility of observing and complying with any deed restrictions applicable to the subject property.

I hereby authorize Citrus County or its agents to enter upon the property, which is the subject of this application and the date of the hearing thereon, at any time between the hours of 8:00 AM and 5:00 PM for the purpose of gathering any information relevant to this application.

ENCLOSURE: THE NE 1/4 OF NE 1/4 OF SEC 14 TOWN 17S RANG 17E

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 CU2021-000002
 Land Development Division



Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461

Telephone: (352) 527-5239 Fax (352) 527-5428

Toll Free (352) 489-2120 TTY (352) 527-5312

Web Address: www.citrusbocc.com

I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

STATE OF FLORIDA
COUNTY OF CITRUS

Signature: _____

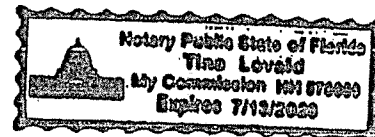
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared LAZARO RAMON, who is personally known to me or provided DRIVER LICENSE as identification and who did not take an oath.

WITNESS my hand and official seal this 13th day of February, 2026

TINA LOVALD
Printed Name

Seal

Tina Lovald
Notary Public - State of Florida



For Staff Use Only

Date: _____
Time: _____
Initials: _____

ATF: _____
QTR: _____
LUD: _____
FZ: _____

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FEB 13 2026

CU202600002
Land Development Division



Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT

LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 140

Lecanto, FL 34461

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FILING REQUIREMENTS FOR CONDITIONAL USE APPLICATIONS

- ☒ 1. Completed application (additional sheets may be added if more space is needed).
- ☒ 2. Applicable filing fee as required by Resolution adopted by the Board of County Commissioners. The applicant will also be billed for advertising and postage fees, to be billed at a later date. In accordance with the requirements of the Citrus County Land Development Code (Ord. 12-06 as amended), the applicant is responsible for payment of all costs for public notification of the application review. These costs include notification of abutting property owners by mail and advertising in a newspaper of general circulation. Applicants shall be billed actual costs incurred for public notification. No application shall be processed for final adoption until all fees are paid.
- ☒ 3. Proof of ownership and legal description of property (tax notice or deed may suffice).
- ☒ 4. Site plan (DRAWN TO SCALE), which shall be no smaller than one inch equals 200 feet on a minimum of an 8 1/2 x 11 sheet. If the site plan is larger than 8 1/2 x 11, 30 copies will need to be submitted. Include North arrow to indicate orientation. SITE PLANS SHALL SHOW THE FOLLOWING INFORMATION:
 - ☒ A. Lot area and percentage of lot covered (impervious surface ratio).
 - ☒ B. Driveway access location and parking space arrangement included in the site plan.
 - ☒ C. All rights-of-way and easements adjacent to and crossing subject property.
 - ☒ D. All water courses, water bodies, jurisdictional wetlands, and floodplains. The mean high water line (tidal) or line of ordinary high water (non-tidal) must be shown when determining waterfront setbacks.
 - ☒ E. Proposed or existing potable water/well and waste disposal system/septic
 - ☒ F. Existing and proposed location of building/structures including heights and separation.
 - ☒ G. All setbacks between building/structures and property lines/waterbodies/jurisdictional wetlands.
 - ☒ H. Any walls or fences – give location, height, and material type.
 - ☒ I. Existing and proposed stormwater management systems including proposed or existing swales and/or berms.
 - ☒ J. Proposed stormwater management systems.
 - ☒ K. Fire hydrant – give location (if provided).
 - ☒ L. Signs – give location, size, and height (as applicable).
 - ☒ M. Loading – give location and dimensions (as applicable).
- ☐ 5. For Telecommunications Towers, as part of the conditional use application packet, due to special requirements pursuant to Section 3750. of the Land Development Code, the applicant shall provide the following additional information:
 - ☒ A. Compliance with aviation regulations concerning aviation safety, including approvals from the Federal Aviation Administration and the Federal Communications Commission.
 - ☒ B. All setbacks from the proposed telecommunications tower to the nearest:
 - ☐ 1. Existing telecommunications towers.
 - ☐ 2. Adjacent off-site Uses.
 - ☐ 3. Adjacent historical properties (as applicable).
 - ☐ C. A certified fall zone and fall zone easement (as applicable).
 - ☐ D. A non-interference statement from an RF engineer stating that the tower or alternative tower structure, including receiving and transmitting functions, shall not interfere with public safety communications and the usual and customary transmission or reception of radio and television.

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FEB 13 2026

CU 202600002
Land Development Division



Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT

LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 140

Lecanto, FL 34461

Telephone: (352) 527-5239 Fax (352) 527-5428

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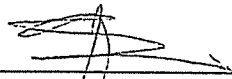
- ☒ E. Map detailing reliability of existing and expected increase in coverage reliability after placement of the proposed telecommunication tower or alternative tower structure.
- ☒ 6. "Letter of Authorization", if applicant is other than owner (form provided).
- ☒ 7. Written directions to the property from Department of Development Services office.
- ☒ 8. Signed "Appeal Notice" (form provided).
- ☒ 9. Flood Zone designation including base flood elevation.
- ☒ 10. A survey, no more than one year old or re-certified by the original surveyor no more than one year prior to the application date. (NOT applicable for residential applications).

I HEREBY ACKNOWLEDGE THAT FAILURE TO SUBMIT THE ABOVE INFORMATION ALONG WITH THE RETURN OF THIS FORM, AND/OR THAT THE INFORMATION SUBMITTED IS INSUFFICIENT FOR REVIEW MAY DELAY PROCESSING CAUSING THE APPLICATION TO BE SCHEDULED TO A LATER HEARING DATE. APPLICATIONS FOUND INCOMPLETE WILL BE RETURNED TO THE APPLICANT.

Return this application to:
CITRUS COUNTY LAND DEVELOPMENT DIVISION
3600 W Sovereign Path, Suite 140
Lecanto, FL 34461

Signature: _____

Date: _____


2/13/2026

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FEB 13 2026

CU202600002
Land Development Division



Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT

LAND DEVELOPMENT DIVISION

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Lecanto, FL 34461

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APPEAL NOTICE

I, the undersigned, understand that the actions of the Citrus County Planning and Development Commission and/or the Board of County Commissioners are subject to Quasi-judicial proceedings which provide for parties in opposition to intervene, cross-examine and/or provide expert witnesses in regard to your application (ORD NO. 2017-A22 Quasi-Judicial Proceedings). Further, the actions of the Planning Development Commission and/or the Board of County Commissioners is subject to appeal within 30 days of said action. Appeals of decisions of the Planning and Development Commission and/or the Board of County Commissioners quasi-judicial actions shall be as required by law.

Signature: _____

Date: _____

RECEIVED

FEB 13 2026

CU202600002
Land Development Division

CU2026-00002



Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140
Leesville, FL 34461
Telephone: (352) 527-5239
TTY Dial 711
Web Address: www.citrusboec.com

AUTHORIZATION

APPLICATION REQUEST: (check one)

☐ Variance ☒ Conditional Use ☐ Minor Subdivision ☐ Lot Reconfiguration
☐ Plat Vacation ☐ Street Vacation ☐ Comprehensive Plan Amendment
☐ Atlas Amendment ☐ Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Section 13 Township 17S Range 17E Alternate Key # 1026709

Lot/Parcel _____ Block _____

Subdivision _____

I, Oscar Villaverde for Noah's Orbit, Inc., owner of the above described property,
(Name of Owner)

authorize Lazaro Ramon of 9437 N. Singapore Ave to
(Name of Representative) (Name of Business)

serve as agent on my behalf for the purpose of making application for the proposed request. No further authorization is expressed or implied, than that which is described herein.

SIGNATURE: [Signature]
Oscar Villaverde (Signature of Owner)

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Oscar Villaverde, who is personally known to me or provided DRIVER'S LICENSE as identification and who did not take an oath.

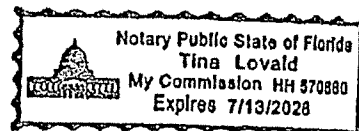
WITNESS my hand and official seal this 17th day of February, 2026

TINA LOVALD
Printed Name

Seal

[Signature]
Notary Public - State of Florida

RECEIVED



FEB 17 2026
CU 2026 00002
Land Development Division

LIMITED LIABILITY COMPANY OPERATING AGREEMENT FOR

 NOAH'S ORIT, LLC
12/12/25
2011 PRELST
dotloop verified
Name Of LLC *

A FLORIDA LIMITED LIABILITY COMPANY

As described under 2013 Florida Statutes 605.0105

THIS OPERATING AGREEMENT ("Agreement") is entered into this 8 day of
Feb, 2023, by the following person:

Tamir Bartov
First Middle Last

hereinafter referred to as the "Party" or "Member."

The Member in the above-described Limited Liability Company (hereinafter referred to as the "LLC") agrees as follows:

FORMATION OF LIMITED LIABILITY COMPANY

I. FORMATION OF LLC.

The Member formed a Limited Liability Company named

Noah's Orbit LLC

in the State of Florida.

The LLC shall be operated by the terms of this Agreement and the applicable laws of the State of Florida, relating to the formation, taxation and operation of an LLC. The Member agrees that the LLC shall be taxed as a sole proprietorship. The sole proprietorship shall be inoperative if there are any provisions of this agreement that may cause the LLC not to be taxed as a sole proprietorship.

II. BUSINESS.

The primary business of the LLC shall be:

Real Estate

Primary Business of LLC

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CU202600002
Land Development Division

The LLC shall be legally allowed to conduct or promote any lawful business or purpose within the State of Florida or any other jurisdiction where the LLC may be conducting business activities.

III. **ARTICLES OF ORGANIZATION.**

The LLC, acting through its Member, named

Tamir Bartov, created the LLC
First Middle Last
by filing Articles of Organization ("Articles") in the records of the

Florida Secretary of State on 02/08/23
State Date

IV. **PLACE OF BUSINESS.**

The official place of business of the LLC shall be:

3948 NW 85th Ave
Street Address
City of Cooper City State of FL
City State
Zip Code 33024
Zip Code

V. **REGISTERED OFFICE.**

The official registered office of the LLC shall be

3948 NW 85th Ave
Street Address
City of Cooper City State of FL
City State
Zip Code 33024
Zip Code

If at anytime the registered office should change, all necessary government authorities shall be notified.

VI. **REGISTERED AGENT.** The official registered agent of the LLC shall be

Tamir Bartov
First Middle Last

If at anytime the registered agent should change, all government authorities shall be notified.

VII. **FISCAL YEAR.** The LLC's fiscal and tax year shall end on

12/23 each year.
Date

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FEB 13 2026
412026 00002
Land Development Division

VIII. **DURATION.** The LLC will commence business as of the date of filing and will continue in perpetuity.

IX. **INITIAL MEMBERS.** The initial Member of the LLC, his or her initial capital contributions, and his or her percentage interest in the LLC are as follows:

Member	Percentage Interest in LLC	Capital Contribution (If any)
Tamir Bartov	50	0
Oscar Villaverde	50	

X. **ADDITIONAL MEMBERS.** Upon the consent of the sole Member and in compliance with the provisions of this agreement, new members may be admitted.

XI. **MANAGEMENT.** The Member has elected to manage the LLC as follows (check as appropriate):



The management of the LLC shall be vested in the Member without an appointed manager. The Member shall elect an officer(s) who shall manage the company. The President and Secretary may act for and on behalf of the LLC and shall have the power and authority to bind the LLC in all transactions and business dealings of any kind as otherwise provided in this Agreement.



The Member shall hereby delegate the management of the LLC to Manager(s), subject to the limitations set out in this agreement. There shall be 2 initial Managers.
of Managers

The initial Manager is:

Oscar		Villaverde
First	Middle	Last
Tamir		Bartov
First	Middle	Last
First	Middle	Last

A Manager shall hold their position until the Member elects a successor.

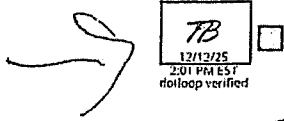
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The Member shall elect and may remove the Manager(s) by majority vote.

The authority shall be held by the Member to take all necessary and proper actions in order to conduct the business of the LLC.



Any Manager can take any appropriate action on behalf of the LLC, including, but not limited to, signing checks, executing leases, and signing loan documents. Decisions concerning distributions are the sole authority of the Member.

The compensation to the Manager(s) shall be at the discretion of the Member of the LLC.

XII. OFFICERS AND RELATING PROVISIONS. If the Member decides to manage the LLC, rather than appointing a Manager, the Member shall appoint officers for the LLC and the following provisions shall apply:

- (a) OFFICERS. The officers of the LLC shall consist of a president, a treasurer, and a secretary, or others that may be elected and appointed by the Member. A Member may hold more than one or all offices. The officers shall supervise the operation of the LLC under the direction and management of the Member, as further described below.
- (b) TERM OF OFFICE/ELECTION. The Member shall elect the officers of the LLC annually by a majority vote. Vacancies may be filled or new offices created and filled at any meeting of the Member. All officers shall hold office positions unless or until their death, removal from office, or resignation. Election or appointment of an officer or agent shall not, in and of itself, create a contract right.
- (c) REMOVAL. The Member may decide to remove any officer or agent by a majority vote whenever the Member decides that the best interest of the company would be served thereby. If an officer or agent is removed, it shall be without prejudice to any separately created contract rights.
- (d) PRESIDENT. The President shall be the chief executive officer of the LLC and shall be present at all meetings with the Member. The president shall have all powers to perform such duties that are outlined in this Agreement.
- (e) THE TREASURER. The Treasurer shall be the chief financial officer of the LLC. The Treasurer is responsible for all funds and securities of the LLC. The Treasurer shall preside at the meeting with the Member when the President is absent. The Treasurer must receive and give receipts for moneys due and payable to the LLC from any money source whatsoever, and deposit all such moneys in the name of the LLC in an appropriate financial institution, which shall be selected by the Member of the LLC. The Treasurer shall

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FEB 13 2026

CU202600002
Land Development Division
Page 30 of 291

perform all other duties that may be assigned to the office of treasurer by the President or by the Member of the LLC.

(f) SECRETARY. The Secretary shall keep a time log of the Member's meetings in a file provided for that purpose and also see that all notices are duly given in accordance with the provisions of this Agreement, or as required by law. The Secretary shall have custody of true and correct LLC records, address of the Member, Member's resolutions, and other documents to the LLC. The Secretary shall preside at the meetings of the Member in the absence of the President and Treasurer, and also perform all other duties that may be assigned to the office of Secretary by the President or by the Member of the LLC.

(g) VACANCIES. A vacancy in any office because of death, resignation, removal, and disqualification or otherwise may be filled by the Member for the unexpired portion of the term.

XIII. MEMBER-ONLY POWERS. Notwithstanding any other provision of this Agreement, the Member may: (a) sell or encumber any real estate owned by the LLC, and (b) incur debt, expend funds, or otherwise obligate the LLC if the debt, expenditure, or other obligation is desired by the Member.

XIV. INTEREST OF MEMBER. The Member shall own a full One Hundred Percentage (100%) interest in the LLC. The percentage interest shall control the Member's share of the profit, losses, and distributions of the LLC.

XV. CONTRIBUTIONS. The initial contribution and initial percentage interest of the Member are as set out in this Agreement.

XVI. ADDITIONAL CONTRIBUTIONS. The Member may make additional cash contributions to the LLC as necessary.

XVII. PERCENTAGE INTEREST/RECORD OF CONTRIBUTIONS. This Agreement, any amendment(s) to the Agreement, and all Resolutions of the sole Member of the LLC, shall constitute the record of the Member of the LLC and of his or her respective interest therein.

XVIII. DISTRIBUTIONS. Distribution of cash and other assets of the LLC (other than upon the dissolution of the LLC) shall be made in the total amounts and at the periods decided upon by the Member. Any such distributions shall be allocated to the Member on the basis of his 100% interest in the LLC.

XIX. PROFITS AND LOSSES. Profits, losses, and all other tax attributes of the LLC shall be allocated to the Member.

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- XX. **CHANGE IN INTEREST.** If during any year there is a change in the Member's percentage interest, the Member's share of the profits and losses and distributions in that year shall be determined under a method which takes into account the varying interest during that year.
- XXI. **VOTING BY MEMBERS.** In relation to the Member's percentage interest, the Member shall be entitled to vote on all matters that necessitate a vote regarding the LLC.
- XXII. **MAJORITY DEFINED.** The term "Majority" of the Member(s), as used in this agreement, shall mean a majority of the ownership interest of the LLC as determined by the records of the LLC on the date of the action. So long as the LLC remains a single-Member LLC, a majority shall be comprised of the Member's single vote.
- XXIII. **MAJORITY REQUIRED.** The majority of the Members, or sole Member, based upon their percentage ownership, except as otherwise provided and delegated to the Officers or Managers, shall decide all decisions made.
- XXIV. **MEETINGS.** Meetings of the Member(s), Manager(s), and Officer(s) may be called by any Member owning 10% or more of the LLC, or, if Managers were selected, by the Manager of the LLC, or if Officers were elected, by any officer.
- XXV. **WRITTEN CONSENT/MEETINGS.** The Member or Officer(s) do not have to hold a meeting in order to accomplish an action, but evidence of the action shall be recorded and signed by the majority of Members or the sole Member. Action without a meeting may be evidenced by a writing signed by the Member, President, or Secretary.
- XXVI. **MEMBER HAS NO EXCLUSIVE DUTY TO LLC.** The Member may have other business interests, and may participate in other investments, in addition to those relating to the LLC. The Member shall not be required to participate in the LLC as his or her sole and exclusive business. The Member shall not be held liable to the LLC by participating in outside businesses, investments, or activities.
- XXVII. **DUTIES OF MEMBERS: LIMITATION OF LIABILITY/GOOD FAITH.** The owner of the LLC shall perform his or her duties in good faith, and perform them with such care as is in the best interest of the LLC. The Member shall be held responsible if an Officer finds him or her guilty of fraud, gross negligence, deceit, willful misconduct, or a wrongful taking. No Member or Officer, by reason of being or having been a Member or Officer, shall be liable to the LLC, or to any other member or Officer, for any loss or damage sustained by the LLC.

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XXVIII. PROTECTION OF MEMBERS AND OFFICERS.

(a) As used herein, the term "Protected Party" refers to the Member and officer(s) of the Company.

(b) To the extent that, at law or in equity, a Protected Party has duties (including fiduciary duties) and liabilities relating to the LLC, or to any other Protected Party, a Protected Party acting under this Agreement shall not be liable to the LLC or to any other Protected Party for good faith reliance on:

- (i) The provisions of this Agreement;
 - (ii) The records of the LLC; and/or
 - (iii) Such information, opinions, reports, or statements presented to the LLC by any person as to matters the Protected Party reasonably believes are within such other person's professional or expert competence, and who has been selected with reasonable care by or on behalf of the LLC.
- (c) The provisions of this agreement, to the extent that they restrict the duties and liabilities of a Protected Party to the LLC, or to any other Protected Party otherwise existing at law or in equity, are agreed by the parties hereto to replace such other duties and liabilities of such Protected Party.

XXIX. INSURANCE AND IDEMNIFICATION.

(a) Right to Indemnification.

- (i) Any person who is or was a member or officer of the LLC, and who is or may be a party to any civil action because of his/her participation in or with the LLC, and who acted in good faith and in a manner which he/she reasonably believed to be in, or not opposed to, the best interest of the LLC, may be indemnified and held harmless by the LLC.
- (ii) Any person who is or was a member or officer of the LLC, and who is or may be a party to any criminal action because of his/her participation in or with the LLC, and who acted in good faith and held a reasonable belief that the act or omission was lawful, may be indemnified and held harmless by the LLC.

(b) Non-Exclusivity of Rights. The Member and Officer(s) of the LLC shall adopt and enter into indemnification agreements for the Member and Officer(s). The right to indemnification and payment of fees and expenses conferred in this section shall not be exclusive of any right which any person may have or hereafter acquire under any statute, provision of this

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agreement, contract, agreement, vote of the Member, or otherwise.

- (c) Advancement of Expenses. All expenses, including legal fees incurred by an indemnified person in defending any proceeding, shall be paid in advance of the proceeding's conclusion. Should the indemnified member or officer ultimately be determined to not be entitled to indemnification, that member or officer agrees to immediately repay to LLC all funds expended by the LLC on behalf of the Member or Officer.
- (d) Effect of Amendment. No amendment, repeal, or modification of this Article shall adversely affect any rights hereunder with respect to any action or omission occurring prior to the date when such amendment, repeal, or modification became effective.
- (e) Insurance. The LLC, by majority vote, or, at the discretion of the sole Member, may decide to purchase and maintain insurance for the LLC, for the Member, and/or officer(s), and/or on behalf of any third party or parties whom the members might determine should be entitled to such insurance coverage.

XXX. TERMINATION OF MEMBERSHIP. The Member's interest in the LLC shall cease upon the occurrence of one or more of the following events:

- (a) The Member dies;
- (b) The Member decides to give notice of withdrawal to the LLC thirty days (30) in advance of the withdrawal date. There is no breach of Agreement when a Member decides to withdraw in this fashion;
- (c) A Member assigns all of his/her interest to a qualified third party;
- (d) There is an entry of an order by a court of competent jurisdiction adjudicating the Member incompetent to manage his/her person or his/her estate;
- (e) In the case of an estate that is a Member, the distribution by the fiduciary of the estate's entire interest in the LLC;
- (f) If within one hundred twenty (120) days after the commencement of any action against a Member seeking reorganization, readjustment, composition, readjustment, liquidation, arrangement, dissolution, or similar relief under any statute, law, or regulation, and the action has not been dismissed and/or has not been consented to by a majority of the members.

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CU 202600002
Land Development Division

(g) If within ninety days (90) after the appointment, without the Member's consent or acquiescence, of a trustee, receiver, or liquidator of the Member or of all or any substantial part of the Member's properties, and said appointment is not vacated or within ninety days (90) after the expiration of any stay, the appointment is not vacated and/or has not been consented to by the Member.

(h) The Member, without consent: (1) makes an assignment for the benefit of creditors; (2) files a voluntary petition in bankruptcy; (3) is adjudicated as bankrupt or insolvent; (4) files a petition or answer seeking for himself any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under any statute, law or regulation; (5) files an answer or other pleading admitting or failing to contest the material allegations of a petition filed against him in any proceeding of the nature described in this paragraph; (6) seeks, consents to, or acquiesces in the appointment of a trustee, receiver, or liquidator of the Member or of all or any substantial part of his properties; or (7) if any creditor permitted by law to do so should commence foreclosure or take any other action to seize or sell any Member's interest in the LLC.

(i) Any of the events provided in applicable code provisions that are not inconsistent with the dissociation events identified above.

XXXI. ENCUMBRANCE. With consent from the Members, a Member can encumber his LLC interest by a security interest or other form of collateral.

XXXII. LLC INTEREST. The Member has no interest in property owned by the LLC. The LLC interest is personal property.

XXXIII. SALE OF INTEREST. The Member has the full right at any point in time to sell his LLC interest.

XXXIV. TERMINATION OF LLC. Only upon the consent of the Member can the LLC and its affairs be dissolved.

XXXV. FINAL DISTRIBUTIONS. Upon the ending of the LLC, the assets must be distributed as follows: (a) to the LLC creditors; and (b) to the Member first for the return of their contributions and secondly respecting their LLC interest, in the proportions in which the Member shares in profits and losses.

XXXVI. RECORDS AND INSPECTION. The LLC shall maintain at its place of business the Articles of Organization, any amendments thereto, this Agreement, and all other LLC records required to be kept by the Act, and the same shall be subject to inspection and copying at the reasonable request, and the expense, of any Member.

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FEB 13 2026

CU202600002
Land Development Division

- XXXVII. **OBTAINING ADDITIONAL INFORMATION.** The Member of the LLC has the right to reasonably demand information related to the LLC, including: (a) Business information and the financial condition of the LLC; (b) If available, copies of the LLC's federal, state, and local income tax returns for each year. (c) Any other information in regards to the affairs of the LLC as is just and reasonable.
- XXVIII. **APPLICABLE LAW.** Within the means of the law, this Agreement shall be constructed in accordance with and governed by the laws of the State of Florida.
- XXIX. **AMENDMENT.** If at any time the Member may wish to propose a new amendment, the Member shall submit it to be in effect. This Agreement may not be amended nor may any rights hereunder be waived except by an instrument in writing signed by the party sought to be charged with such amendment or waiver, except as otherwise provided in this Agreement.
- XL. **COUNTERPARTS.** The instrument may be executed in any number of counterparts each of which shall be considered an original.
- XLI. **PRONOUNS.** The use of a pronoun shall be deemed to include singular, plural, individuals, feminine, masculine, partnerships or corporation, where applicable, when referencing a Member or a Manager.
- XLII. **FURTHER ACTION.** Upon the request by the LLC, each Member has the duty and shall agree to perform all appropriate and necessary assignments within the provisions of this Agreement.
- XLIII. **FACSIMILES.** For purposes of this Agreement, any copy, facsimile, telecommunication or other reliable reproduction of a writing, transmission or signature may be substituted or used in lieu of the original writing, transmission or signature for any and all purposes for which the original writing, transmission or signature could be used, provided that such copy, facsimile telecommunication or other reproduction shall have been confirmed received by the sending Party.
- XLIV. **SPECIFIC PERFORMANCE.** The Member agrees that it would be greatly damaging if any of the provisions of this Agreement were not performed, and that monetary damages would not provide an adequate remedy in such event.
- XLV. **METHOD OF NOTICE.** All written notices shall be sent to the address of the LLC at its place of business or to the Member who is set forth on

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Land Development Division

the signature page of this Agreement. All notices shall be effective when received either in hand or receipt of delivery.

XLVI. COMPUTATION OF TIME. In computing any period of time under this Agreement, the day of the act, event or default from which the designated period of time begins to run shall not be included. The last day of the period so computed shall be included, unless it is a Saturday, Sunday or legal holiday, in which event the period shall run until the end of the next day which is not a Saturday, Sunday, or legal holiday.

XLVII. ENTIRE AGREEMENT The undersigned hereby agree, acknowledge, and certify that the foregoing operating agreement is adopted and approved by each Member. Each member agrees to be bound by all of the terms and conditions of this agreement and the formation certificate or articles.

SIGNATURE OF MEMBER

Tamir Bartov dotloop verified
12/12/25 2:01 PM EST
6P56-JXUA-AP9X-SFJU

Signature

Print Name of Member: Tamir Bartov
Address: 3948 NW 85th Ave
City, State, Zip: Cooper City, FL, 33024
Phone: 954-937-8999

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CU2026-000002

Lazaro Ramon
9437 N. Singapore Avenue

APPLICATION PENDING
FOR THE DEVELOPMENT OF THIS PROPERTY
PUBLIC INPUT ACCEPTED
CONTACT: CITRUS COUNTY
DEPT. OF GROWTH MANAGEMENT
(352) 527-5239
APPL# CU-2026-00002
DO NOT REMOVE THIS SIGN UNDER PENALTY OF LAW



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N SINGAPORE AVE

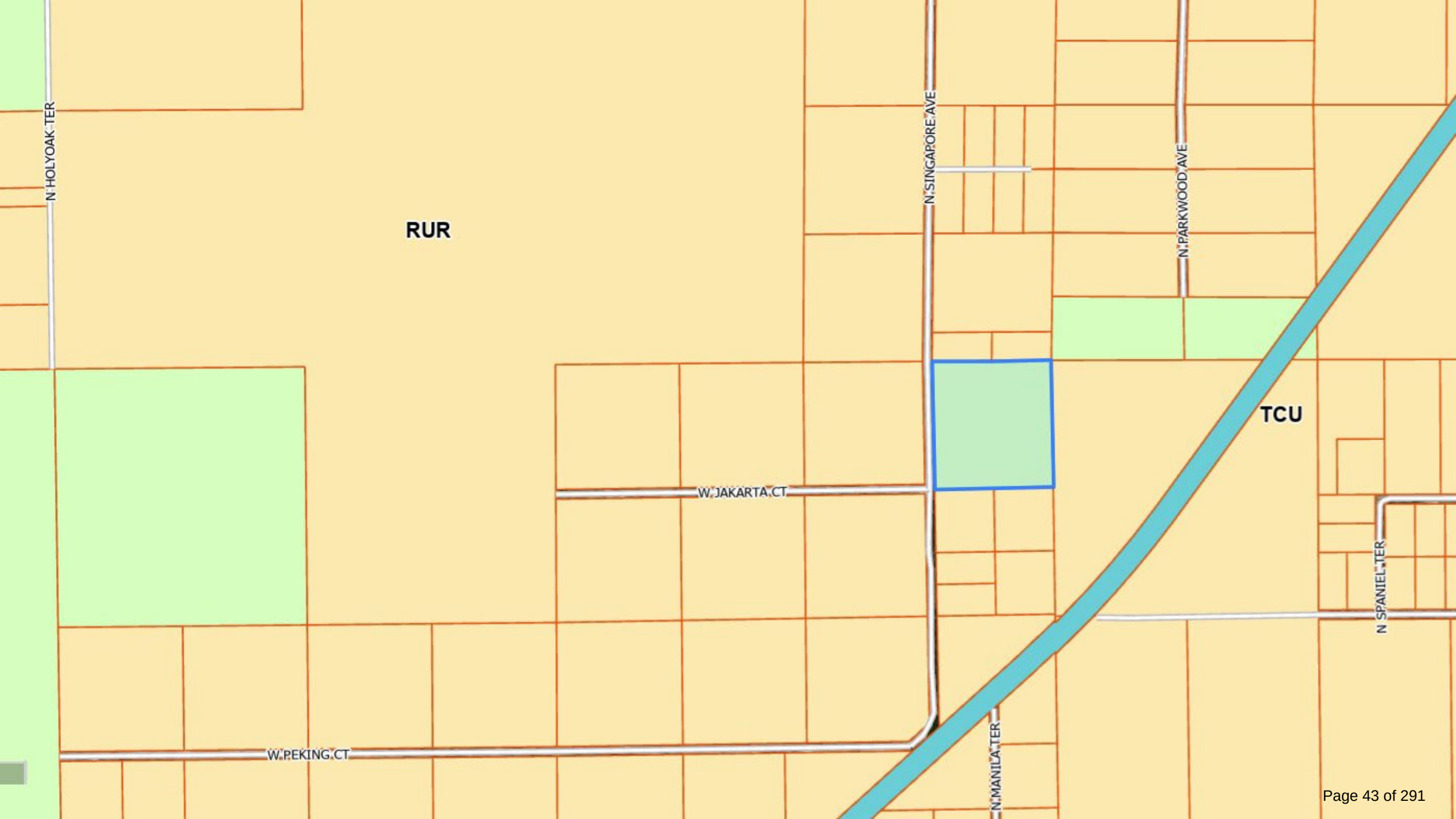
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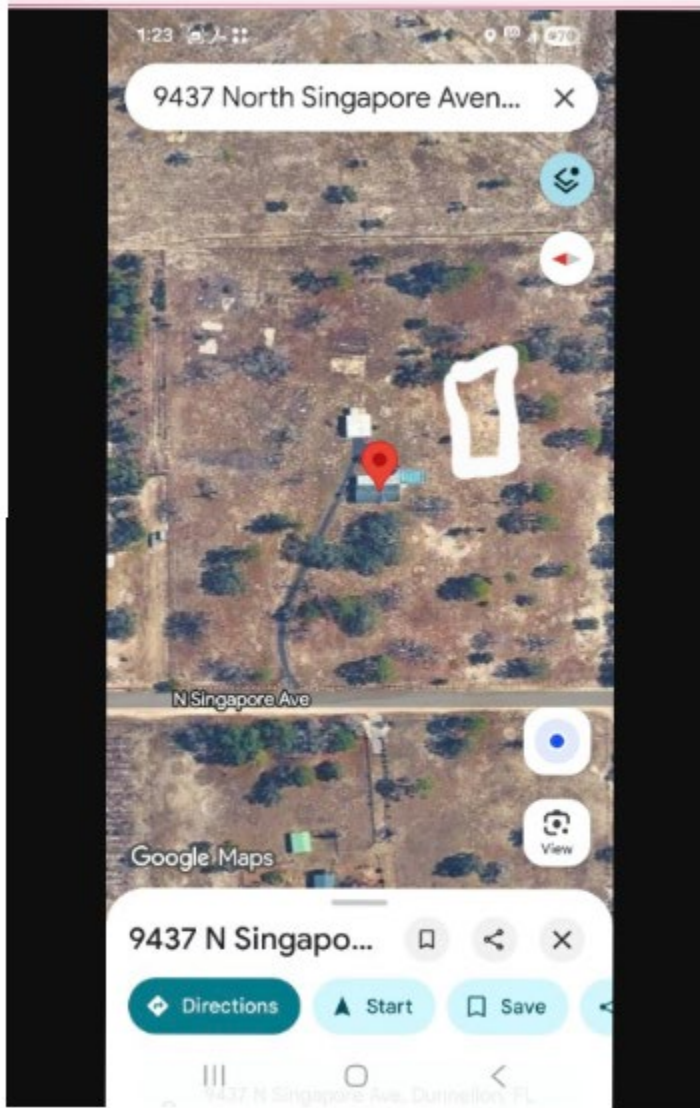
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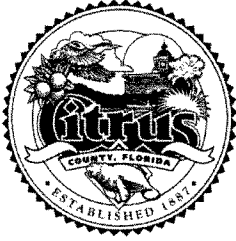
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Rec'd Land Dev 2/4/26
CU-2026-00002



PM2-26-40

**DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
STAFF FINDINGS REPORT
TO THE
PLANNING AND DEVELOPMENT COMMISSION**

CONDITIONAL USE APPLICATION NO. – CU2026-00002 Lazaro Ramon

DATE: April 8, 2026

PREPARED BY: Melissa Morris, Planner; Land Development Division

CONDITIONAL USE REQUESTED	This request is for a Conditional Use to allow for Semi Truck and Trailer parking in the Rural Residential District, pursuant to Section 2402, <u>Rural Residential District</u> , and Section 3320, <u>Trucks Parked in Selected Land Use Districts</u> , as specified in the LDC.
SUBJECT PROPERTY	<u>Section 13, Township 17 South, Range 17 East</u> , more specifically, Parcel 21100 of an unrecorded tract, Alternate Key Number 1026709, which address is 9437 N. Singapore Ave., Dunnellon, Florida. A complete legal description of the property is on file with the Land Development Division.
ACREAGE	Approximately 10.1 acres
LAND USE/ZONING:	RUR, Rural Residential District on the Future Land Use Map. RUR, Rural Residential District on the LDC Atlas.
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), the subject property appears to be located in Flood Zone X as found on Community Panel Number 12017C0181D.
SURROUNDING LDC ATLAS DESIGNATIONS	North – RUR MH, Rural Residential District mobile homes allowed Northeast – AGR, Agricultural District South – RUR, Rural Residential District East – RUR MH, Rural Residential District mobile homes allowed West – RUR MH, Rural Residential District mobile homes allowed
SURROUNDING FLUM DESIGNATIONS	North – RUR, Rural Residential District Northeast – AGR, Agricultural District South – RUR, Rural Residential District East – RUR, Rural Residential District West – RUR, Rural Residential District
SURROUNDING EXISTING LAND USE	North – Residential use South – Vacant residential East – Residential use West – Residential use
SOIL INFORMATION:	According to the <i>Soil Survey of Citrus County</i> (1988), the soil type in the area is primarily Adamsville fine sand, 0 to 2 percent slopes, with some Tavares fine sand, 0 to 5 percent slopes. Limitations to building development are moderate due to wetness in the Adamsville portion for small commercial buildings.

PDC Hearing – May 7, 2026

BACKGROUND

The subject property is an approximately 10.1-acre unrecorded tract in a rural area. It is located on the east side of W. Citrus Ave, south of W. Dunnellon Road. The property takes access from N. Singapore Ave., a 40-foot-wide local private roadway. There is also a 20-foot-wide access easement located on the north property line.

The fenced site is developed with a mobile home and a detached garage. The 1,440 square foot mobile home has been located on the property since the 1970's. Around 1979, a detached two car garage was added. An inground pool and screen enclosure was added in the 1980's.

This site recently received a Code Compliance violation (CE202502302) for parking a truck in a residential area. The truck was removed and the case closed on February 6, 2026. The truck has been returned to the property; it was parked behind the residence upon site visit.

REQUEST FOR CONDITIONAL USE

Pursuant to the Land Development Code Section 3320, Trucks Parked in Selected Land Use Districts, parking of one truck may be allowed with an approved Conditional Use in the RUR, Rural Residential District, for lots greater than 5 acres with no detachable trailers as long as the truck is not parked in the front yard.

The applicant is requesting an after-the-fact Conditional Use to park his semi-truck and trailer behind the residence. The applicant has stated that the vehicle is for sale and would like to continue parking the truck and trailer there until it sells. A Conditional Use expresses an ability for a more intense use to be compatible with the land and the surrounding areas with conditions. With the proposed conditions in this staff report, this use appears to meet the intent of the Comprehensive Plan and Land Development Code while providing safeguards to the surrounding area.

Consistency with the Comprehensive Plan - All development applications shall demonstrate complete compliance with the Comprehensive Plan. The application is consistent with the Comprehensive Plan goals, objectives, and policies including:

Policy 17.2.8 The County shall utilize land use techniques and development standards to achieve a functional and compatible land use framework which reduces incompatible land uses.

Staff comment: *The subject property is zoned RUR. The area is surrounded by large parcels zoned Rural Residential and Agricultural. Truck parking may be allowed in the rear of the yard with an approved Conditional Use; however, the detachable trailer may not be allowed.*

Objective 17.15 The 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.

Staff comment: *The subject property has the RUR designation and is located in a rural area with other large parcels. Truck parking may be allowed behind the residence in the RUR land use district with an approved Conditional Use. The truck and detachable trailer are parked behind the residence which helps screen them from public view.*

Consistency with the Land Development Code (LDC) - Staff reviewed this application under the standards of Section 2402, Rural Residential District, as specified in the LDC, Section 3320, Trucks Parked in Selected Land Use Districts, as specified in the LDC. The applicant is requesting to park a truck with a detachable trailer on the rear of the property behind the home.

Setbacks: Setbacks were not depicted on the submitted site plan, but meet or exceed LDC requirements, including the truck parking.

Impervious Surface Ratio/Floor Area Ratio: Per Section 2402 of the LDC, the maximum Impervious Surface Ratio (ISR) for RUR is 20%. The truck parking is not stabilized and will have minimal impact on the ISR, which meets or exceeds LDC requirements.

Tree Preservation/Biological Study: Tree removal is not proposed in this application.

Fences: The property is fenced with materials that meet LDC standards. The truck is proposed to be located behind the residence inside the fence.

PROPOSED FINDINGS OF FACT

Pursuant to Section 4500, Conditional Uses, of the Citrus County Land Development Code (LDC), a conditional use application which meets the objective criteria of the LDC for that use shall be presumed entitled to approval. Such presumption may be rebutted by competent, substantial evidence that the applicable LDC criteria have not been met. Following completion of the public hearing, the PDC shall approve, disapprove, amend and approve the proposal, or approve the proposal with conditions. Any action taken shall be accompanied by the findings of the PDC upon which the action was based. Approval of a Conditional Use application shall be granted by the PDC only if all the following are positive:

- 1. *The proposed uses and structures would not violate the land uses, densities, or other directives of the adopted Comprehensive Plan or the LDC.*** The proposed truck parking in the RUR District can meet the requirements of the Comprehensive Plan and the Land Development Code as long as the conditions are adhered to. LDC standards for truck parking in residential districts will need to be met if approved.
- 2. *The proposed uses and structures would not be incompatible with the uses, structures, and activities on adjacent and nearby lands.*** The surrounding area is predominantly rural and residential in nature with large lots. Many homes in the neighborhood have accessory buildings for storage.
- 3. *The proposed uses and structures would not violate health, safety, welfare, and/or convenience of those residing, working, or owning land in the vicinity of the proposed use or structure, specifically with respect to:***

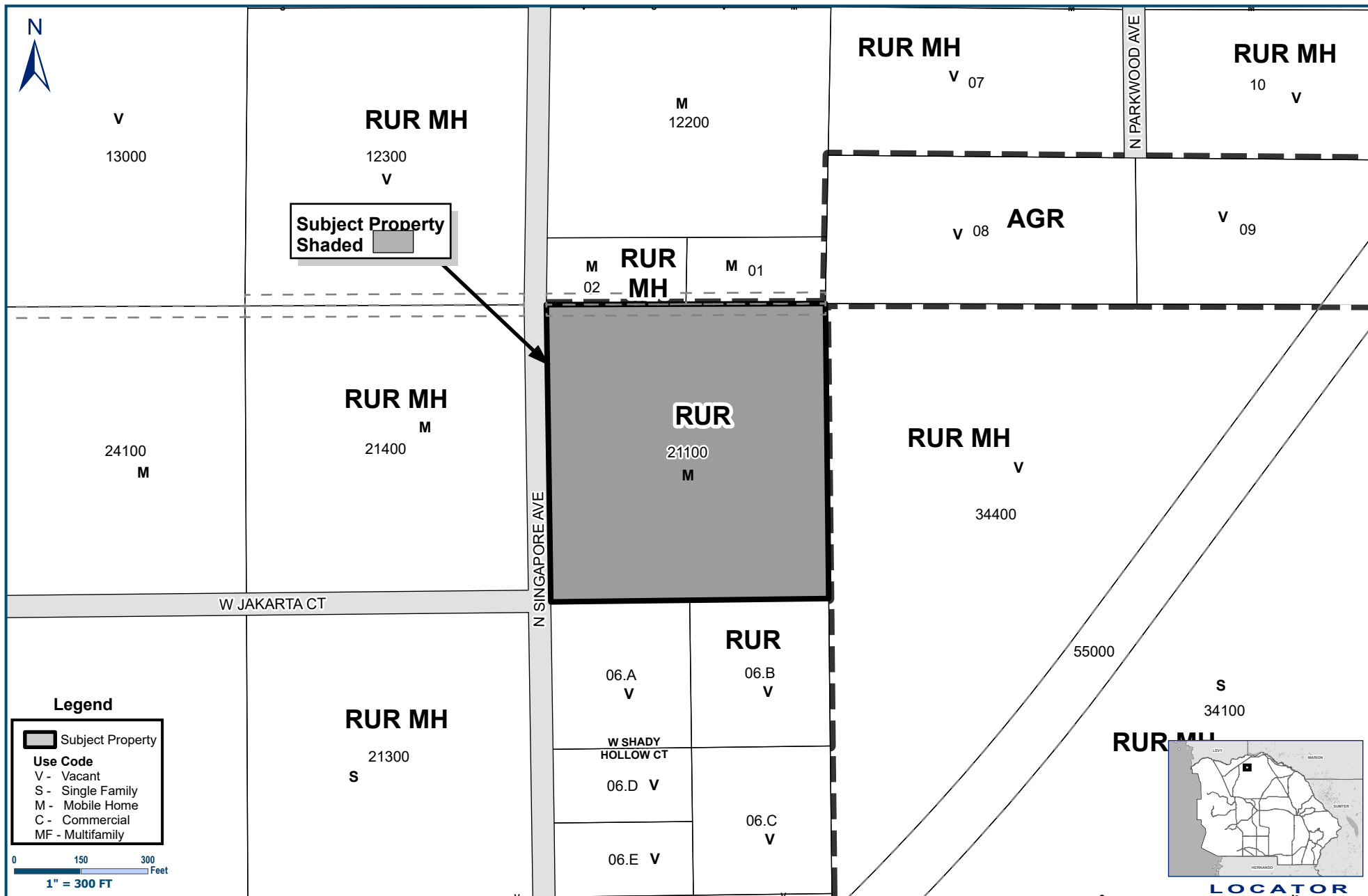
- a. ***The use or structure would not exceed the applicable density or bulk regulations except as specifically authorized, nor shall the use or structure result in overcrowding of land or buildings.*** As proposed, the large residential parcel appears to have ample room to park a truck with minimal impact to the neighboring properties if conditions are adhered to.
 - b. ***The use or structure would not impair pedestrian or vehicular movement in adjoining streets so as to violate adopted level of service standards.*** The site is located along a private road, and the vehicle will be parked in the rear yard within a fenced and gated area.
 - c. ***The use or structure would not create a fire hazard.*** The application as proposed would not create a fire hazard as long as Fire Code requirements are met at the time of permitting.
 - d. ***The use or structure would not result in noise, odor, glare, vibration or other similar characteristic, which is detectable at the property line and which exceeds the level which will result from permitted uses.*** The truck parking use is not anticipated to result in noise, odor, glare, vibration, or other similar characteristics detectable at the property line as long as the standards of the LDC are adhered to.
 - e. ***The use or structure would not prevent an adjoining landowner from the legal use of his property pursuant to the LDC.*** The use as proposed will not limit the use or access to adjoining lands.
 - f. ***The use or structure would not violate a requirement or limitation of any applicable state or federal law or regulation.*** The use as proposed will not violate applicable state law or federal regulation.
 - g. ***The use or structure would not result in the inadequacy or inability of any public facility or service to meet adopted standards.*** The site is outside the Planned Service Area and is served by private well and septic.
4. ***Termination and/or expiration of Conditional Uses - The PDC may specify a term for the duration of a Conditional Use. A Conditional Use will terminate if no development activity under the Conditional Use is commenced within three years of the date of approval, or if the approved use ceases for a period of three years. The property owner may seek an extension by applying to the PDC.*** The applicant has not requested an extension of the three-year term.

SUGGESTED CONDITIONS (if this application is approved):

1. This Conditional Use shall allow for the parking of a semi-truck without the detachable in the RUR District in the location outlined on the Site Plan date-stamped received February 6, 2026, by the Land Development Division. Approved parking of the vehicle shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code, unless as otherwise outlined within these conditions.

2. Parking of the truck must be in the rear of the residence as depicted on the submitted site plan date stamped February 6, 2026, and meet all other requirements of Section 3320 of the LDC.
3. No idling of the truck.
4. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.

MM/cfc



Application #: CU-2026-00002	Applicant: Lazaro Ramon
Proposal: Allow for semi-truck & trailer parking in RUR	Location: 9437 N. Singapore Ave, Dunnellon
LDC Atlas: RUR	S-T-R - 13-17-17
Planner Initials: _____ Date: _____	

Geographic Information Systems

Prepared By : Susan O'Connell
 Date: March 12, 2026
 Source: Enterprise Geodatabase
 Map Number: CU-2026-00002

Cynthia P. Skelhorn
 Director

This information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide current data that is accurate and complete as of the date it is printed. However, all information provided must be independently verified by the user.

Citrus County shall not be liable for any claims, demands, or losses of any kind in connection with the use of this information, including but not limited to, damages or losses caused by reliance upon the accuracy or timeliness of this information and the viewing, copying, or distributing of these materials.





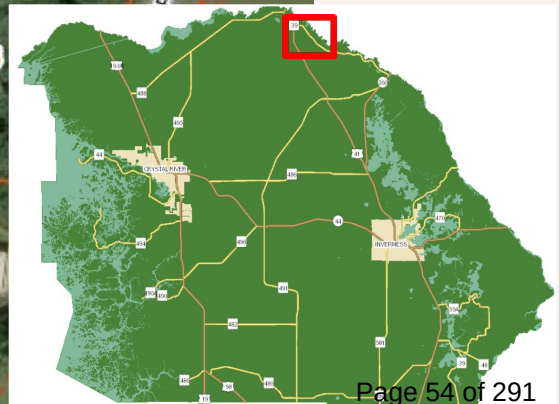
AGENDA MEMORANDUM

FROM:	Eric Landon, Growth Management Director				
SUBJECT:	AA-2026-00001 Vix Construction for First Kingdom Partners, LLC				
AGENDA DATE:	May 7, 2026				
<u>BRIEF OVERVIEW:</u> Request to amend the Land Development Code (LDC) Atlas Map and the Citrus Springs Unit 20 Master Plan from PDR, Planned Development Residential (multi-family designation), to PDR, Planned Development Residential (duplex designation). Section 1, Township 17 South, Range 18 East; specifically, Lot 12, Block 1331, of the Citrus Springs Unit 20 subdivision, Plat Book 7, Page 52, (AK 1434599), which address is 11205 N. Vesta Pt., Dunnellon, FL.					
<u>STRATEGIC PLANNING ELEMENT:</u>					
<u>BUDGET IMPACT/FUNDING SOURCE:</u>					
Account No.	Account Title	Current Budget	YTD Expenditure	Encumbrances	Available Balance
N/A Applicant Responsibility					
<u>RECOMMENDED ACTION:</u> Conduct a public hearing on May 7, 2026, to review and consider application AA-2026-00001 Vix Construction for First Kingdom Partners, LLC and make a recommendation to the Board of County Commissioners. (Eric Landon, Director, Growth Management)					
<u>ATTACHMENTS:</u> 1. Coordinator's PowerPoint 2. Application pages 3. Site Plan					

4. Planner's PowerPoint
5. PDC Staff Report and Locator Map

AA-2026-00001

VIX CONSTRUCTION MANAGEMENT
FOR FIRST KINGDOM PARTNERS, LLC

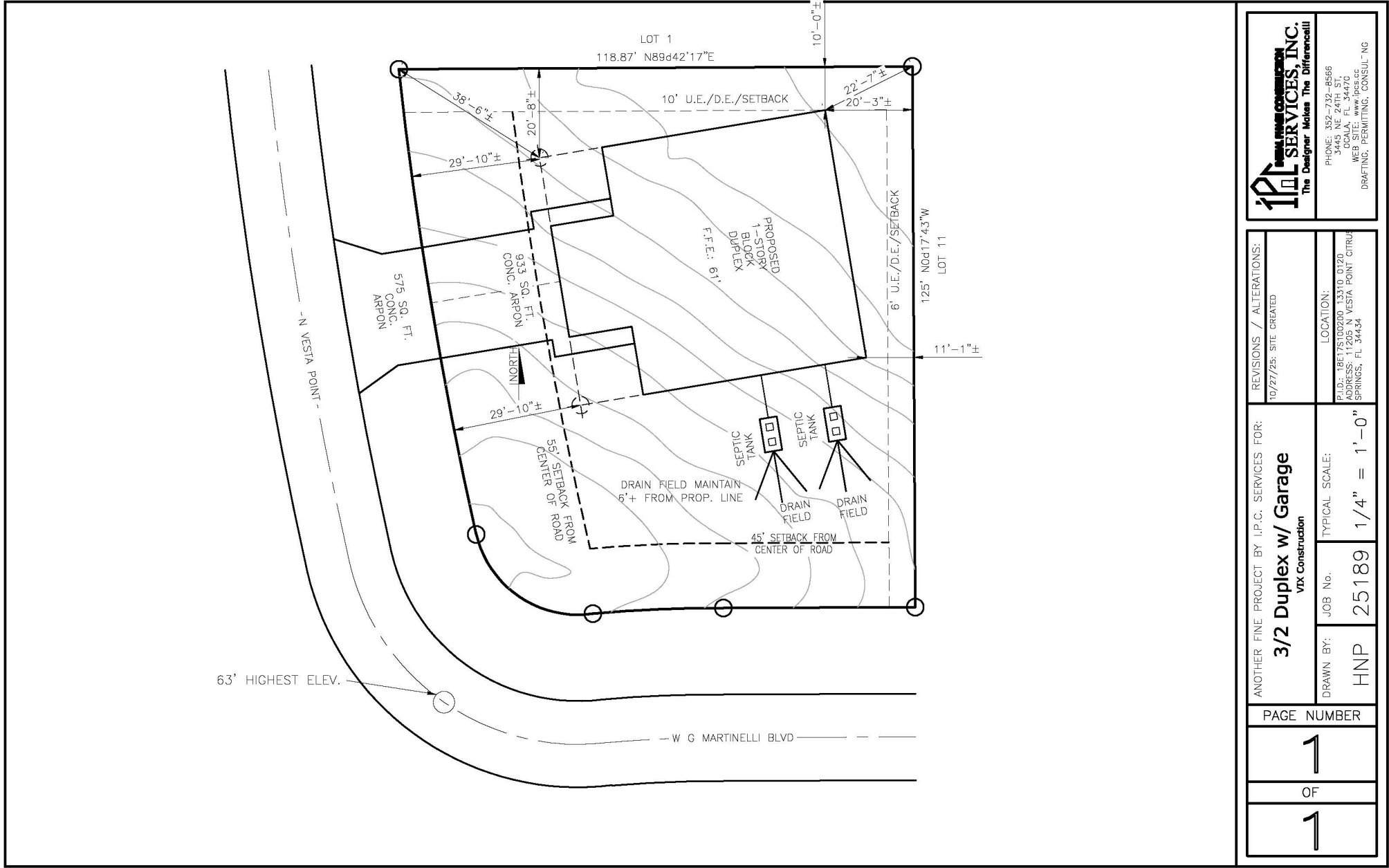














Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT
 LAND DEVELOPMENT DIVISION
 3600 W. Sovereign Path, Suite 140
 Lecanto, FL 34461
 Telephone: (352) 527-5239 Fax (352) 527-5428
 Toll Free (352) 489-2120 TTY (352) 527-5312
 Web Address: www.citrusboecc.com

CITRUS COUNTY LAND DEVELOPMENT CODE ATLAS AMENDMENT APPLICATION

Application No.: AA-2026-00001 Date: _____
 * Written Authorization is required if Applicant is different than Owner.

Applicant*

Name: VIX Construction Management
 Address: 1741 Ocoee Apopka Rd, Suite 115
 City: Apopka
 State: FL Zip: 32703
 Home No.: _____ Cell No.: (352) 459-9316
 Work No.: _____ Fax No.: _____
 Email: dalmonte@constructionvix.com

Property Owner

Name: FIRST KINGDOM PARTNERS LLC
 Address: 9321 MUSTARD LEAF DR
 City: ORLANDO
 State: FL Zip: 32827
 Home No.: _____ Cell No.: (407) 773-2160
 Work No.: _____ Fax No.: _____
 Email: dreamdeed@gmail.com

Property Description: Section: 10 Township: 17 South Range: 18 East
 Legal Description: CITRUS SPGS UNIT 20 PB 7 PG 52 LOT 12 BLK 1331
 Subdivision: 000390 - CITRUS SPRINGS UNIT 20 Lot(s): 12 Block/Parcel: 1331
 Alternate Key #: 1434599 Parcel ID: 18E17S100200 13310 0120
 Acreage: .31

☒ Amendment to the Land Development code Atlas From: _____ To: _____
☐ Amendment to a Previously Approved Planned Development Previous Application No.: _____

Is this hearing being requested as a result of a Code Violation Notice? Yes _____ No _____
 If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.

Applicant Request(s): We are seeking to change the zoning from Multifamily to Duplex.

Directions to Property: From US-41, turn east onto W Citrus Springs Blvd. Continue to N Vesta Point and turn north.
The property is located at 11205 N Vesta Pl, on the right-hand side.

The Applicant is: _____ Owner of Tract ☒ Agent for Property Owner
 _____ One-Owner Among Several _____ Other (specify) _____

I am aware that if the property cannot be located using information from the submitted application, this application may be rescheduled to a later hearing date. I also understand that a sign must be placed (and marking flags may be placed) on the property by the Land Development Division at least seven days prior to the scheduled meeting.

I understand that approval for the proposed use shown hereon does not in any way relieve me of the responsibility of observing and complying with any deed restrictions applicable to the subject property.

I hereby authorize Citrus County or its agents to enter upon the property, which is the subject of this application and the date of the hearing thereon, at any time between the hours of 8:00 AM and 5:00 PM for the purpose of gathering any information relevant to this application.

I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature: _____

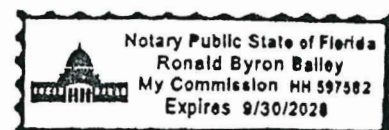
STATE OF FLORIDA
 COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared GUILLERME DALMONTE who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this 26 day of JANUARY 2026

RONALD BYRON BAILEY
 Printed Name
Ronald Byron Bailey
 Notary Public - State of Florida

Seal

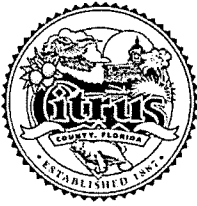


For Staff Use Only

Date: _____
 Time: _____
 Initials: _____

ATF: _____
 QTR: _____
 LUD: _____

GFLUM Des: _____
 FZ: _____



Board of County Commissioners
 DEPARTMENT OF GROWTH MANAGEMENT
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 Web Address: www.citrusbocc.com

**SUPPLEMENTAL INFORMATION
 FOR ATLAS AMENDMENT APPLICATION
 (TO BE SUPPLIED BY THE APPLICANT)**

RESIDENTIAL

Well
 Septic
 Central Water
 Central Sewer
 Regional Water
 Regional Sewer
 Number of Dwelling Units

SINGLE FAMILY RESIDENTIAL

MULTIFAMILY

N/A
 YES
 YES
 N/A
 N/A
 N/A
 2

NON-RESIDENTIAL

Well
 Septic
 Central Water
 Central Sewer
 Regional Water
 Regional Sewer
 Size of Structure (Sq. Feet)

MAJOR SECTIONS FOR CONSIDERATIONS

(Applicant shall check if item is addressed in the submittal)

LDC SECTION

YES

NO

3100	Accessory Uses and Structures	_____	X
3501	Surface Water Protection	_____	X
3520	Floodplain Protection (if applicable)	_____	X
3560	Endangered and Threatened Species	_____	X
	Habitat Protection	_____	
3570	Historical and/or Archeological Area Protection	_____	X
4900	Groundwater and Wellhead Protection	_____	X
5100	Landscaping and Tree Preservation	_____	X
5550	Required Buffers	_____	X
5735	Canopy and Tree Lined Scenic Roads Protection	_____	X
6000	Stormwater Management	_____	X
7100	Transportation Access Management	_____	X
7200	Off-Street Parking and Loading	_____	X
9000	Signs	_____	X



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FILING REQUIREMENTS FOR ATLAS AMENDMENT APPLICATIONS

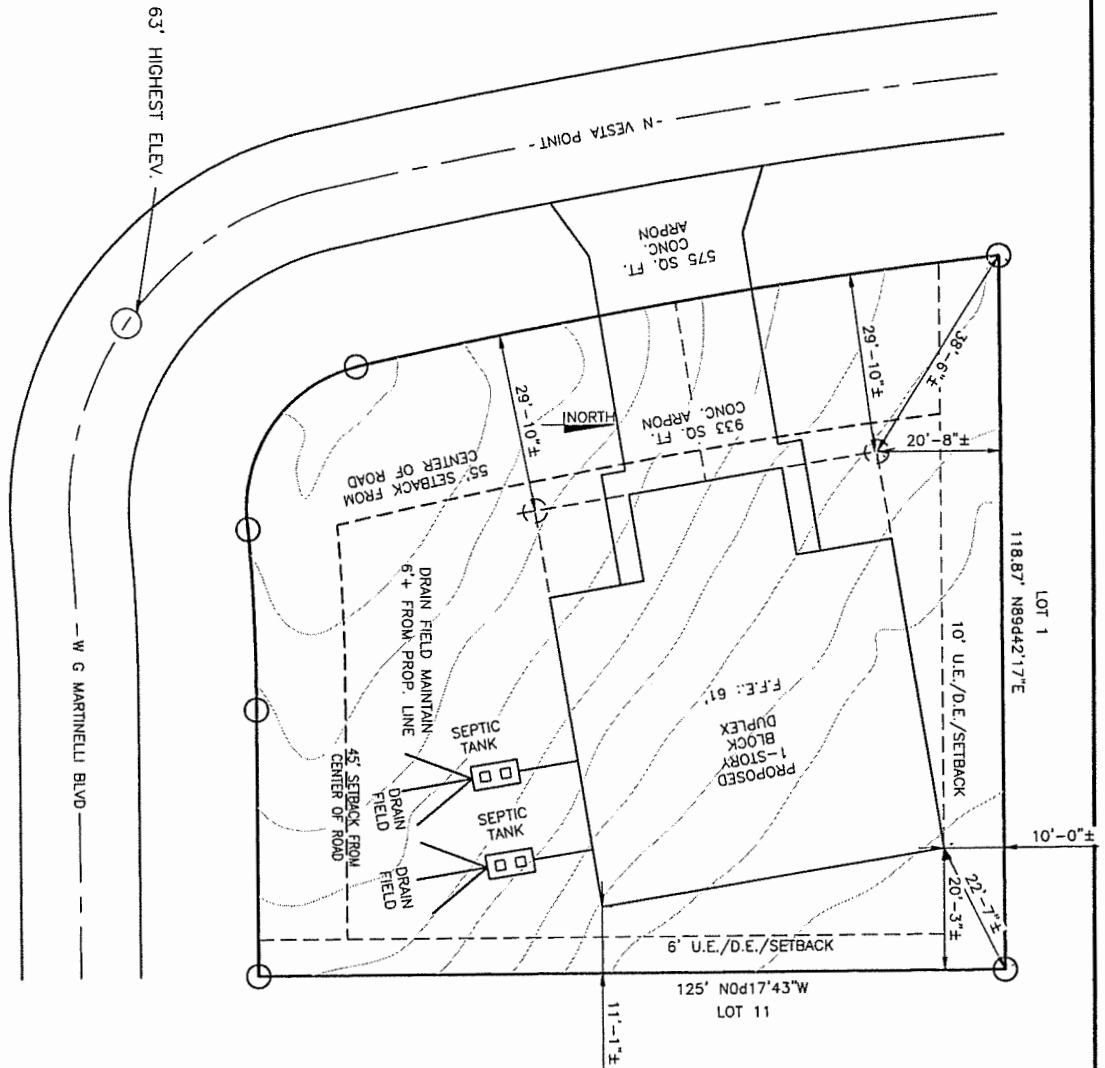
- ☒ 1. Completed application (additional sheets may be added if more space is needed).
- ☒ 2. Applicable filing fee as required by Resolution adopted by the Board of County Commissioners. The applicant will also be billed for advertising and postage fees, to be billed at a later date. In accordance with the requirements of the Citrus County Land Development Code (Ord. 2012-06 as amended), the applicant is responsible for payment of all costs for public notification of the application review. These costs include notification of abutting property owners by mail and advertising in a newspaper of general circulation. Applicants shall be billed actual costs incurred for public notification. **No application shall be processed for final adoption until all fees are paid.**
- ☒ 3. Proof of ownership and legal description of property (tax notice or deed may suffice).
- ☒ 4. Site plan (**DRAWN TO SCALE**), which shall be no smaller than one inch equals 200 feet on a minimum of an 8 1/2 x 11 sheet. **If the site plans and/or booklets are larger than 8 1/2 x 11, 30 copies will need to be submitted.** Include North arrow to indicate orientation. **SITE PLANS SHALL SHOW THE FOLLOWING INFORMATION:**
- ☐ A. Lot area and percentage of lot covered (impervious surface ratio).
 - ☐ B. Driveway access location and parking space arrangement included in the site plan.
 - ☐ C. All rights-of-way and easements adjacent to and crossing subject property.
 - ☐ D. All water courses, water bodies, jurisdictional wetlands, and floodplains. The mean high water line (tidal) or line of ordinary high water (non-tidal) must be shown when determining waterfront setbacks.
 - ☐ E. Proposed or existing potable water/well and waste disposal system/septic
 - ☐ F. Existing and proposed location of building/structures including heights and separation.
 - ☐ G. All setbacks between building/structures and property lines/waterbodies/jurisdictional wetlands.
 - ☐ H. Any walls or fences – give location, height, and material type.
 - ☐ I. Existing and proposed stormwater management systems including proposed or existing swales and/or berms.
 - ☐ J. Proposed stormwater management systems.
 - ☐ K. Fire hydrant – give location (if provided).
 - ☐ L. Signs – give location, size, and height (as applicable).
 - ☐ M. Loading – give location and dimensions (as applicable).
- ☒ 5. "Letter of Authorization", if applicant is other than owner (form provided).
- ☒ 6. Written directions to the property from Department of Development Services office.
- ☒ 7. Signed "Appeal Notice" (form provided).
- ☒ 8. Flood Zone designation including base flood elevation.
- ☒ 9. A survey, no more than one year old or re-certified by the original surveyor no more than one year prior to the application date. (NOT applicable for residential applications).

I HEREBY ACKNOWLEDGE THAT FAILURE TO SUBMIT THE ABOVE INFORMATION ALONG WITH THE RETURN OF THIS FORM, AND/OR THAT THE INFORMATION SUBMITTED IS INSUFFICIENT FOR REVIEW MAY DELAY PROCESSING CAUSING THE APPLICATION TO BE SCHEDULED TO A LATER HEARING DATE. APPLICATIONS FOUND INCOMPLETE WILL BE RETURNED TO THE APPLICANT.

Return this application to:
CITRUS COUNTY LAND DEVELOPMENT DIVISION
3600 W Sovereign Path, Suite 140
Lecanto, FL 34461

Signature: _____

Date: 01/23/2026

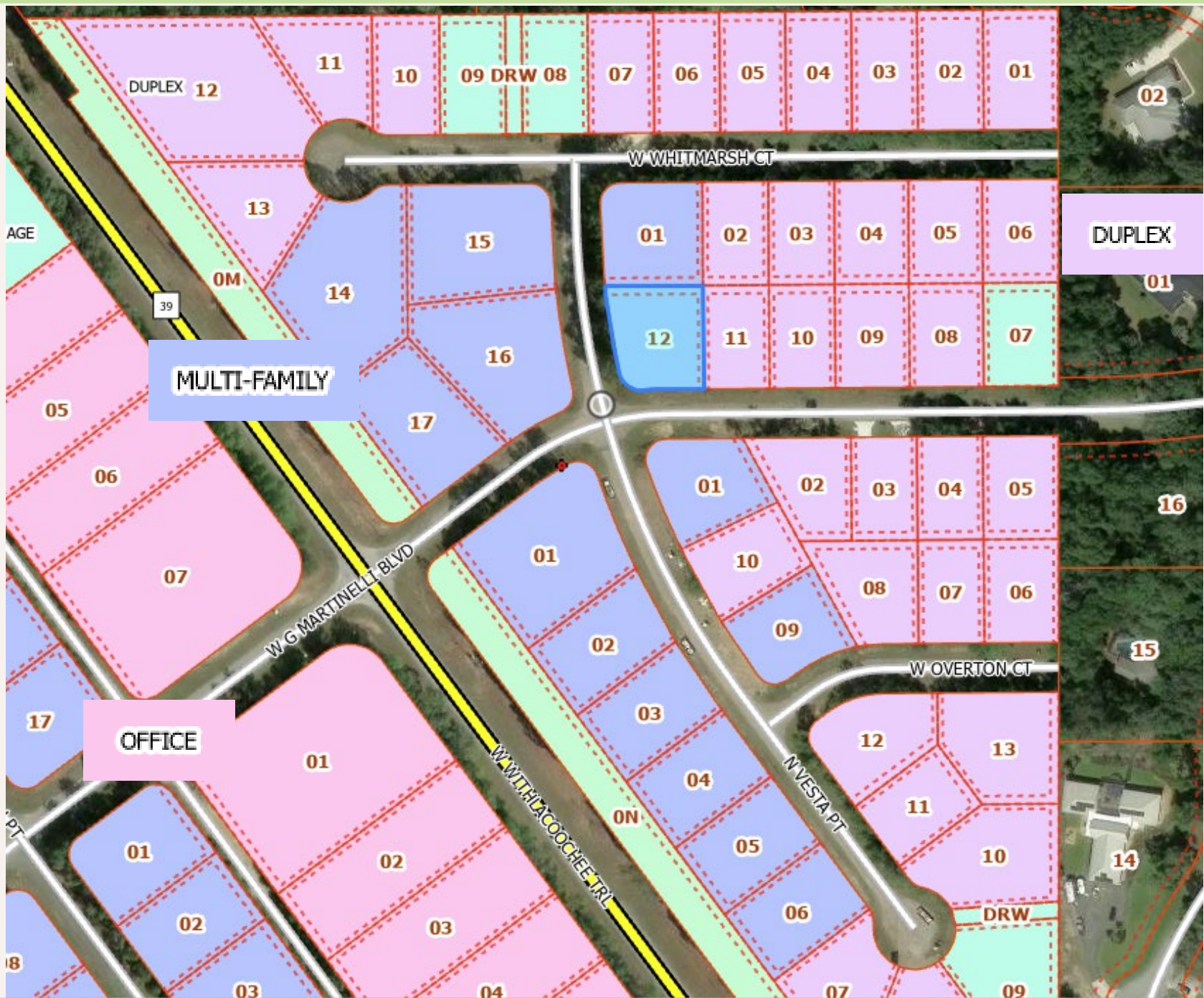


1	OF	1	PAGE NUMBER	ANOTHER FINE PROJECT BY I.P.C. SERVICES FOR:			REVISIONS / ALTERATIONS:	
				3/2 Duplex w/ Garage VIX Construction			10/27/25: SITE CREATED	
DRAWN BY:				JOB No.	TYPICAL SCALE:	LOCATION:		
HNP				25189	1/4" = 1'-0"	P.L.D.: 10E17S100200 13310 0120 ADDRESS: 11205 N VESTA POINT CITRUS SPRINGS, FL 34434		

 INITIAL PHASE CONSTRUCTION SERVICES, INC. The Designer Makes The Difference!!	PHONE: 352-732-8566 3445 NE 24TH ST. OCALA, FL 34470 WEB SITE: www.ipcsa.cc DRAFTING, PERMITTING, CONSULTING	
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AA-2026-00001

VIX CONSTRUCTION MANAGEMENT
FOR FIRST KINGDOM PARTNERS, LLC

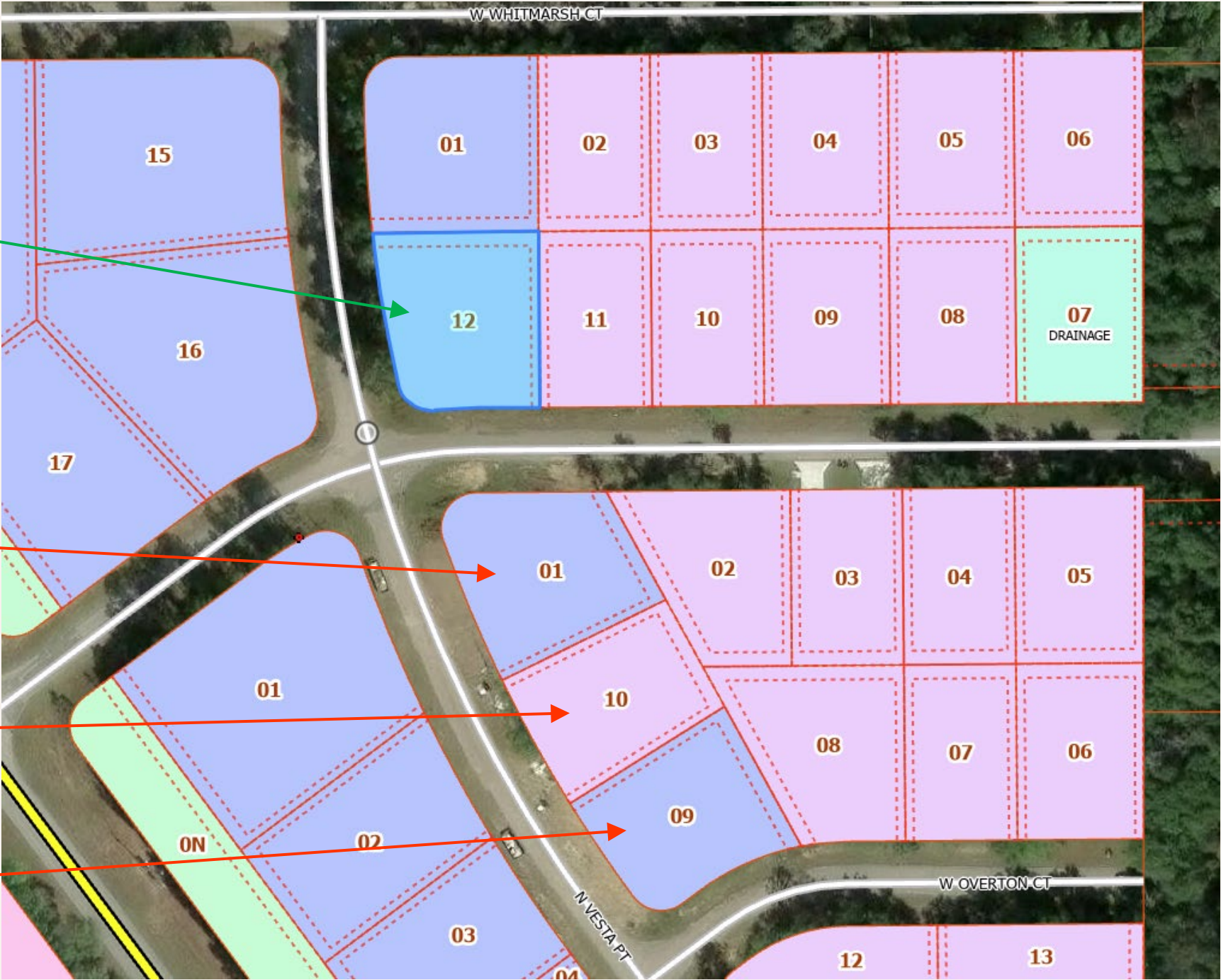


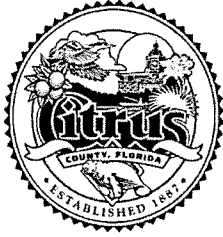
Application request
to change from
multi-family to
duplex designation

Permit approved for
a duplex unit

AA-2025-00003
approved change
from multi-family to
duplex designation

Permit approved for
a duplex unit





PM2-26-39

**DEPARTMENT OF GROWTH MANAGEMENT
ATLAS AMENDMENT
STAFF FINDINGS REPORT
TO THE
PLANNING AND DEVELOPMENT COMMISSION**

APPLICATION NUMBER AA-2026-00001 Vix Construction for First Kingdom Partners, LLC

DATE: April 7, 2026

PREPARED BY: Jennifer Perkins, Senior Planner, Land Development Division *JP*

Request to amend the Land Development Code (LDC) Atlas Map and the Citrus Springs Unit 20 Master Plan.

LAND USE ATLAS MAP REQUEST:	From: PDR, Planned Development Residential (Multi-family designation) To: PDR, Planned Development Residential (Duplex designation)
LOCATION:	Section 1, Township 17 South, Range 18 East; specifically, Lot 12, Block 1331, of the Citrus Springs Unit 20 subdivision, Plat Book 7, Page 52, (AK 1434599), which address is known as 11205 N. Vesta Pt., Dunnellon, FL. A complete legal description is on file with the Land Development Division.
ACREAGE:	Approximately 0.31 acres
SURROUNDING FUTURE LAND DESIGNATION:	North – RMU, Residential Mixed Use South – RMU, Residential Mixed Use East – RMU, Residential Mixed Use West – RMU, Residential Mixed Use
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATION:	North – PDR, Planned Development Residential (Multi-family designation) South – PDR, Planned Development Residential (Multi-family designation) East – PDR, Planned Development Residential (Duplex designation) West – PDR, Planned Development Residential (Multi-family designation)
SURROUNDING EXISTING LAND USES:	North – Vacant multi-family use South – Duplex use East – Vacant duplex use West – N. Vesta Pt., Vacant multi-family use

CHARACTERISTICS OF THE SUBJECT PROPERTY

According to the *Soil Survey of Citrus County* (1988), the soil type in the area is Udorthents, 0 to 5 percent slopes. The subject property is located in Flood Zone X, as found on the Flood Insurance Rate Map 12017C0089D.

BACKGROUND AND ANALYSIS

The Citrus Springs Unit 20 subdivision is located on both sides of W. Withlacoochee Trl. (CR-39) in the northeastern portion of the county and was platted in 1971. The applicant is requesting to change the Master Plan designation from multi-family to duplex for Lot 12, Block 1331. The subject lot is located in a portion of the Unit 20 subdivision that contains a mixture of multi-family and duplex designated lots.

The subject site is currently vacant, and the lot is approximately 0.31 acres in size. The lots to the north, south, and west of the subject site are designated multi-family and the property to the east is designated duplex. Lots 1 and 9, Block 1330 on the east side of N. Vesta Pt., across W.G. Martinelli Blvd. are designated multi-family; however, duplex permits were approved in error for both lots (Lot 1: BLD20244335343, issued 2024; and Lot 9: BLD2024337767, issued 2025). An approved Atlas Amendment (AA-2025-00003) redesignated Lot 10, Block 1330, from multi-family to duplex on the Citrus Springs 20 Master Plan in 2025.

Consistency with the Comprehensive Plan – All development applications shall demonstrate complete compliance with the Comprehensive Plan. The following policies are relevant to this application:

Policy 17.2.8 The County shall utilize land use techniques and development standards to achieve a functional and compatible land use framework which reduces incompatible land uses.

Staff comment – The duplex use is compatible with the surrounding area. The subject property abuts duplex designated lots to the east.

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.

Staff comment – This is being met by the application received.

Summary of Public Comments: At this time, no public input has been received.

PROPOSED FINDINGS OF FACT

Staff reviewed this application under the standards of Section 2300, Building Setback Requirements and Height Requirements for All Land Use Districts, and Section 4300, Planned Unit Developments (PUD), of the LDC. The PDC may recommend, and the BCC may adopt modified conditions of approval pursuant to LDC Section 4302, PUD Approval Procedures, when in the public interest and expressed in formal findings of fact. The reviewing body shall approve, approve with modifications and/or conditions, or disapprove the amendment to the Planned Unit Development. The reviewing body shall enter its reasons for such action in its record. As evidence, the following findings of facts are cited.

- A. **Only uses which are consistent with the Comprehensive Plan may be approved as a PUD.** *The duplex designation is an approved use in the Citrus Springs Unit 20 Master Plan.*
- B. **Any development approved through the PUD application process, which is not designated a use in the respective land use district for the subject PUD parcel, shall be compatible with established or planned uses both within the development footprint and surrounding neighborhoods and property.** *Duplex is a designated use that is provided for within the Citrus Springs Unit 20 Master Plan. The subject lot abuts duplex designated lots to the east and additional duplex lots are intermingled with multi-family designated lots in the surrounding area.*
- C. **Accessory uses shall be permitted as set forth within the approved general concept plan or as found by the Board of County Commissioners to be compatible with an approved plan.** *Accessory uses are not proposed with this application.*
- D. **Subsequent to the approval of a PUD, uses not enumerated may be permitted through amendment of the PUD and approved by the Board of County Commissioners.** *The application does not propose any additional uses beyond those allowed on the Master Plan.*
- E. **The land area included within the PUD development shall be of such proportions as to properly accommodate all proposed uses in keeping with the general requirements of the county and the established objectives and policies of the adopted Comprehensive Plan.** *Setback standards can be met. It appears that impervious surface ratio standards can also be met but that will need to be demonstrated at the time of permitting.*
- F. **Landscaping and design and maintenance shall follow the principles of *Florida Friendly Landscaping*™ and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff.**
 - 1. **Planted turf grass and landscaping on residential lots shall be limited to a maximum of 50% of the upland portion of the lot.**
 - 2. **Turf grasses and landscape vegetation shall be common to the area and drought tolerant.**

This application is an amendment to an existing PUD which contains its own standards for landscaping and design.

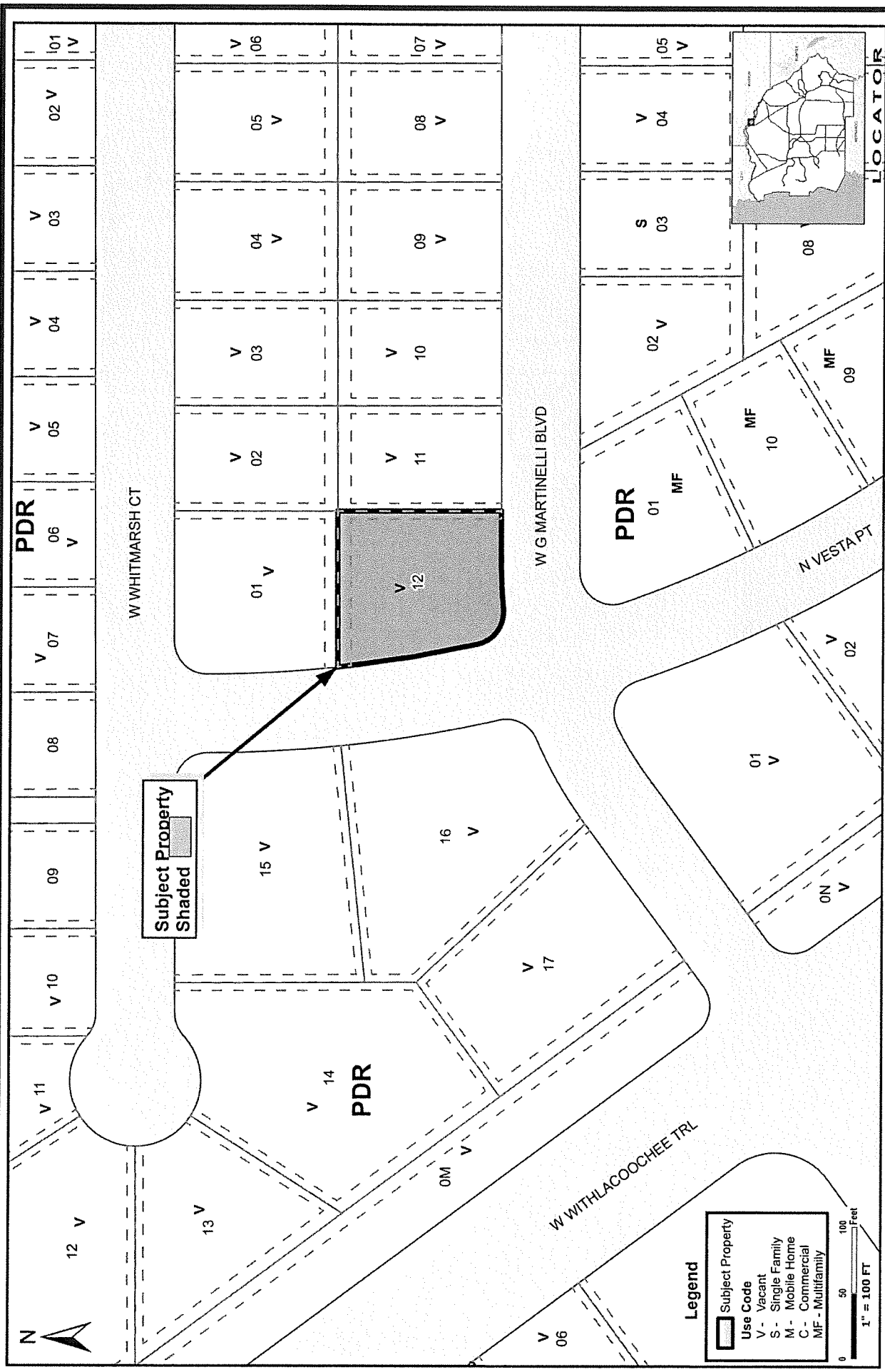
- G. **There shall be no specific lot requirements for individual uses; provided, however, that the area designated for any particular use shall be of sufficient size and proportion so as to properly accommodate said use and to provide for adequate open space and buffering between it and an adjacent use.** *Residential uses do not require buffering against other residential uses. The applicant will be required to meet all lot standards outlined within the Master Plan and the Citrus County Land Development Code.*

- H. **The maximum height of structures, setbacks, and density within a PUD development shall be as specifically established by the Board of County Commissioners in its approval action.** *The applicant has not requested a deviation of height, setbacks, or density with this application.*
- I. **Approval of the proposed PUD development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant.** *The applicant has indicated that this lot will be utilized for a single duplex.*
- J. **A planned unit development will terminate within three years of the date of approval if either a site development plan or preliminary subdivision plat application is not filed with the county. If one of these applications is not filed within the specified time frame, the PUD shall be null and void.** *This is a modification to an existing PUD that is already active without a termination date.*

RECOMMENDED CONDITIONS OF APPROVAL FROM THE PDC:

- 1. The Citrus Springs Unit 20 Master Plan is modified to redesignate Lot 12, Block 1331, from multi-family to duplex as outlined in this application date-stamped received January 26, 2026, by the Land Development Division.
- 2. All other standards within the Citrus Springs Unit 20 Master Plan shall be met unless specifically outlined within these conditions.
- 3. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.
- 4. Minor modifications to this Master Plan of Development may be approved by the Director of the Land Development Division as outlined within Section 4304 of the LDC.

JP/cfc



Application #: AA-2026-00001

Proposal: Amend LDC Atlas Map (multi-family to duplex)

LDC Atlas: PDR

Applicant: Vix Construction for First Kingdom Partners, LLC

Location: 11205 N Vesta Pt, Dunnellon

Planner Initials: S-T-R - 01-17-18

Date: _____



Cynthia P. Shelton
Director

No action shall be taken by the City Council until the City Engineer has reviewed the application and the City Engineer has determined that the application is in compliance with the LDC Atlas and the City Code. The City Engineer's review is not a guarantee of the accuracy of the information provided. The City Engineer's review is for informational purposes only. The City Engineer is not responsible for the accuracy of the information provided. The City Engineer is not responsible for the accuracy of the information provided. The City Engineer is not responsible for the accuracy of the information provided.

Geographic Information Systems

Prepared By: Susan O'Connell
Date: March 23, 2026
Source: Enterprise Geodatabase
Map Number: AA-2026-00001



AGENDA MEMORANDUM

FROM:	Eric Landon, Growth Management Director																						
SUBJECT:	CPA-2026-00002 CR-486 Interchange Management Area																						
AGENDA DATE:	May 7, 2026																						
<u>BRIEF OVERVIEW:</u> The Citrus County Board of County Commissioners (BCC) proposes to create a new Interchange Management Area in the comprehensive plan for the CR-486/Suncoast Parkway interchange. The proposed IMA area is made up of two sub-areas, an Economic Development Target Area (EDTA) and a Mixed Use Subarea, each with their own standards for development, along with supporting text, goals, objectives and policies in the Future Land Use Element of the Comprehensive Plan. A workshop was held with the PDC in November 2025, regarding this proposal. The County's consultant, Wade Trim, will be available for presentation and to respond to any questions.																							
<u>STRATEGIC PLANNING ELEMENT:</u>																							
<u>BUDGET IMPACT/FUNDING SOURCE:</u> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Account No.</th> <th style="text-align: left;">Account Title</th> <th style="text-align: right;">Current Budget</th> <th style="text-align: right;">YTD Expenditure</th> <th style="text-align: right;">Encumbrances</th> <th style="text-align: right;">Available Balance</th> </tr> </thead> <tbody> <tr> <td>2781-54921</td> <td>Advertising</td> <td style="text-align: right;">10,000.00</td> <td style="text-align: right;">2724.98</td> <td style="text-align: right;">118.76</td> <td style="text-align: right;">7275.02</td> </tr> <tr> <td colspan="6">N/A Applicant Responsibility</td> </tr> </tbody> </table>						Account No.	Account Title	Current Budget	YTD Expenditure	Encumbrances	Available Balance	2781-54921	Advertising	10,000.00	2724.98	118.76	7275.02	N/A Applicant Responsibility					
Account No.	Account Title	Current Budget	YTD Expenditure	Encumbrances	Available Balance																		
2781-54921	Advertising	10,000.00	2724.98	118.76	7275.02																		
N/A Applicant Responsibility																							
<u>RECOMMENDED ACTION:</u> Conduct a public hearing on May 7, 2026, to review and consider application CPA-2026-00002 CR-486 Interchange Management Area, and make a recommendation to the Board of County Commissioners. (Eric Landon, Director, Growth Management)																							
<u>ATTACHMENTS:</u>																							

1. Wade Trim County Consultant power point
2. PDC staff report May 2026
3. CR 486 IMA CPA Draft Text
4. CR 486 IMA CPA Technical Memo
5. CR 486 IMA CPA Proposed Overlay Map
6. Hernando-Citrus-MPO -2050-adopted transportation info
7. Suncoast D3 Corridor Land Use Study
8. CR 486 area Existing Land Use Map
9. CR 486 FLUM_Map
10. CR 486 IMA area Historic Resources Map
11. CR 486 IMA area Traffic Counts Map
12. CR 486 IMA area Wetlands Map
13. CR 486 IMA area Flood Zone Map
14. CR 486 IMA Public Input
15. G. Hall Public Input

County Road 486 IMA Comprehensive Plan Amendment

Citrus County Planning & Development Commission
Transmittal Public Hearing – May 7, 2026

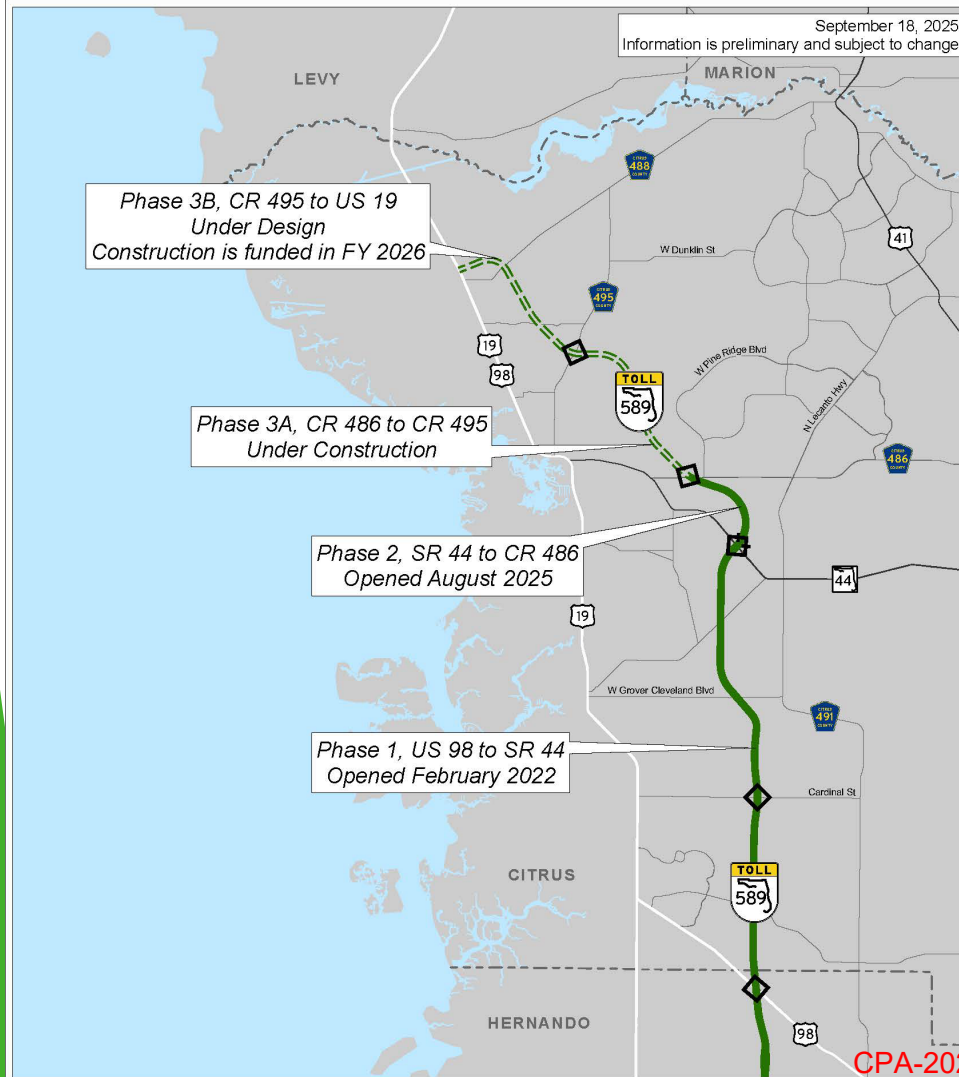


Background

How did we get here?

SUNCOAST PARKWAY 2 (SR 589)

(Enterprise System Facility)



2019

Tampa Bay Regional
Planning Council

“Focused Growth” scenario
selected by the County

2025/2026

Development of
Comprehensive Plan
Amendment & Land
Development Code Updates



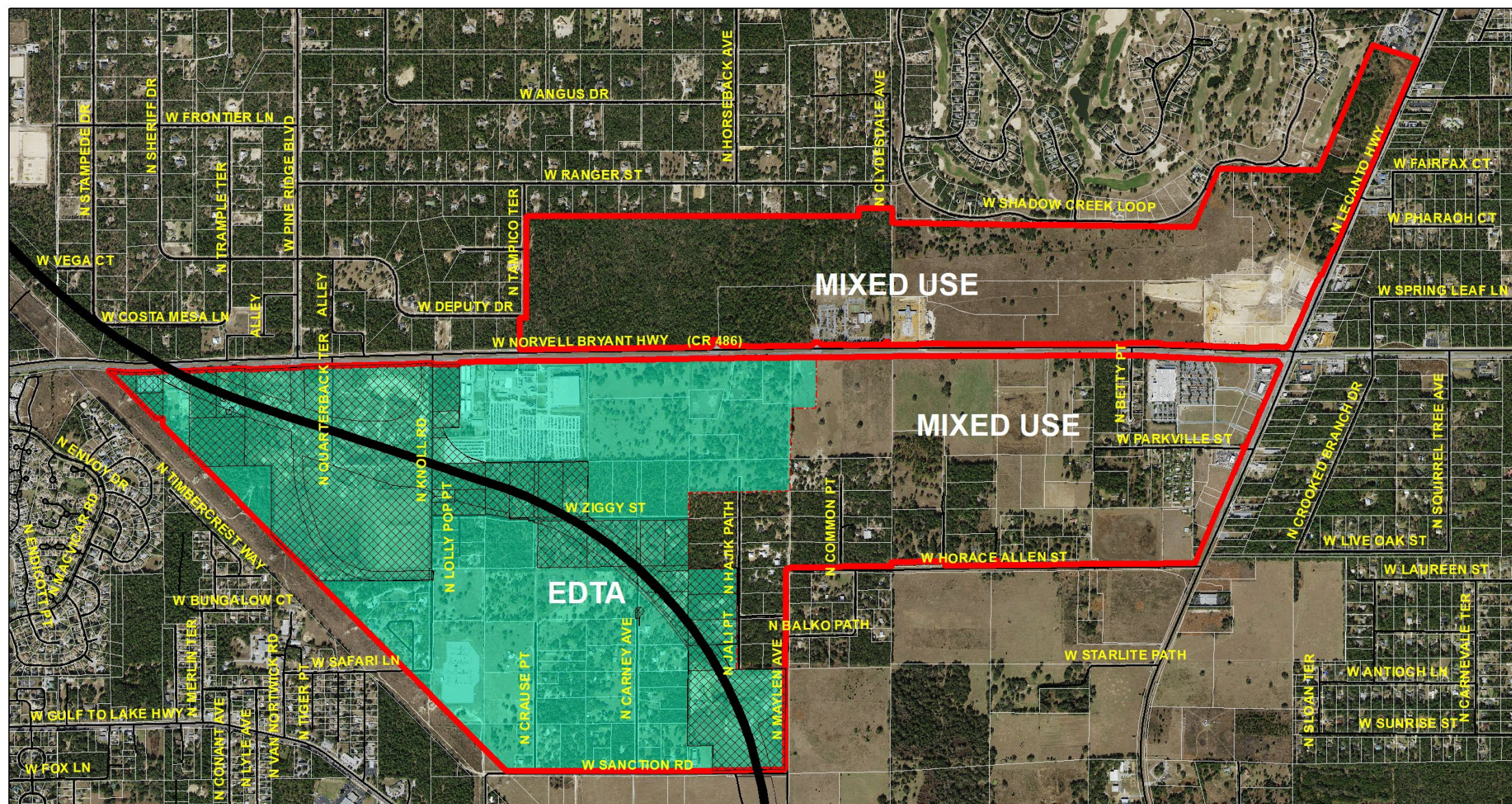
CPA-2026-0002 / ROW 4/6/2026 Land Dev. <https://www.floridastrip.com/projects/featured-projects/suncoastparkway2/>



Schedule

Month	Milestone
2023-2024	Project Website, Stakeholder Focus Group, Public Workshop, and PDC and BCC Meetings (Previous Consultant)
August 2025	Kick-Off Meeting w/County Staff & Driving Tour
September-October 2025	Administrative Outline & Draft Comprehensive Plan Amendment (CPA) As-Needed Consultation with Stakeholders
November 2025	Administrative Draft CPA Workshop: Planning & Development Commission (PDC) (Nov. 20)
April-June 2026	Transmittal Draft CPA Public Hearings, PDC (May 7) & BCC (June 22)
August-October 2026	Final Adoption CPA Public Hearings, PDC & BCC (TBD)

Interchange Management Area (IMA)



A horizontal scale bar with major tick marks at 0, 0.25, 0.5, and 1 Miles. There are also minor tick marks between the major ones, representing 0.125 mile intervals.



COUNTY ROAD 486 IMA

Economic Development Target Area (EDTA) & Mixed Use Subareas

-  CR 486 EDTA
  FDOT Suncoast Parkway
  CCPA Parcels
 CR 486 Mixed Use
 FDOT Properties
 CCGIS Street Centerlines
 CR 486 IMA Boundary
- Version: September 26, 2025
 Page 80 of 291

Subarea Information, Existing Land Uses (Current)



- Total EDTA (105 parcels, ~720 acres)
 - Vacant (36 parcels, 265.5 acres)
 - Developed (68 parcels, 444.5 acres)*
 - *Includes SFR (23 parcels)*
 - FDOT (40 parcels)
- Total Mixed Use (~837 acres)
 - Vacant (67 parcels, 660 acres)*
 - *Includes agricult., 5 parcels, 237 acres*
 - Developed (53 parcels, 177 acres)*
 - *Includes SFR (21 parcels)*

Notes: 1. CR 486 IMA = ~1,560 acres total; 2. Totals affected by rounding; 3. Some acreage not in parcels (e.g., unclassified right-of-way, etc., approx. 10 acres in EDTA)
Source: Citrus County Property Appraiser, PC and LUC Codes, October 2025

CRA-2026-00002 RCV'D 4.6.2026 Land Dev.

Subarea Information, Future Land Uses (Current)

EDTA	% of Land Area	Mixed-Use	% of Land Area
Extractive	11%	General Commercial	17%
General Commercial	6%	Low Density Residential	30%
Industrial	31%	Medium Density Residential	24%
Low Density Residential	13%	High Density Residential	2%
Medium Density Residential	27%	Residential Mixed-Use	22%
Professional Service & Office	1%	Mobile Home Park	1%
Public/Semi-Public/Institution	10%	Professional Service & Office	3%
Transportation/ Communications/Utilities	1%	<i>Note: All acreages are rounded to the nearest whole acre.</i> CPA-2026-00002 RCV/D 4.6.2026 Land Dev.	

Public & Stakeholder Engagement

Planning & Development Commission / Board of County Commissioners Workshops

2022, Public Workshops/Stakeholder Meetings

- Public Workshop
 - August 24, 2022
- Land Development Interests Stakeholder Meeting #1
 - September 13, 2022
- Landowners and Institutions Stakeholder Meeting #2
 - October 12, 2022
- Citrus County Staff Stakeholder Meeting #3
 - November 16, 2022
- Pine Ridge HOA Stakeholder Meeting #4
 - December 5, 2022

Input Received from Public/Stakedholders

- Many parcels already permitted or under construction
- Environmental concerns (aquifer, water usage, wildlife concerns)
- Opportunity for and preferred development of housing, retail, restaurants and entertainment uses
- Incorporation of active recreation infrastructure
- A variety of housing types and additional density (Single-Family, Multi-Family, Townhomes, Duplexes, etc.)
- Additional transportation modes and supporting infrastructure (dog watering stations, benches, and shade structures)
- Traffic and pedestrian safety, access and control (traffic control, enhanced pedestrian crossing over CR 486 at YMCA)
- Noise and buffer requirements for Pine Ridge lots near developable parcels and for unsightly utilities

2023, Planning & Development Commission / Board of County Commissioners Workshops

- Planning & Development Commission (PDC), October 5, 2023
- Board of County Commissioners (BCC), October 24, 2023

Input Received from PDC & BCC

- Consider adjustments to Employment Center boundary and intensity and density
- Consider adjustments to Mixed Use housing intensity and density, e.g., discussion of Residential Single-Family compatibility
- Consider adjustments to lower the building height, increase setback requirements, and increase buffer requirements
- Reduced building heights (e.g., from 6 stories to 4 stories)
- Ensure substantial, maintained, and Florida friendly landscape buffers
- Ensure CR 486 IMA does not create legal non-conforming uses (existing PUDs and SFRs can modify without being subject to new standards)
- Increase transparency/public input opportunities for IMAs

CPA-2026-00002 RCV'D 4.6.2026 Land Dev.

2025, Stakeholder Comments

- Stakeholder comments submitted by email



Input Received from Stakeholders

- Inventory the number of parcels and acreage in the CR 486 IMA and proposed subareas (developed versus undeveloped)
- Prohibit new residential uses in the EDTA subarea
- Include policies regarding compatibility with existing residential uses, particularly in the EDTA
- Clarify the relationship of minimum and maximum densities to the PUD approval process
- Increase maximum density in the Mixed-Use subarea from 8 du/acre to 12 du/acre
- Clarify buffering requirements for incompatible uses (e.g., adjacent residential) and visual impacts from non-residential development abutting CR 486 and Suncoast Parkway

CPA-2026-00002 RCV'D 4.6.2026 Land Dev.

2025, Planning & Development Commission Workshop

- Planning & Development Commission (PDC), November 20, 2025

Input Received from PDC

- Emphasize “office park” character in EDTA
- Prohibit truck stops, bus terminals, vehicle repair in EDTA, citing compatibility concerns and noting that truck stops are more appropriate for next interchange at U.S. 19 to North
- Limit outdoor storage to permitted only if *accessory* to other uses in EDTA
- Change “cement” to “concrete” consistent with industry terms
- Prohibit RV and boat parking and self-storage facilities in EDTA
- Emphasize multi-family/workforce housing in Mixed-Use subarea
- Prohibit RV and boat parking in Mixed-Use subarea; but allow mini/self-storage in Mixed-Use to function as “buffer use”
- Clarify vesting policies for existing residential to continue
- Clarify gray and reclaimed water infrastructure expectations of development

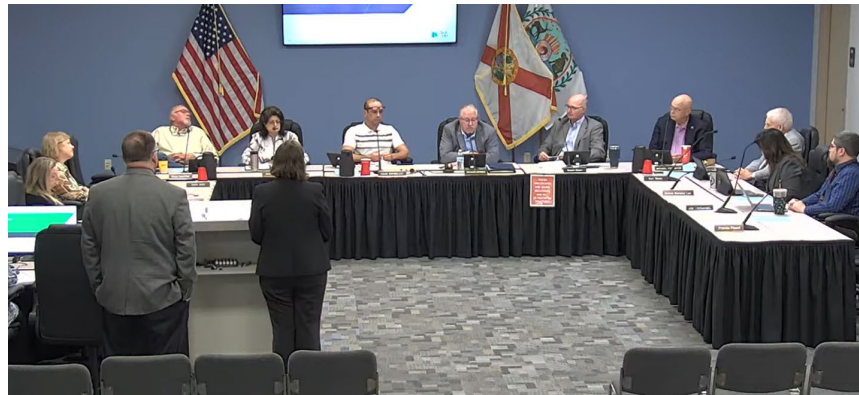
CPA-2026-00002 RCV'D 4.6.2026 Land Dev.

2025, Planning & Development Commission Workshop

- Planning & Development Commission (PDC), November 20, 2025

Input Received from Public

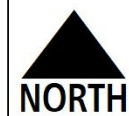
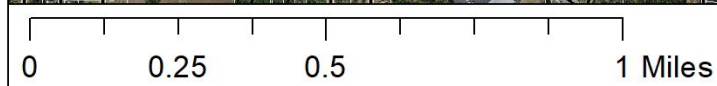
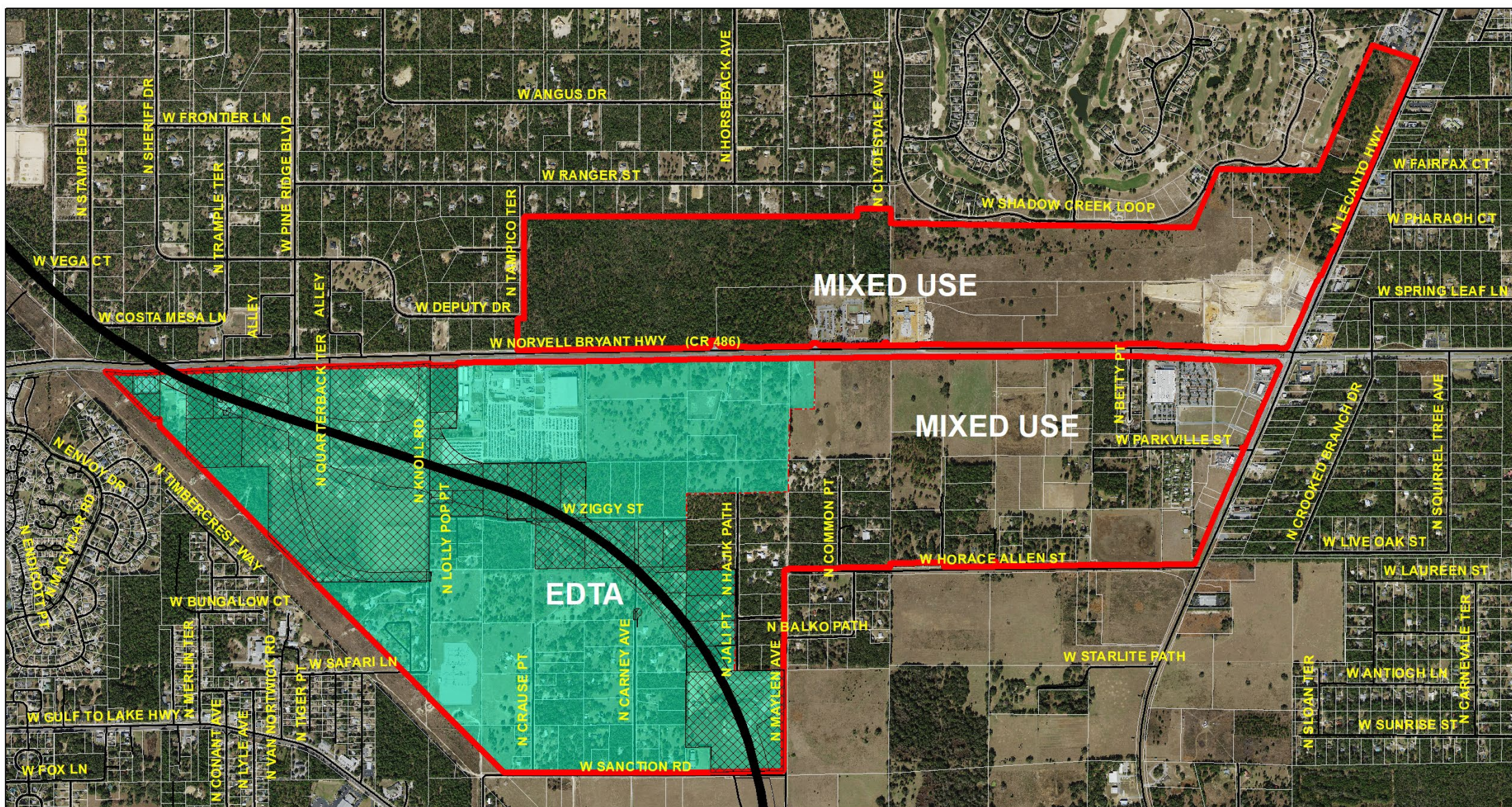
- Comment about exemption for institutional or governmental uses
- Support of storage facilities in Mixed-Use subarea as “buffer use”
- Consider extending boundary of CR 486 IMA across CR 491
- Process for joining IMA (CPA/AA)



Comprehensive Plan Amendment – Transmittal Public Hearing

Objective 17.39, Policies 17.39.1-2

- TBRPC “Focused Growth Scenario”
- Compact and non-linear pattern of development
- Mixed-use residential and non-residential land uses
- Economic development opportunities
- FLUM Map Category:
 - CR 486 IMA (486IMA)
- Two Subareas
 - Economic Development Target Area (EDTA) Subarea
 - Mixed-Use Subarea



CPA-2026-00002 RCV'D 4.6.2026 Land Dev.

COUNTY ROAD 486 IMA

Economic Development Target Area (EDTA) & Mixed Use Subareas



Policies 17.39.3-5, Implementation

- Trigger for implementation
 - Newly proposed for non-residential use or mixed-use
 - Expansion of non-residential development that exceeds 25% threshold or change of occupancy
 - Expansion of residential development that exceeds permitted number of units
- Existing PUDs exempted unless threshold exceeded, then change must be consistent
- Unless triggered, development may continue consistent with underlying land use district (vested)
- 8-acre minimum project size, with option of 5 acres if impervious reduced and open space increased
- Phasing requirements
- Aggregation standards

Policies 17.39.6-7, Intent and Uses – EDTA

- Permitted Uses

- Job-producing industrial and manufacturing
- Light industrial
- Professional offices (incl. tech.)
- Warehousing, distribution, logistics
- Outdoor storage accessory to other uses
- Utilities
- Trail access



- Prohibited Uses

- Residential of any density
- Concrete/asphalt batch plants
- Extractive uses
- Truck stops, bus terminals, vehicle repair
- RV and boat parking
- Outdoor storage
- Mini-warehouse or self-service storage

CPA-2026-00002 RCV'D 4.6.2026 Land Dev.

Policies 17.39.6-7, Intent and Uses – Mixed Use

• Permitted Uses

- Medium/high density residential
- Neighborhood and general commercial
- Hotel and travel accommodations
- Mini-warehouse or self-service storage
- Professional offices
- Institutional and civic
- Government offices and facilities
- Parks, recreation, and trails

• Prohibited Uses

- Low density residential (<6 du/acre)
- Industrial and manufacturing
- Concrete/asphalt batch plants
- Metal recycling/junkyards
- Extractive uses
- Truck stops, bus terminals, vehicle repair
- RV and boat parking
- Outdoor storage, car wash facilities, outdoor kennels

Policies 17.39.8-15, Density and Intensity

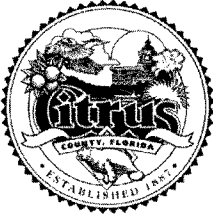
- Non-Residential intensity
 - FAR 1.0
 - FAR 1.5, if residential component
- Residential density
 - EDTA – No new residential uses
 - Mixed Use – If approved by PUD
 - Min. 6 du/acre
 - Max. 12 du/acre
 - Max. 20 du/acre, if criteria met*
- Mix of uses
 - Non-residential must be mixed with residential
 - Residential may be standalone or mixed with non-residential
- Mixed-use, functional integration
 - Residential above or behind non-residential
 - Pedestrian connectivity, open spaces (flexible design), public spaces
 - Range of housing types (workforce/senior)

**Criteria includes provision of integrated gathering areas or other community facilities or amenities*

Policies 17.39.16-23, Development and Infrastructure

- Enhanced standards in LDC (transportation, landscaping/buffering, circulation, subdivision regulations, signage, lighting, etc.)
- Minimization of visual impacts (e.g., buffering, etc.)
- Interconnected circulation system (vehicular and pedestrian/bicycle)
- Traffic safety, highway beautification
- Access control (frontage/reverse frontage roads)
- Coordinated/shared infrastructure, stormwater management, etc.
- Requirement for central water and sewer
- Encourages gray water; requires reclaimed water “ready”

Public Hearing



**DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
STAFF FINDINGS REPORT
TO THE
PLANNING AND DEVELOPMENT COMMISSION**

ORDINANCE AMENDMENT APPLICATION NO. – CPA-2026-00002

CR-486 INTERCHANGE MANAGEMENT AREA

DATE: April 6, 2026

PREPARED BY: Joanna L. Coutu, AICP, Deputy Director; Dept of Growth Management

This application would create a new Interchange Management Area for the CR-486/Suncoast Parkway interchange. The County has previously adopted Interchange Management Areas at SR-44 and Cardinal. This proposal was discussed in multiple workshops and stakeholder meetings with a previous County consultant. Wade Trim, as the County's new consultant on this project, has utilized the previously received comments and has prepared text for the Future Land Use Element of the Comprehensive Plan. They have also provided a proposed IMA area made up of two sub-areas, an Economic Development Target Area (EDTA) and a Mixed Use Subarea, each with their own standards for development. The IMA has some similarities to the previously adopted IMA's in that they would be triggered only by new or expanded development as outlined in the draft.

A workshop was held with the PDC in November 2025, regarding this proposal. Wade Trim representatives will be available for presentation and to respond to any questions regarding this application.

JLC/cfc

**FUTURE LAND USE ELEMENT
NEW FUTURE LAND USE CATEGORY
CR 486 IMA (486IMA)**

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 17.39.1 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 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.

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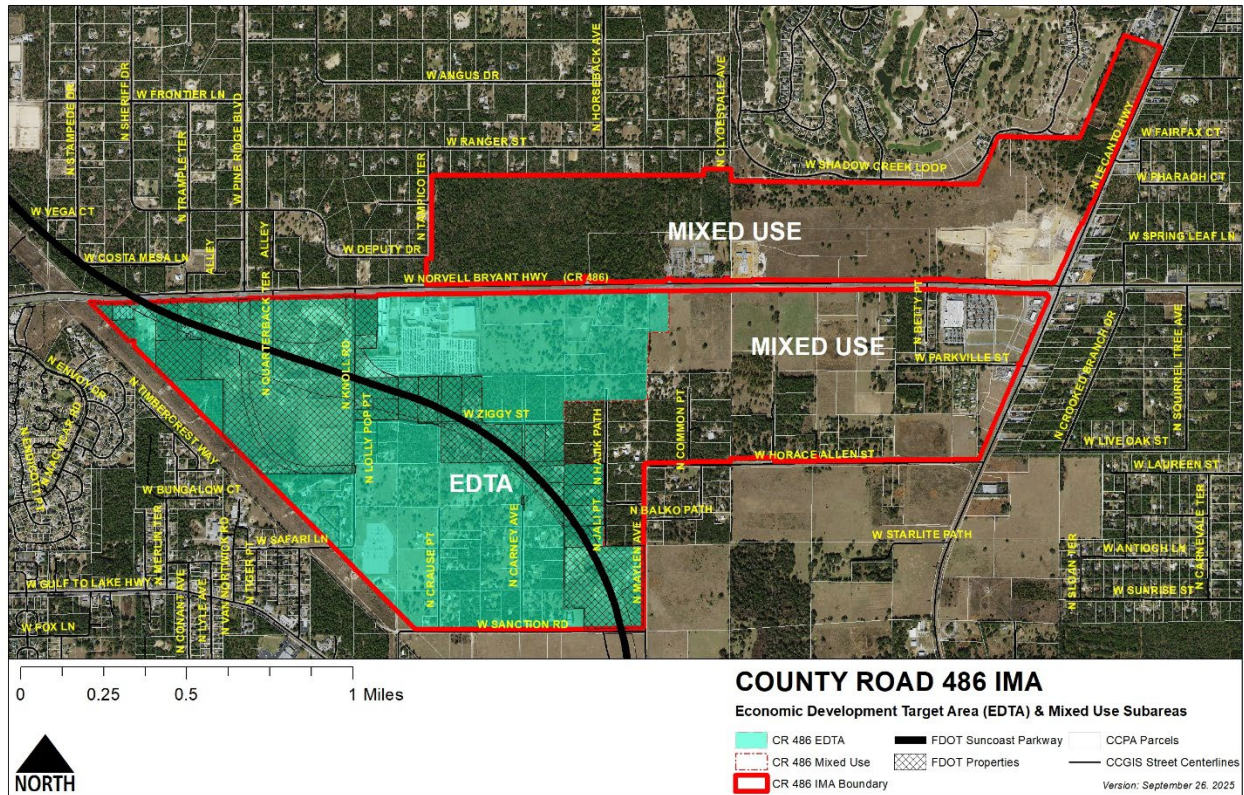


Figure 10-38

Policy 17.39.2 The CR 486 IMA shall consist of 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 Figure 10-38.

Policy 17.39.3 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 17.39.4 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 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). 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 17.39.3.

Policy 17.39.5 The minimum standard size for a unified master plan of development is 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 17.39.6 The 486IMA FLUM category is intended to support the attraction and development of job producing industrial and manufacturing, light industrial, warehousing, professional offices, local and regional commerce, and workforce housing. Job producing industrial and manufacturing, light industrial, 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 17.39.7 The following provides the permitted and prohibited 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

- Industrial and manufacturing
- Light Industrial 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
- 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
- Metal recycling/junkyards
- Extractive uses
- Truck stops, bus terminals, and vehicle repair
- RV and boat parking
- Outdoor storage
- Car wash facilities
- Outdoor kennels

Policy 17.39.8 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 17.39.9 No new residential uses shall be permitted in the EDTA subarea. Existing residential uses shall continue to be allowed consistent with Policy 17.39.4. Non-residential development in the EDTA subarea that is consistent with the permitted uses listed in Policy 17.39.7 shall be presumed to be compatible.

Policy 17.39.10 Residential density 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 17.39.11 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 17.39.12 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 17.39.13 To encourage innovative and functional mixed-use projects in the Mixed-Use subarea, 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.

Policy 17.39.14 Development within the Mixed-Use subarea shall 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 17.39.15 Development within the Mixed-Use subarea shall 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 17.39.16 The 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 17.39.17 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 17.39.18 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 17.39.19 The 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 17.39.20 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 17.39.21 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 17.39.22 All new development within the CR 486 IMA shall use central water and central sewer.
- Policy 17.39.23 Incorporation of separate onsite grey water collection systems 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 17.39.24 New development shall 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.



**TECHNICAL MEMO
CR 486 IMA (486IMA)
Proposed Future Land Use Category**

Citrus County has a unique opportunity to shape its future given the extension of the Suncoast Parkway into Citrus County and the associated development potential that the extension brings. The third Suncoast Parkway interchange at County Road (C.R.) 486 provides an opportunity for the County to expand economic development and job growth, provide for diversity of housing, promote improvements to infrastructure, expand transportation choices and coordination, and develop in a sensitive manner to protect adjacent areas.

In anticipation of these opportunities, in 2019, the Tampa Bay Regional Planning Council (TBRPC) developed the “Suncoast Parkway 2 Transportation Corridor Land Use Study”. The TBRPC presented several land use scenarios for the designated C.R. 486 Interchange Management Area (IMA), from which the Board of County Commissioners (BOCC) chose the “Focused Growth Scenario” to guide development.

Based on direction from the TBRPC study and the BOCC, the implementation of the C.R. 486 IMA requires an amendment to the Citrus County Comprehensive Plan Future Land Use Element to create the C.R. 486 IMA (486IMA) FLUM category. The proposed 486IMA FLUM category is intended to promote a compact and non-linear pattern of development for mixed-use residential and non-residential land uses in support of economic development opportunities.

The preparation of the proposed 486IMA category was also guided by public input received during the process. Starting in 2022, the County held public workshops and stakeholder meetings regarding the C.R. 486 IMA, and workshops with the Planning & Development Commission and Board of County Commissioners. The information received through the public involvement process was not only critical in designing the proposed 486IMA FLUM category to reflect the “Focused Growth Scenario,” but also to reflect Citrus County’s character and the desires of its residents. Common message heard included (in no particular order):

- Buffering residential uses from noise, visual impacts, and incompatible uses
- Compatibility of building heights and setback requirements, particularly with existing residential uses

- Emphasis on “office park” character in EDTA subarea, while promoting multi-family/workforce housing in Mixed-Use subarea
- Environmental concerns (e.g., aquifer, water usage, and wildlife)
- Opportunity to develop diverse housing types and commercial uses, while incorporating recreation and open space
- Traffic and pedestrian safety and access control
- Vesting of legal non-conforming uses (e.g., existing Planned Unit Developments and Single-Family Residential subdivisions)

The following provides a brief analysis of related transportation, land use, utilities, and general environmental or historical/cultural issues. Please note, this information is in addition to the analysis provided by the TBRPC within the “Suncoast Parkway 2 Transportation Corridor Land Use Study”.

Transportation

Currently, the segment of Norvell Bryant Highway (C.R. 486) within the IMA runs from the utility corridor to North Lecanto Highway (C.R. 491). This segment is a divided four lane roadway, classified by Citrus County as a Minor Arterial. The Florida Department of Transportation (FDOT) 2025 Average Annual Daily Traffic (AADT) count for this segment is 19,400.

The FDOT 2023 Multimodal Quality/Level of Service Handbook has numerous Context Classifications for roadways. Based on the IMA’s characteristics, the roadway Context Classification for this segment of C.R. 486 IMA is best categorized as a C3C – Suburban Commercial roadway. The FDOT 2023 Multimodal Quality/Level of Service Handbook provides Level of Service (LOS) standards for C3C roadways. Based on the Motor Vehicle Arterial Generalized Service Volume Tables, AADT for a four lane C3C roadway, the LOS C maximum traffic volume capacity is 30,700.

The current traffic is 11,300 trips less than the maximum traffic volume capacity at LOS C. This is 37% less than the maximum volume capacity of LOS C.

Looking to 2050, based on the Hernando/Citrus MPO – 2050 Long Range Transportation Plan, adopted in October 2024, C.R. 486 is identified as a roadway that may become congested by 2050, noting specifically the segment between the Suncoast Parkway ramps and W. Pine Ridge Blvd. at the far west end of the corridor. However, no on-street improvements are proposed by 2050. The continued monitoring and planning for future improvements to C.R. 486 is important to ensure transportation impacts and

needs are identified and resolved proactively. As new developments are proposed within the 486IMA FLUM category, they will be required to conduct a traffic study as a part of their development review process to ensure traffic impacts are appropriately mitigated.

As a County roadway, Citrus County is responsible for the regulation of access management. The 486IMA FLUM category promotes multi-modal transportation options and coordinated or shared access between properties. Coordinated access is best addressed in collaboration between the developer, County, Hernando/Citrus MPO, and FDOT (Suncoast Parkway).

Existing Land Uses

Based on Citrus County Property Appraiser data, approximately 67% of parcels in the C.R. 486 IMA EDTA subarea have existing land uses of State-Owned (FDOT), Single-Family Residential Improved, or Vacant Residential. The remaining 33% of parcels include Agricultural, Commercial, Industrial, Multi-Family Improved, Mobile Home Improved, Governmental/Institutional, Rights-of-Way, and other Vacant existing land uses. By acreage, the largest parcels are State-Owned (FDOT). Approximately 34% of the acreage is State-Owned (FDOT), while 33% of the acreage is Vacant Residential, Single-Family Residential Improved, or Vacant Non-Agricultural. Industrial, Vacant Industrial, and Vacant Government/Institutional existing land uses comprise 14% of the acreage in the EDTA subarea. Other existing land uses comprise the remaining 19% of acreage in the EDTA subarea.

Based on Citrus County Property Appraiser data, approximately 46% of parcels in the C.R. 486 IMA Mixed Use subarea have existing land uses of Vacant Residential or Vacant Commercial. Another 18% of parcels have an existing land use of Single-Family Residential Improved. The remaining 36% of parcels include Agricultural, Commercial, Hospital, Mobile Home Improved, Rights-of-Way, and other Vacant existing land uses. By acreage, the largest parcels in the Mixed-Use subarea include Vacant Commercial or Agricultural existing land uses. Approximately 32% of the acreage is Vacant Commercial, while 18% of the acreage is Agricultural. Vacant Residential or Single-Family Improved comprises 17% of the acreage in the Mixed-Use subarea. Other existing land uses comprise the remaining 33% of acreage in the Mixed-Use subarea.

Future Land Uses

Based on the current Citrus County Generalized Future Land Use Map (FLUM), approximately 60% of parcels in the C.R. 486 IMA have a Future Land Use (FLU)

designation of Low Density Residential or Medium Density Residential, and approximately 30% of parcels have a FLU designation of Industrial or Commercial General. The remaining 10% of parcels include Residential Mixed Use, High Density Residential, Mobile Home Park, Professional Service & Office, Public/Semi-Public Institution, Extractive, or Transportation/ Communication/Utilities FLU designations.

The proposed C.R. 486 IMA is approximately 1,560 acres in size. By acreage, the largest parcels include Extractive, General Commercial, Industrial, Residential Mixed Use, or Medium Density Residential FLU designations. Approximately 50% of the acreage has a FLU designation of Low Density Residential and Medium Density Residential, while 38% of the acreage has a FLU designation of Industrial, General Commercial, or Residential Mixed Use. Other FLU designations comprise the remaining 12% of acreage in the C.R. 486 IMA.

Utilities

Potable water utilities, provided by Citrus County Water Resources, run along C.R. 486 and W. Pine Ridge Blvd. and serve properties abutting C.R. 486 and within the Pine Ridge subdivision. Wastewater service lines are not available along C.R. 486, and wastewater is currently handled by onsite septic sewer systems as properties develop. Utility capacity to meet future development is coordinated with the County's Water Resources Department and Utility Business Services Division.

Based on the 2025-2045 Regional Water Supply Plan by the Southwest Florida Water Management District, Citrus County (part of the Northern Planning Region) has sufficient potable water supply to meet projected demands through 2045. However, as with transportation, these future potable water demands will need to be coordinated.

100-Year Flood Hazard Zone

Based on FEMA data, the C.R. 486 IMA has specific areas in the 100-year flood hazard zone. There are 38 areas that have the AE Flood Hazard Zone classification and five that have the A Flood Hazard Zone classification. Each of these areas is relatively small, and the total acreage in the Flood Hazard Zone comprises less than 5% (approximately 64 acres) of the total acreage of the C.R. 486 IMA. There are no anticipated major impacts to these areas; however, flood hazards will be reviewed during the development review process.

Wetlands

Based on Southwest Florida Water Management District (SWFMD) data, the study area has minimal parcels that contain wetlands. Wetlands comprise approximately 20 acres of the C.R. 486 IMA, with the majority of that acreage located in the proposed Mixed-Use subarea. Four parcels within the study area have a wetland. One of the wetlands is described as palustrine/freshwater emergent wetland (0.40 acres) located in the proposed EDTA subarea. The other three parcels contain vegetated and non-vegetated non-forested wetlands, totaling approximately 19 acres in the Mixed-Use subarea. One of these wetlands is a stormwater retention area. There are no anticipated impacts to these wetlands; however, any future development will be required to provide wetland information during the development review process.

Protected Habitat and Species

The C.R. 486 corridor is an existing developed corridor, with residential and non-residential land uses, including agricultural lands and other vacant properties. In review of data from the Florida Natural Area Inventories (FNAI), the Florida Fish and Wildlife Conservation Commission (FWC), and the Florida Department of Environmental Protection (FDEP), the C.R. 486 IMA is not identified as an area with significant protected habitat. However, red-cockaded woodpeckers and wood storks have been observed in the area. Two bald eagle nests have been documented circa 2025, both located in the proposed Mixed-Use subarea, north of W. Norvell Bryant Highway (C.R. 486) and west of N. Lecanto Highway (C.R.491) adjacent to already developing commercial properties. No panther corridors or gopher tortoise habitat are documented.

The entire C.R. 486 IMA is located within the Kings Bay springs priority area, as designated by the State of Florida, and partially within the Outstanding Florida Spring (OFS) Crystal River/Kings Bay Spring Group in the “Springs Coast” watershed managed by FDEP and SWFWMD. These designations require state agency planning and coordinated permitting to monitor nutrient pollution and discharge from development.

As with any development, if during the development review process any protected habitat or other environmental impacts are identified, then required mitigation or protection as applicable under Federal, State, will be enforced.

Historic and Cultural Resources

Upon review of State Historic Preservation Office (SHPO) Florida Master Site File data, there are two historic structures within the C.R. 486 IMA. These are identified as the

“Olsen House” and “Black Diamond Outbuilding,” which were constructed circa 1946. Neither structure is deemed eligible for the National Register of Historic Places based on SHPO evaluations. Both structures are located in the proposed Mixed-Use subarea, north of W. Norvell Bryant Highway (C.R. 486) and west of N. Lecanto Highway (C.R.491) adjacent to already developing commercial properties. No historic bridges, historic cemeteries, or historic districts were identified within the C.R. 486 IMA. However, if during the development review process any significant historical or cultural resources are identified, then appropriate avoidance or mitigation will be required.

Summary of 486IMA FLUM Category Proposed Objective and Policies

As previously stated, the objective of the 486IMA FLUM category is to promote a compact and non-linear pattern of development for mixed-use residential and non-residential land uses to support economic development opportunities.

The proposed policies to support this objective can be grouped as follows:

1. Implementation
2. Uses/Density/Intensity
3. Mix/ and Relationship of Uses
4. Compatibility
5. Circulation/Access
6. Infrastructure

Implementation

The proposed C.R. 486 IMA is approximately 1,560 acres in size. The C.R. 486 IMA consists of two subareas. The Economic Development Target Area (EDTA) subarea includes the area adjacent to the on/off ramps of the Suncoast Parkway interchange. The portion of the C.R. 486 IMA not included in the EDTA is considered the Mixed-Use subarea. Job producing industrial and manufacturing, light industrial, and professional offices is directed to the EDTA subarea. Local and regional commerce and workforce housing is directed to the Mixed-Use subarea.

The 486IMA FLUM category is implemented when:

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) may continue to develop consistent with the approved PUD. If the PUD is amended and the amendment meets one of the implementation criteria, then the PUD will need to meet the 486IMA FLUM requirements.

The minimum project size for the 486IMA FLUM category is eight (8) acres. However, the project size may be reduced to five (5) acres subject to a reduction in allowable impervious surface area and increase in required open space. Smaller “out parcels” may be created and developed within and coordinated with the overall project. Smaller projects may be considered through the PUD approval process.

Uses/Density/Intensity

The following provides the proposed permitted and prohibited uses within the 486IMA FLUM category and the C.R. 486 IMA, organized by EDTA and Mixed-Use subareas:

EDTA Permitted Uses

- Industrial and manufacturing
- Light Industrial 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
- 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
- Metal recycling/junkyards
- Extractive uses
- Truck stops, bus terminals, and vehicle repair
- RV and boat parking
- Outdoor storage
- Car wash facilities
- Outdoor kennels

For residential development, the minimum density is six (6) dwelling units per acre, and the maximum density is 12 dwelling units per acre. A project may increase to a maximum of 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.

The maximum non-residential intensity is a floor area ratio (FAR) of 1.0. However, to promote mixed-use development, if the project incorporates both non-residential and residential uses, then the FAR may be increased to 1.5.

Mix and Relationship of Uses

The proposed 486IMA FLUM category requires that non-residential uses in the Mixed-Use subarea be mixed with residential uses. However, to encourage the production of housing, residential uses may be developed as a single-use project or mixed with non-residential uses. The orientation of mixed-use projects is with residential uses either above or behind non-residential uses, with non-residential uses oriented toward C.R. 486.

Compatibility

The following strategies are provided in the policies of the 486IMA FLUM category to ensure compatibility:

- Compact development pattern – Functionally integrated mix of uses, organization of buildings, pedestrian scale/walkable, reduced need for vehicle trips
- Flexible open space standards – Efficient stormwater retention, recreation, buffering, and environmental protection
- Placemaking – Variety of spaces, gathering spaces
- Diversity of housing types – Range of types and price levels to accommodate diverse ages and incomes
- Buffering – Minimization of visual impacts and highway beautification

Circulation/Access

The following strategies are provided in the policies of the 486IMA FLUM category to ensure efficient circulation and access management:

- Circulation system – Efficient, safe, well-defined, interconnected system; transit, walking, bicycling encouraged; frontage/reverse frontage road and other access control strategies to reduce conflicts

Infrastructure

The following strategies are provided in the policies of the 486IMA FLUM category to ensure infrastructure coordination and availability:

- Utilities – Shared infrastructure considered; new development required to use central water and sewer, and be reclaimed water ready; grey water encouraged when feasible

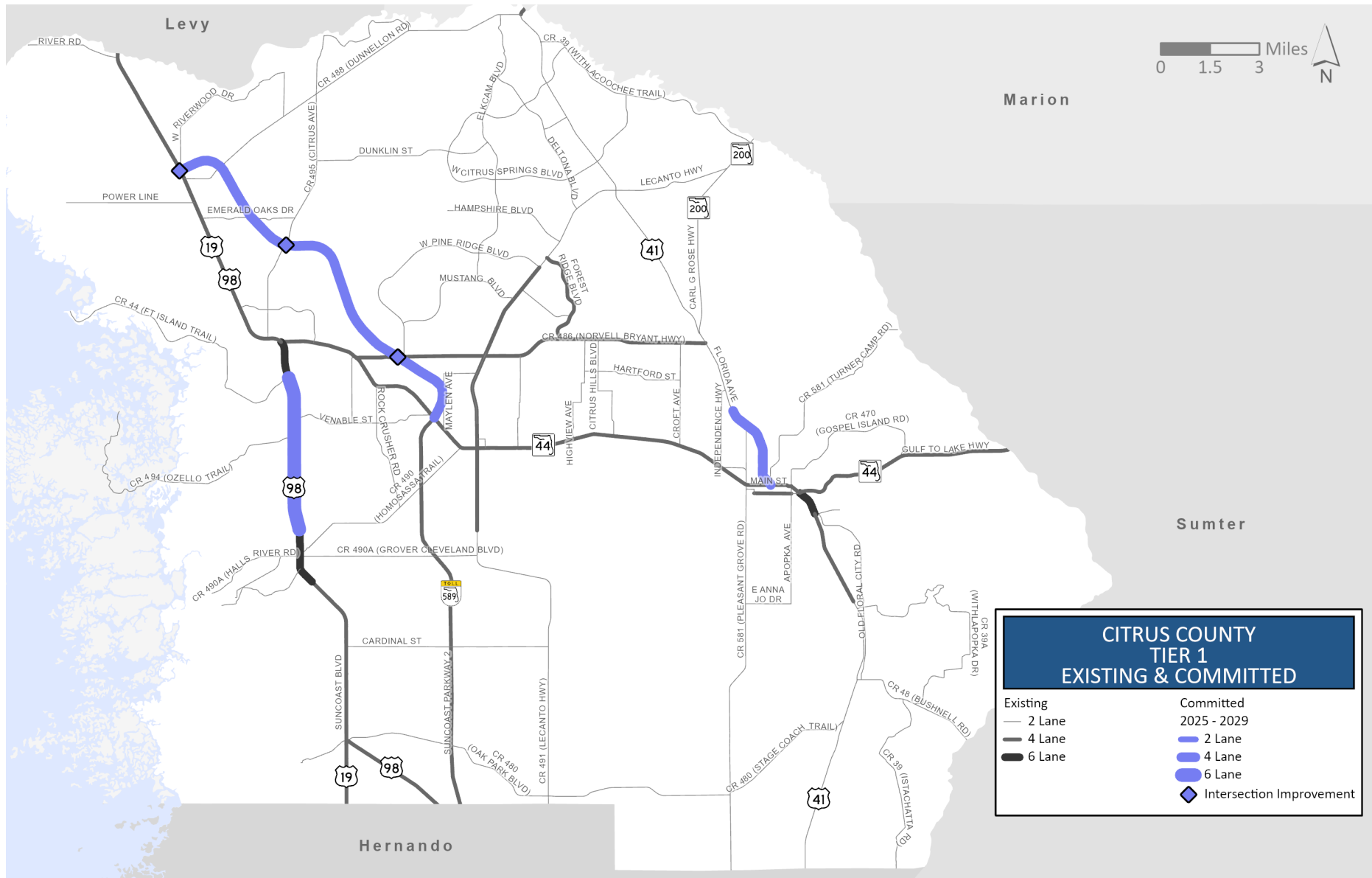
With the implementation of the proposed 486IMA FLUM category policies in the C.R. 486 IMA, the County can work to achieve the “Focused Growth Scenario” for the C.R. 486 IMA, as described by TBRPC. That scenario envisioned Interchange Management Area overlay zones at the Suncoast Parkway interchanges, allowing for medium density residential, professional office, and job-promoting light industrial uses.

The proposed policies allow the C.R. 486 IMA to develop more intensively inside the County’s Planning Service Area, by fostering job-supporting light industrial. The opportunity presented with the C.R. 486 IMA, is to promote a more compact and non-linear pattern of development for mixed-use residential and non-residential land uses while supporting economic development opportunities.

As supporting data and analysis to this technical memo, the following documents are provided:

1. “Suncoast Parkway 2 Transportation Corridor Land Use Study” (TBRPC, 2019)

Figure 4-4: Roadway Network Existing + Committed (Citrus) – Tier 1



Note: Includes projects funded for construction by 2030.

Figure 4-6: Roadway Network Cost Feasible Interim Plan (Citrus) – Tier 2 (2030 – 2040) Tier 3 (2041-2050)

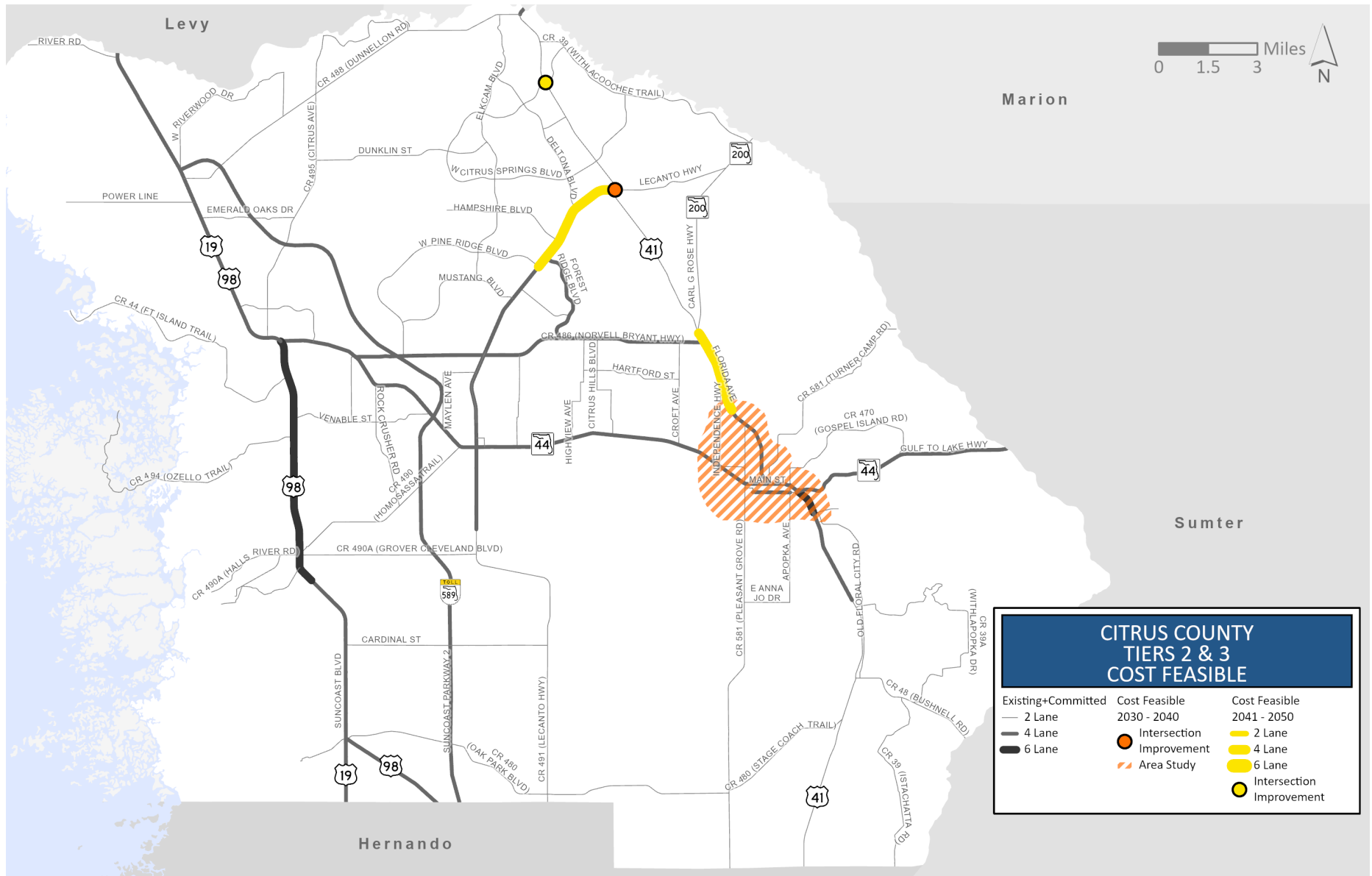


Figure 4-8: Roadway Network Partially Funded Needs (Citrus) – Tier 4

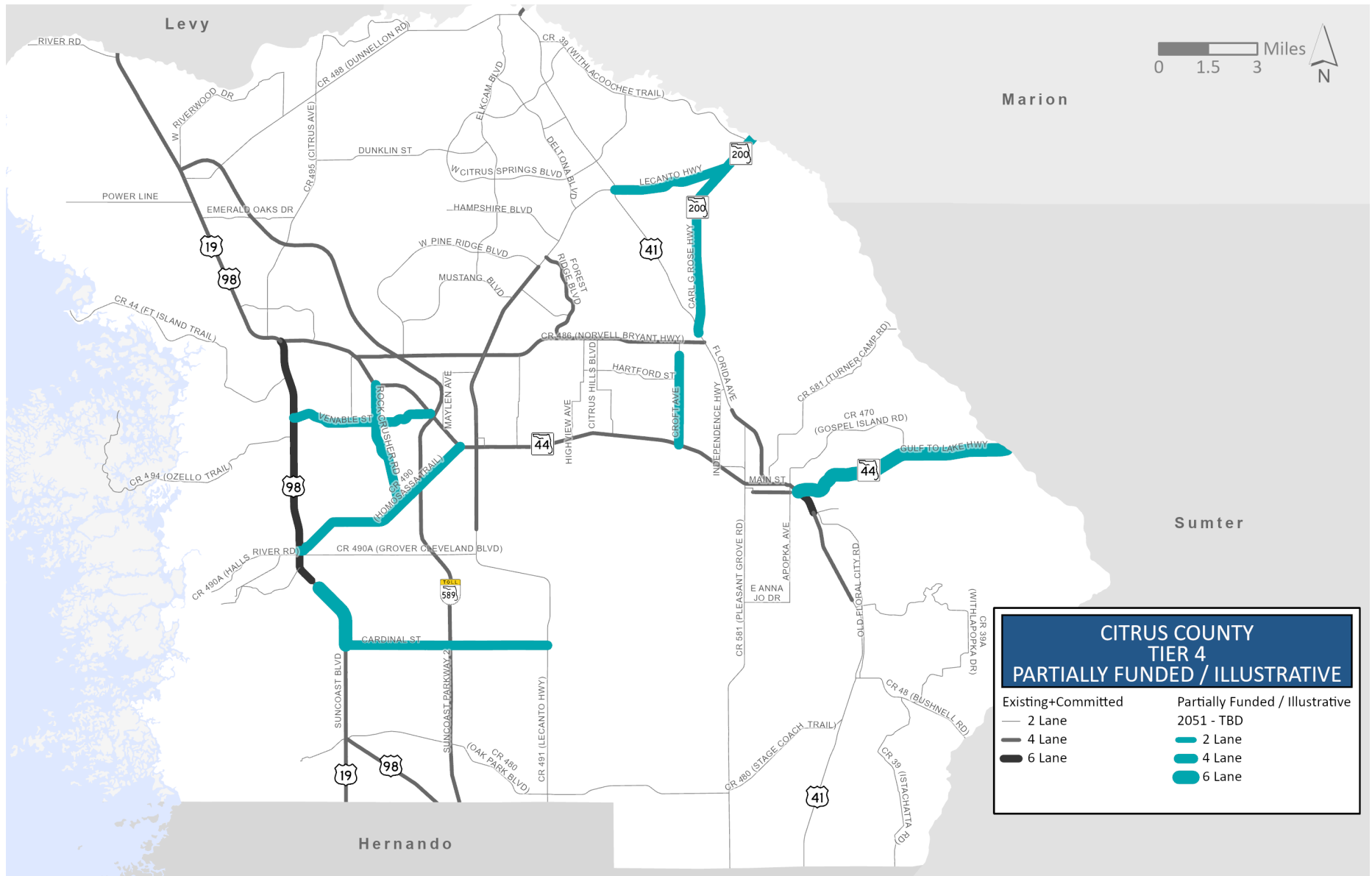


Figure 4-10: Roadway Network Unfunded Needs (Citrus) – Tier 5

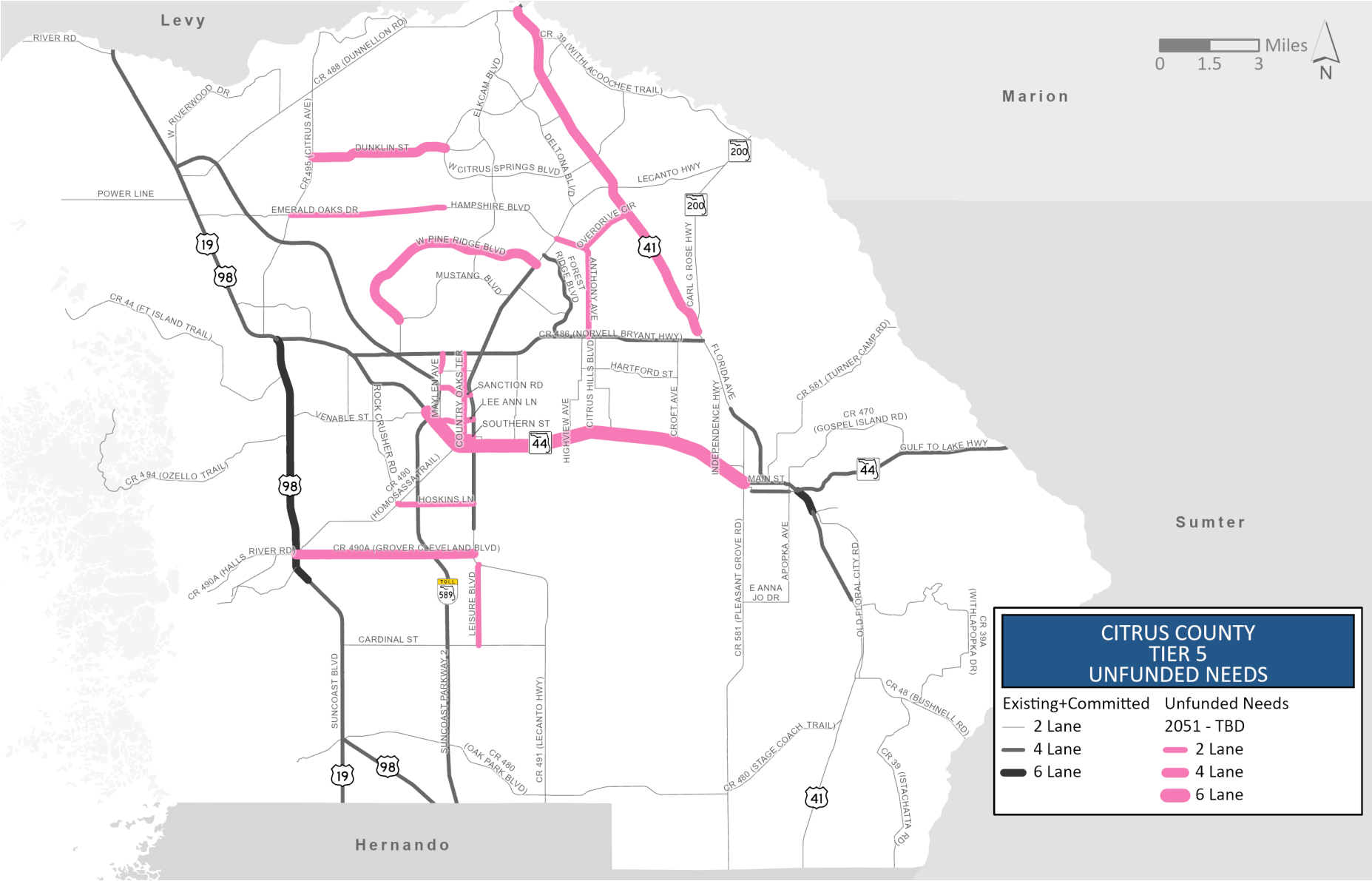


Figure 4-13: Transit Needs (Citrus County)

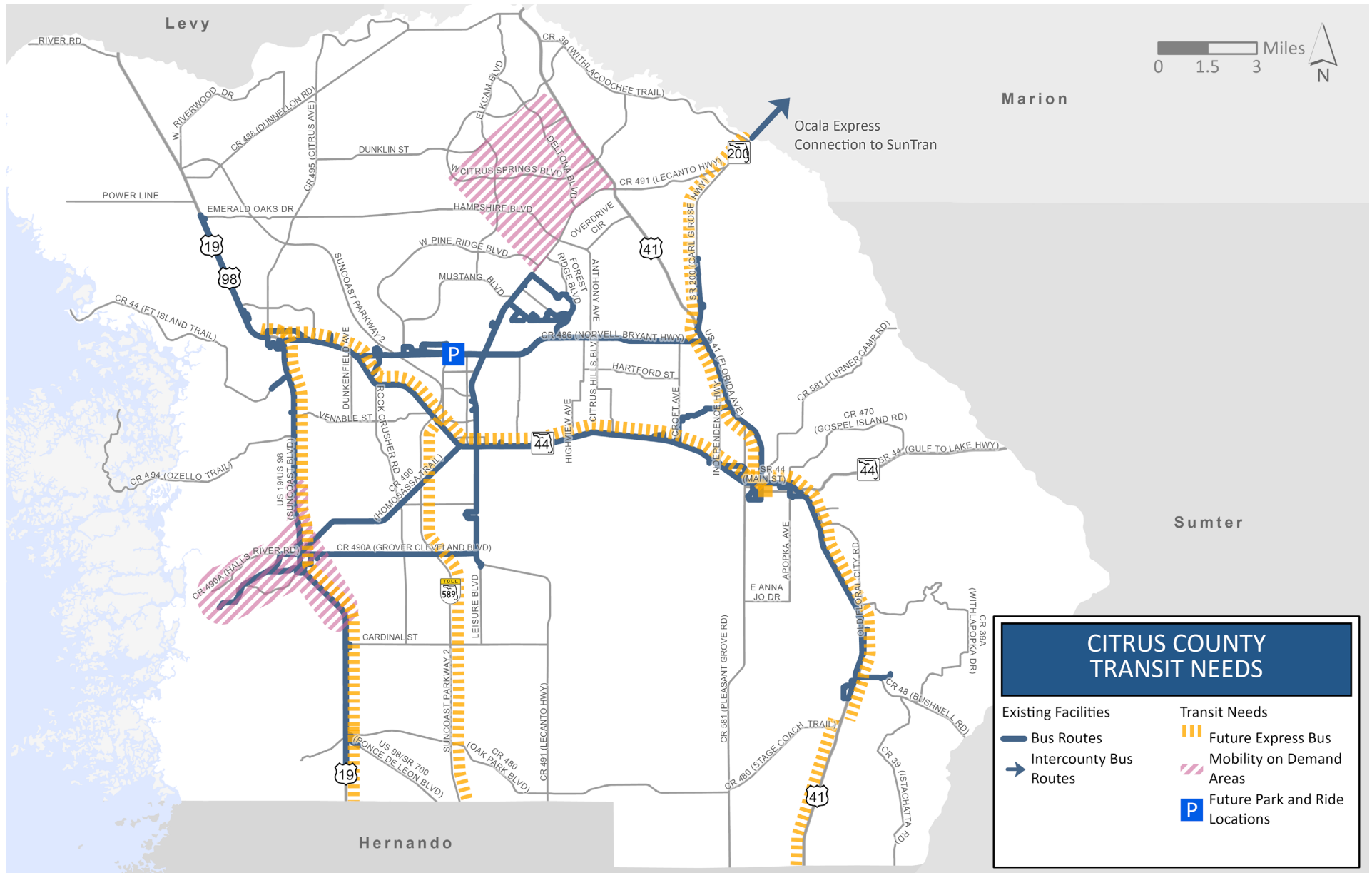


Figure 4-15: Major Bike/Ped/Trails Needs (Citrus County)

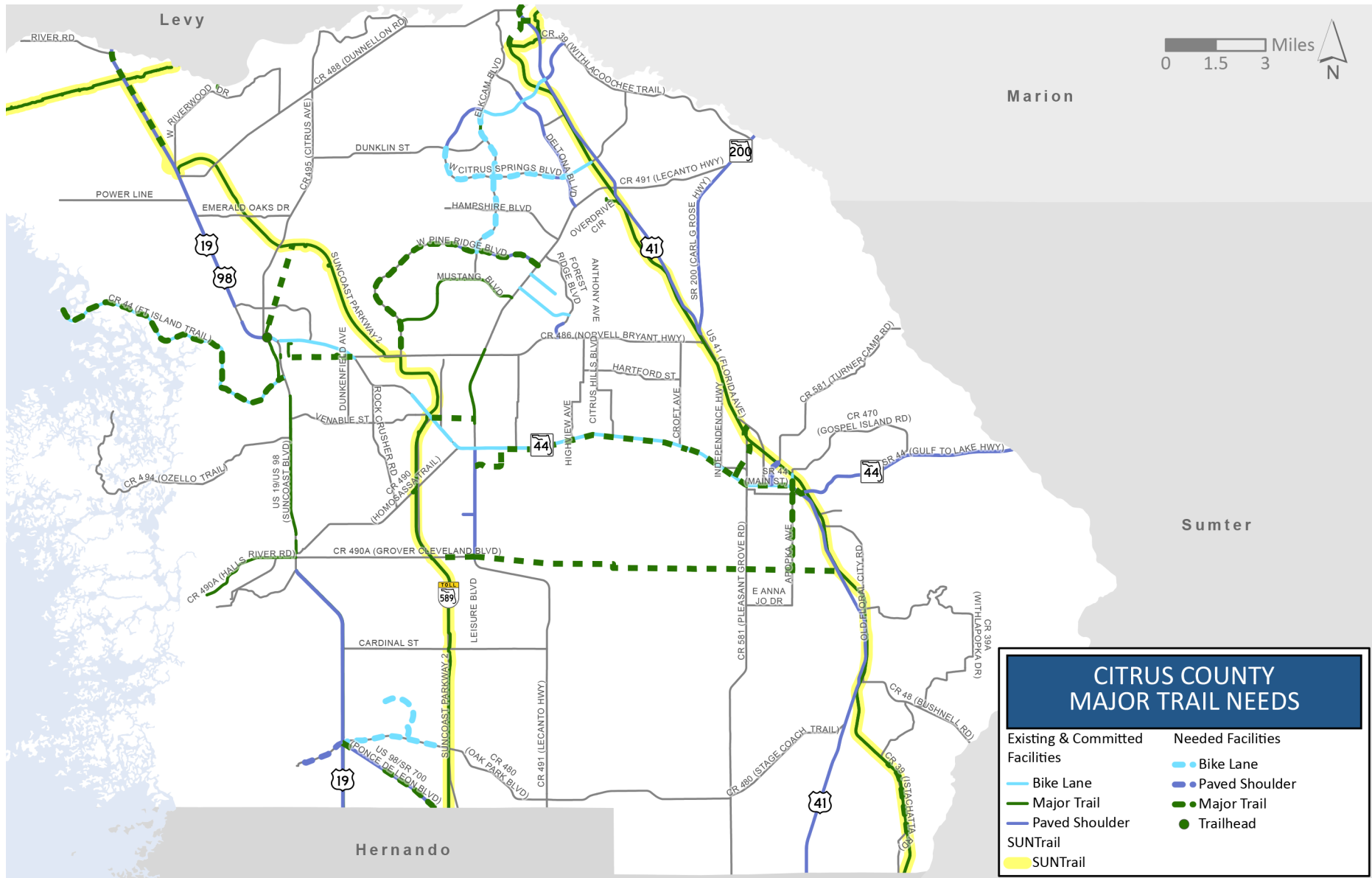


Figure 6-2: 2019 (Base Year) Model Network - Citrus

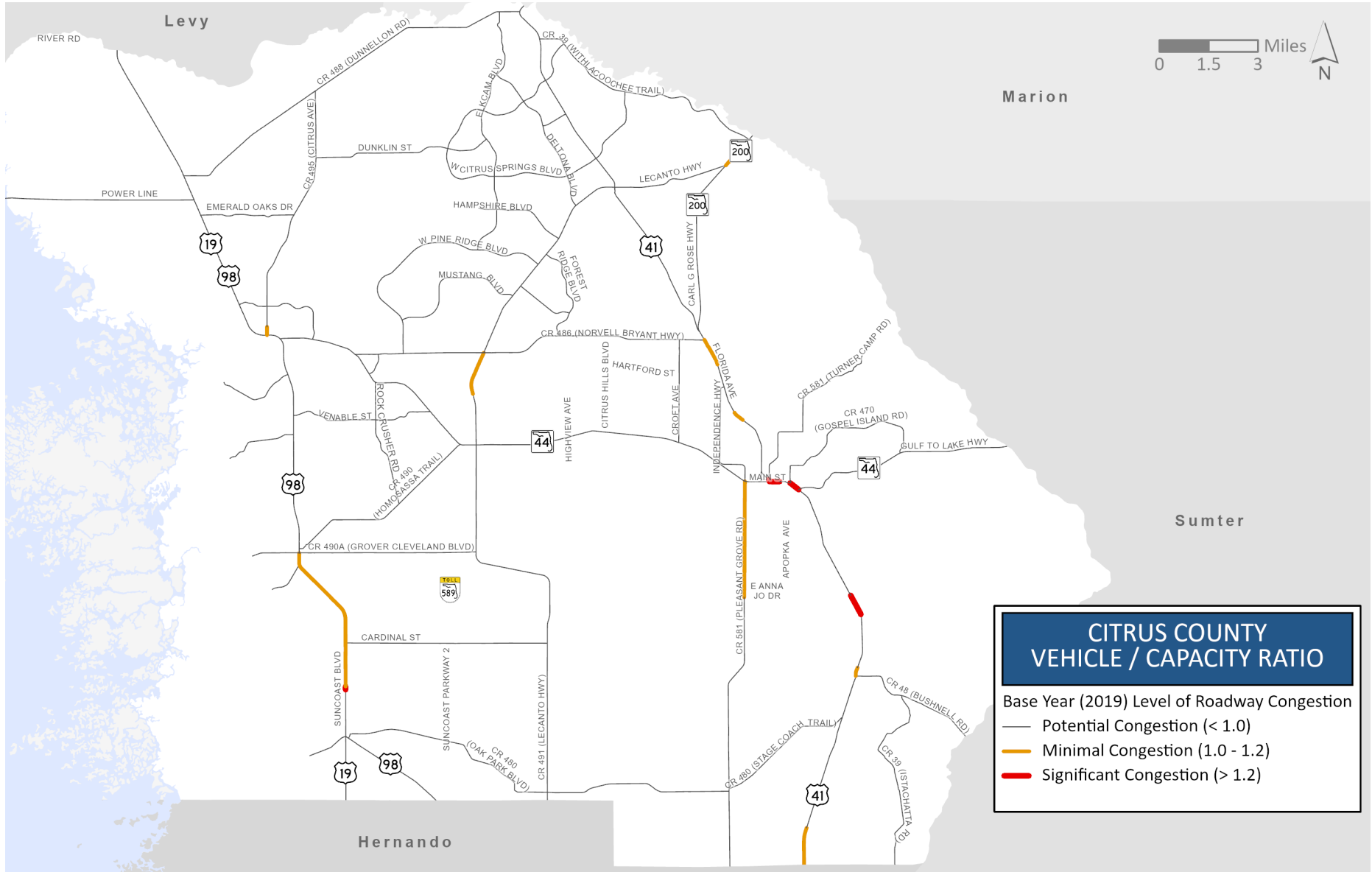
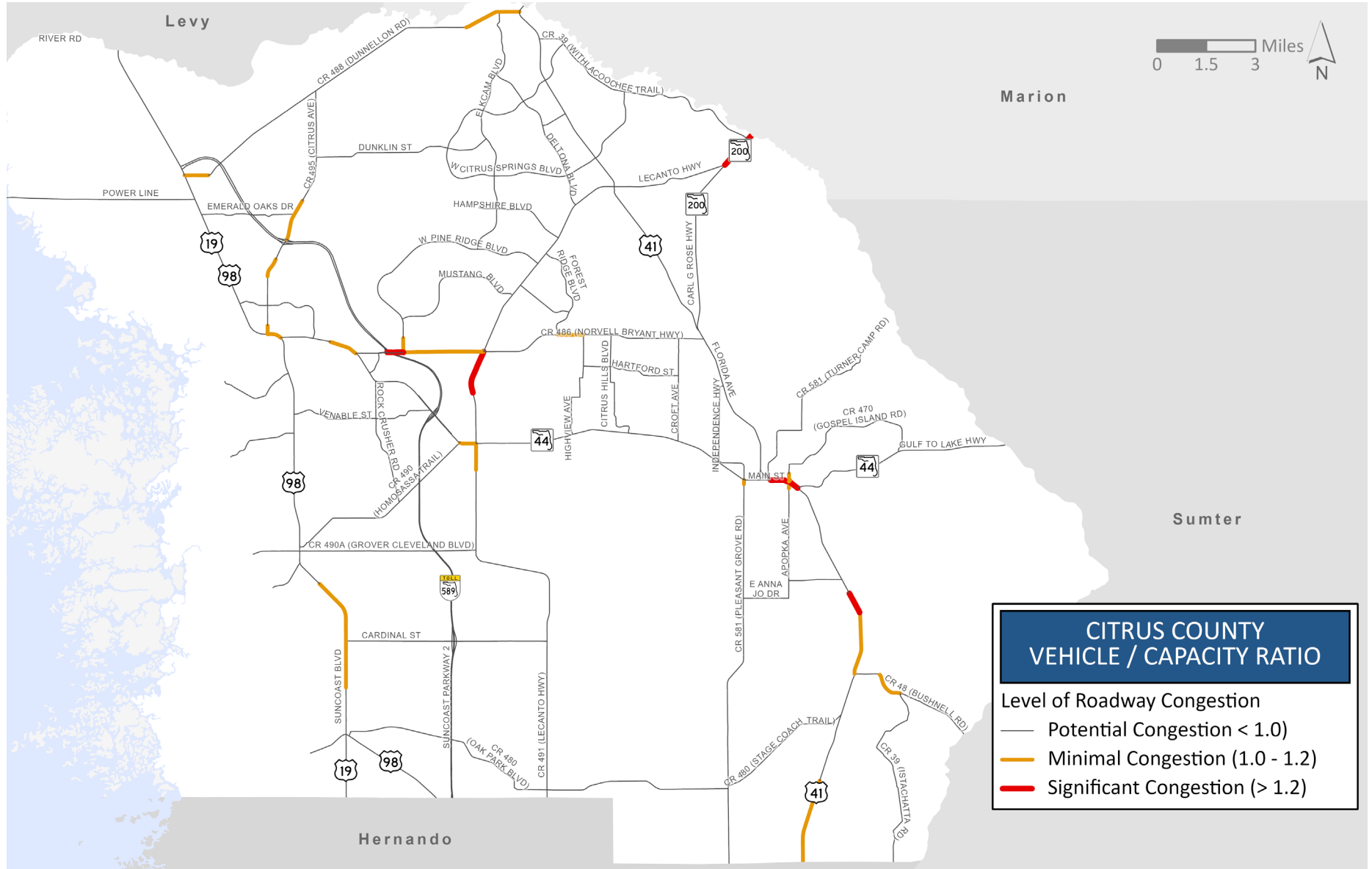
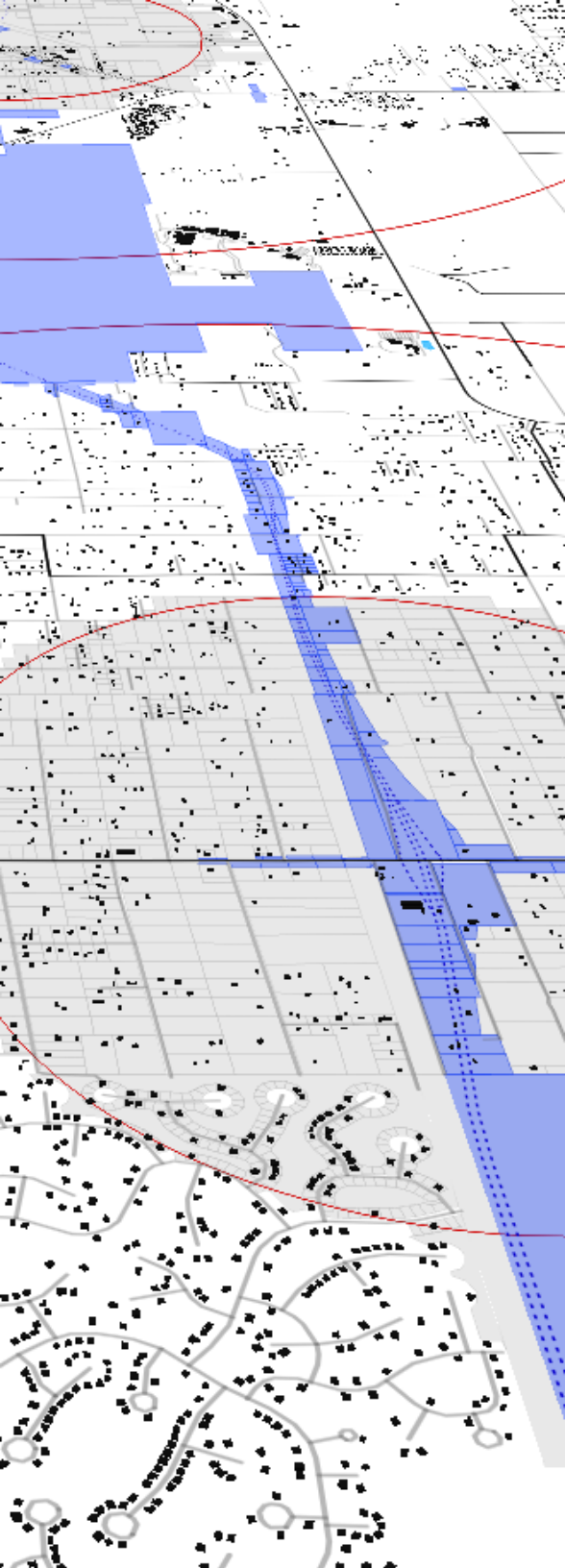


Figure 6-4: 2050 Model Network - Citrus





SUNCOAST PARKWAY 2

Transportation Corridor Land Use Study

CITRUS COUNTY, FLORIDA

Deliverable 1: Existing Land Use and Development Patterns

Deliverable 2: Alternative Development Scenarios

Deliverable 3: Transportation Corridor Land Use Study and Schedule

May 29, 2019

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ECONOMIC DEVELOPMENT DISTRICT & ECONOMIC ANALYSIS PROGRAM

Since 1999, the Tampa Bay Regional Planning Council (TBRPC) has been producing economic impact studies for a variety of public and private sector clients. Using the most powerful analytical tools, including IMPLAN and REMI PI+, the Council’s Economic Analysis Program has produced hundreds of reports covering topics such as job creation, land use, natural resources and energy, as well as a variety of public policy questions.

As the U.S. Economic Development Administration’s designated Economic Development District for the Tampa Bay area, TBRPC supports a wide range of local economic development efforts.



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CONTENTS

EXECUTIVE SUMMARY 1

RECOMMENDATIONS 2

1. INTRODUCTION..... 4

1.1 ABOUT THE TAMPA BAY REGIONAL PLANNING COUNCIL 4

1.2 ABOUT THE SUNCOAST PARKWAY EXTENSION 2 TRANSPORTATION CORRIDOR LAND USE STUDY 5

2. CITRUS COUNTY AND THE SUNCOAST PARKWAY EXTENSION 2..... 7

2.1 LAND USE IMPACTS OF HIGHWAYS..... 8

2.2 CITRUS COUNTY COMMUNITY PLANS (COMPREHENSIVE PLAN AND ECONOMIC DEVELOPMENT STRATEGY) 10

2.3 ENVIRONMENTAL IMPACTS 15

2.4 CITRUS COUNTY IN 2050 16

3. ALTERNATIVE DEVELOPMENT SCENARIOS..... 19

3.1 ABOUT SCENARIO PLANNING 19

3.2 THREE SCENARIOS..... 20

3.3 TREND SCENARIO 21

3.4 FOCUSED GROWTH SCENARIO..... 29

3.5 RESILIENT CITRUS COUNTY SCENARIO 37

3.6 COMPARING THE SCENARIOS 45

4. CONSTRAINTS, CHOICES, RECOMMENDATIONS AND SCHEDULE 46

4.A. LAND USE CONSTRAINT SUMMARY..... 46

4.B. CHOICES FACING CITRUS COUNTY 47

4.C. RECOMMENDATIONS..... 48

4.D. SCHEDULE 49

APPENDIX 1. POPULATION AND JOB GROWTH THROUGH 2050 50

APPENDIX 2. INTERCHANGE LAND USE AND PUBLIC SERVICES 52

APPENDIX 3. SUMMARY OF PLANNING AREA LAND USE..... 70

APPENDIX 4. PLANNING AREA’S TREND CAPACITY ANALYSIS 77

APPENDIX 5. 3D VISUALIZATIONS 80

APPENDIX 6. SOURCES 87

TABLES

TABLE 2.1: STUDIES OF HIGHWAY IMPACTS ON URBAN DEVELOPMENT..... 8

TABLE 2.2: CITRUS COUNTY FIVE YEAR GAINS IN GROSS REGIONAL PRODUCT (GRP) AND PERSONAL INCOME FROM IMPROVED TRANSPORTATION ACCESS 10

TABLE 3.1: PLANNING AREA ILLUSTRATIVE TREND GROWTH ESTIMATE 2019-2050 21

TABLE 3.2: PLANNING AREA ILLUSTRATIVE FOCUSED GROWTH ESTIMATE 2019-2050 29

TABLE 3.3: PLANNING AREA ILLUSTRATIVE RESILIENT CITRUS GROWTH ESTIMATE 2019-2050 37

APPENDIX TABLE 1.1: CITRUS COUNTY POPULATION GROWTH PROJECTIONS THROUGH 2050 50

APPENDIX TABLE 1.2: CITRUS COUNTY HOUSEHOLDS AND DWELLING UNIT GROWTH PROJECTIONS THROUGH 2050 51

APPENDIX TABLE 1.3: CITRUS COUNTY JOBS AND LABOR FORCE TREND GROWTH PROJECTIONS THROUGH 2050..... 51

APPENDIX TABLE 2.1: CARDINAL ST., COLLECTOR ROADS, BY EXISTING LAND USE 54

APPENDIX TABLE 2.2: CARDINAL ST., COLLECTOR ROADS, BY ZONING DISTRICT 54

APPENDIX TABLE 2.3: CARDINAL ST., COLLECTOR ROADS, BY FUTURE LAND USE 54

APPENDIX TABLE 2.4: CARDINAL ST., 1 MILE RADIUS, EXISTING LAND USE 55

APPENDIX TABLE 2.5: CARDINAL ST., 1 MILE RADIUS, ZONING DISTRICTS 55

APPENDIX TABLE 2.6: CARDINAL ST., 1 MILE RADIUS, FUTURE LAND USE 56

APPENDIX TABLE 2.7: SR 44, COLLECTOR ROADS, BY EXISTING LAND USE..... 59

APPENDIX TABLE 2.8: SR 44, COLLECTOR ROADS, BY ZONING DISTRICT 60

APPENDIX TABLE 2.9: SR 44, COLLECTOR ROADS, BY FUTURE LAND USE 60

APPENDIX TABLE 2.10: SR 44, 1 MILE RADIUS, EXISTING LAND USES..... 61

APPENDIX TABLE 2.11: SR 44, 1 MILE RADIUS, ZONING DISTRICTS 62

APPENDIX TABLE 2.12: SR 44, 1 MILE RADIUS, FUTURE LAND USE 63

APPENDIX TABLE 2.13: CR 486, COLLECTOR ROADS, BY EXISTING LAND USE 66

APPENDIX TABLE 2.14: CR 486, COLLECTOR ROADS, BY ZONING DISTRICT..... 66

APPENDIX TABLE 2.15: CR 486, COLLECTOR ROADS, BY FUTURE LAND USE 66

APPENDIX TABLE 2.16: CR 486, 1 MILE RADIUS, EXISTING LAND USES 67

APPENDIX TABLE 2.17: CR 486, 1 MILE RADIUS, ZONING DISTRICTS..... 68

APPENDIX TABLE 2.18 CR 486, 1 MILE RADIUS, FUTURE LAND USE 69

APPENDIX TABLE 3.1: PLANNING AREA, COLLECTOR ROADS, BY EXISTING LAND USE..... 71

APPENDIX TABLE 3.2: PLANNING AREA, COLLECTOR ROADS, BY ZONING DISTRICT 72

APPENDIX TABLE 3.3: PLANNING AREA, COLLECTOR ROADS, BY FUTURE LAND USE..... 72

APPENDIX TABLE 3.4: PLANNING AREA, 1 MILE RADIUS, EXISTING LAND USES 73

APPENDIX TABLE 3.5: PLANNING AREA, 1 MILE RADIUS, ZONING DISTRICTS 74

APPENDIX TABLE 3.6: PLANNING AREA, 1 MILE RADIUS, FUTURE LAND USE..... 75

APPENDIX TABLE 3.7: PLANNING AREA VERSUS COUNTY ZONING DISTRIBUTION 76

APPENDIX TABLE 4.1: PLANNING AREA (PRIOR TO SUNCOAST PARKWAY PROJECT) TREND GROWTH ESTIMATE 2019-2050 78

APPENDIX TABLE 4.2: GROWTH THROUGH 2050 AND PLANNED CAPACITY 80

FIGURES

FIGURE 1.1: SUNCOAST PARKWAY EXTENSION 2 ALIGNMENT AND PROPOSED INTERCHANGES 5

FIGURE 2.1: CITRUS COUNTY PLANNING SERVICE AREA 10

FIGURE 2.2: UPLAND LAND USE COVER IN CITRUS COUNTY 15

FIGURE 2.3: POTENTIAL CHANGE IN CITRUS COUNTY LABOR FORCE SIZE DUE TO DEFERRED RETIREMENT 16

FIGURE 2.4: UTILITIES IN THE INTERCHANGE AREA..... 18

APPENDIX FIGURE 2.1 CARDINAL ST. INTERCHANGE LAND USE MAP 52

APPENDIX FIGURE 2.2 CARDINAL ST. INTERCHANGE UTILITIES MAP 53

APPENDIX FIGURE 2.3 SR 44 INTERCHANGE MAP 57

APPENDIX FIGURE 2.4 SR 44 INTERCHANGE UTILITIES MAP 58

APPENDIX FIGURE 2.5: CR 486 INTERCHANGE MAP 64

APPENDIX FIGURE 2.6: CR 486 INTERCHANGE UTILITIES MAPS 65

APPENDIX FIGURE 4.1: CUMULATIVE DISTRIBUTION OF VACANT LAND OVER DISTANCE FROM INTERCHANGES..... 80

APPENDIX FIGURE 5.1: 3D VISUALIZATION, FOCUSED GROWTH SCENARIO, CARDINAL STREET..... 81

APPENDIX FIGURE 5.2: 3D VISUALIZATION, FOCUSED GROWTH SCENARIO, SR 44..... 82

APPENDIX FIGURE 5.3: 3D VISUALIZATION, FOCUSED GROWTH SCENARIO, CR 486 83

APPENDIX FIGURE 5.4: 3D VISUALIZATION, RESILIENT CITRUS SCENARIO, CARDINAL STREET 84

APPENDIX FIGURE 5.5: 3D VISUALIZATION, RESILIENT CITRUS SCENARIO, SR 44..... 85

APPENDIX FIGURE 5.6: 3D VISUALIZATION, RESILIENT CITRUS SCENARIO, CR 486 86

EXECUTIVE SUMMARY

The Suncoast Parkway Extension 2 is a planned four-lane toll facility initially extending 13 miles from US 98 in Hernando County to State Road 44 in Lecanto, Citrus County. Once that segment is completed in 2024, state transportation officials plan to extend the Parkway another three miles to County Road 486. As such, three interchanges are planned for Suncoast Parkway Extension 2: at Cardinal Street, at SR 44 and at CR 486. Suncoast Parkway 2 is likely to have significant impacts on land uses in the vicinity of its three interchanges, offering Citrus County an opportunity to think about future development of the corridor.

With funding provided by the Florida Department of Economic Opportunity, Citrus County contracted with Tampa Bay Regional Planning Council (TBRPC) to prepare the Suncoast Parkway 2 Transportation Corridor Land Use Study. TBRPC found that against a background of countywide slow growth, there is both potential for absorbing the limited amount of growth currently anticipated within the planning area and potential for more intensive development of the interchange areas to leverage the value that increased access to other parts of Florida impart to land uses in the vicinity of the proposed interchanges.

As part of this study, TBRPC prepared three land use scenarios for developing the interchange areas in Citrus County. These scenarios are intended to stimulate discussion and to provide data to Citrus County and its residents to further discussion about future land uses in the interchange areas. While the scenarios depict currently non-existing commercial and industrial buildings on the various maps in this study, those depictions are illustrative and do not represent any specific plan or action under consideration by the County.

The scenarios are:

The ***Trend Scenario*** In this scenario, Citrus County makes no changes to future land uses and each interchange area develops at its current, assuming buildout at the lowest intensity of allowed uses by 2050. The Trend scenario, as described in Appendix 3.5, is based on estimates drawn from Traffic Analysis Zone data and caution must be taken about the population and job estimates for each scenario.

The ***Focused Growth Scenario*** assumes the same alignment and termination point as the Trend scenario but land uses are developed more intensively with commercial and office space and some light industrial, as appropriate, allowed and consistent with the development standards called for by the Interchange Management Areas and related plans. Under Focused Growth, there is some redesignation of land use to commercial and/or industrial, but the pattern may not yield large enough areas to foster the development of commercial/industrial parks.

The ***Resilient Citrus County Scenario*** assumes that the County leverages the accessibility premium provided by the Suncoast Parkway as it extends north of Citrus County, re-designating *some* land in all three interchange areas as professional office and additional light industrial. A resilient Citrus County is one with a well balanced mix of land

uses supporting a diversified economy that is not susceptible to sudden or seasonal downturns. Some new residential development will be designed with live/work components, supporting telework as well as biking or walking to work. With appropriate land use decisions and encouragement for land assembly, there will be sites amenable to scalable light industrial or office parks.

Citrus County does not have direct highway access to other Florida markets. In the world of goods movements, time is money and Citrus businesses must pay the additional costs of indirect access, placing them at a disadvantage against businesses in counties with direct highway access. Rural economic development depends on population growth, industry clusters and highway access. As discussed in Section 2.4, population growth in Citrus County is relatively slow, but future trends are likely to induce a shift in the average working age of Citrus County, with more people remaining in the labor market than in previous years. The labor force will grow at a slightly faster rate than the County population. Citrus County already has industry clusters, as discussed in the Strategy toward Economic Progress study (2018), in health care and professional business support services. While those clusters are relatively small, they are likely to grow with the third “leg” of economic development, the Suncoast Parkway 2 and the necessary addition of professional office and light industrial land uses to support the growth of future industry clusters.

RECOMMENDATIONS

Building on the scenario analysis, TBRPC recommends a series of actions for Citrus County to consider in order to leverage the greatest benefits to the County from the Suncoast Parkway extension. Those recommendations are as follows:

1. **TBRPC recommends that the County ensure that all future development accommodates centralized utilities and that those conditions are met through the site planning process.** Moreover, owners of existing but non-centralized utility properties should be encouraged to connect to centralized services.
2. Given the relative scarcity of professional office and light industrial land in the County, **TBRPC recommends that the County consider establishing an overlay zone for each interchange, as depicted in the maps for Focused Growth Scenario or Resilient Growth Scenario.** An overlay zone will identify properties where existing zoning may continue but will allow professional office, commercial and light industrial use provided special criteria are met. Special criteria should include additional site design requirements, and will be important for ensuring that the County's aesthetic values as well as adequate buffering between adjacent land persists. TBRPC intends that this provision will help to signal the County's job creating intentions to private investors while also preserving development rights for existing landowners.

The addition of an overlay zone will require a text amendment to the Future Land Use Element of the Comprehensive Plan and an amendment to the Future Land Use Map. To the extent feasible, those overlay areas to be re-designated to allow professional or light industrial should be large enough to accommodate "park" type development (20 acres or more).

3. **TBRPC recommends that the County prioritize compact development strategies to channel job-creating development into the interchange areas.** First, Citrus County should consider establishing design and aesthetic standards for the overlays, as well as requirements for Complete Streets and enforce existing requirements for off-street circulation between adjoining parcels. Secondly, in order to offset any additional costs associated with design requirements, the County should consider offering density bonuses for developers, or other programs to incentivize preferred development within the defined overlay area. Moreover, the County should consider initiating a Community Development District or Business Improvement District for each. Improvements for each district may be funded by a special assessment on properties within the District to enhance the quality of the supporting infrastructure and amenities.

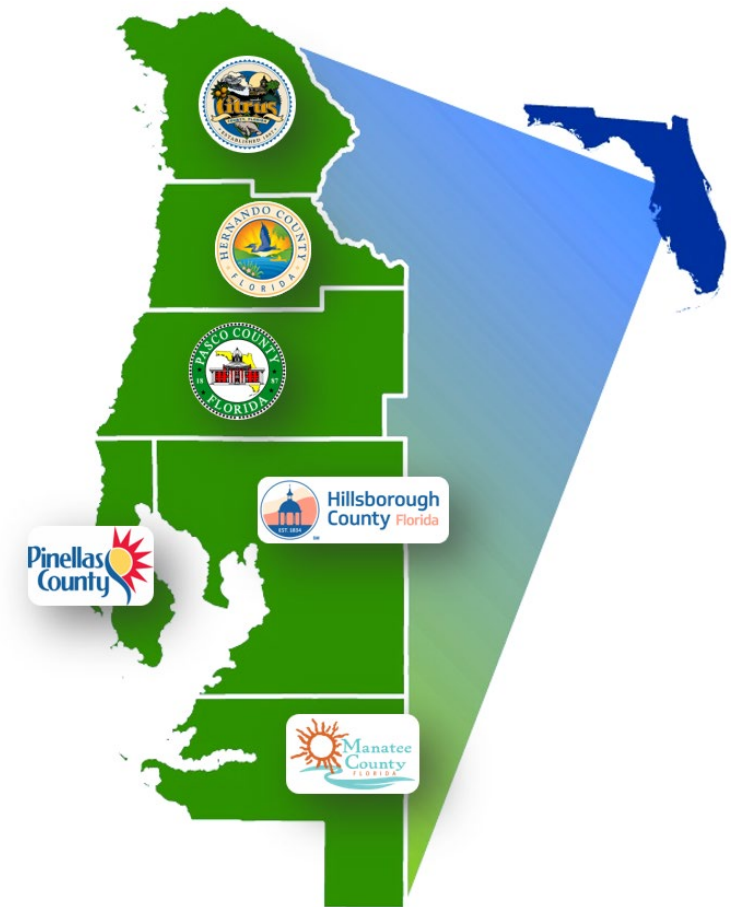
The schedule, which is described in greater detail in Section 4.D, incorporates a public outreach and public hearing process for acting on these recommendations over a 6-7 month long process, ending with effective land use and rezoning of suitable land to commercial and light industrial uses by January 2020, where applicable.

1. INTRODUCTION

1.1 ABOUT THE TAMPA BAY REGIONAL PLANNING COUNCIL

Established as Florida's first regional planning council in 1962, the Tampa Bay Regional Planning Council (TBRPC) provides a forum to foster communication, coordination and collaboration among its member governments. Serving six counties (Citrus, Hernando, Hillsborough County, Manatee, Pasco and Pinellas) and twenty-one municipalities therein, the Council provides a wide range of services, including:

- Economic Modeling and Analysis
- Economic Development District
- Community Visioning and Planning
- Spatial Growth Modeling
- Hurricane and Hazard Preparedness Planning
- The Official Disaster Planning Guide
- GIS Mapping Services
- LEPC: Hazardous Materials
- Technical Assistance to Local Governments
- Agency on Bay Management
- Bay Soundings Quarterly Environmental Journal
- Future of the Region Awards
- Regional Information Center



As one of the first Regional Economic Models (REM) users in Florida, TBRPC has been providing economic analysis services to government agencies, non-profits and the private sector. Since 1999, TBRPC has conducted over 400 economic impact studies, covering topics such as transportation, environmental and natural resources management, land use decisions, business investment incentives, taxation, sports and other events and festivals. Many of these reports are available from the TBRPC website, http://www.tbrpc.org/eap/eap_projects.shtml.

1.2. ABOUT THE SUNCOAST PARKWAY EXTENSION 2 TRANSPORTATION CORRIDOR LAND USE STUDY

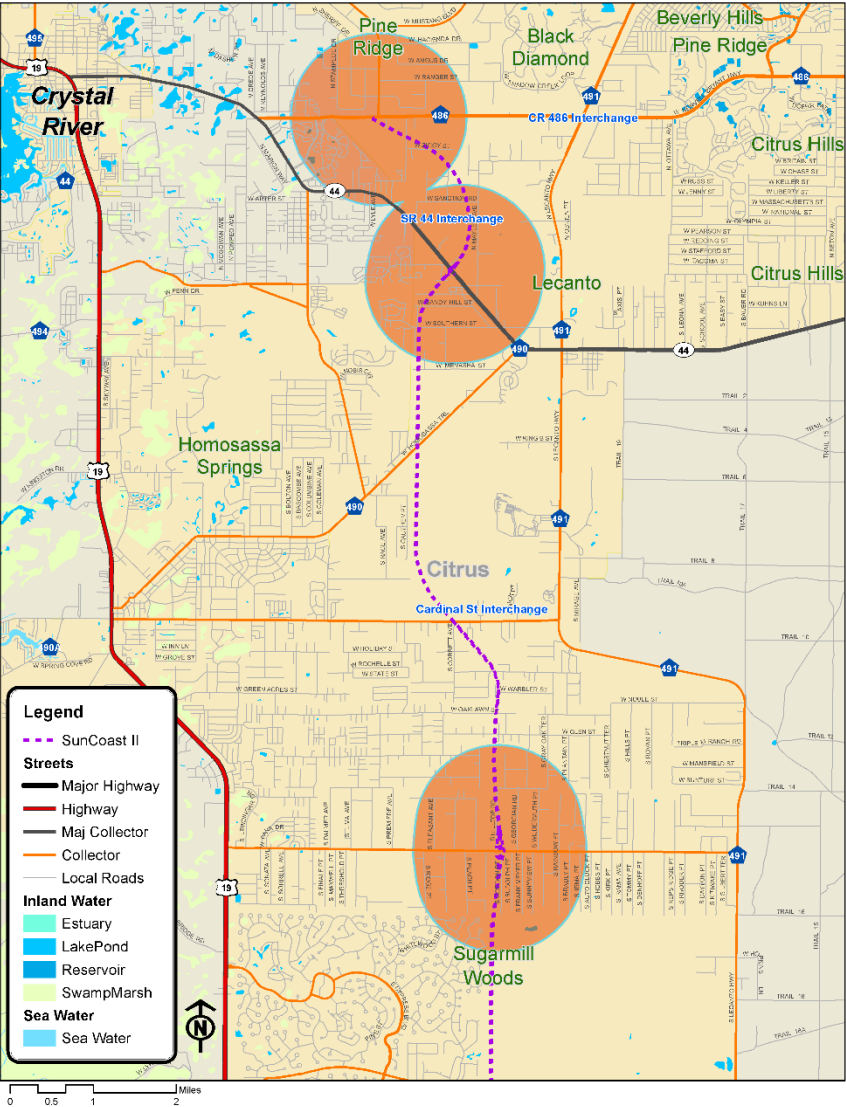
The Suncoast Parkway Extension 2 is a planned four-lane toll facility initially extending 13 miles from US 98 in Hernando County to State Road 44 in Lecanto, Citrus County. Once that segment is completed in 2024, state transportation officials plan to extend the Parkway another three miles to County Road 486.

As such, three interchanges are planned for Suncoast Parkway Extension 2: at Cardinal Street, at SR 44 and at CR 486. Cardinal Street is planned to be a full interchange, SR 44 will be a partial interchange and CR 486 may either be closed or direct traffic east toward CR 491 or west to Crystal River (“State plans parkway to CR 486,” *Citrus County Chronicle*, December 12, 2018). For the purposes of this study, both planned segments will be referred to as “Suncoast Parkway 2”.

While at this writing the alignment of the Suncoast Parkway 2 segment extending to CR 486 was not yet finalized, TBRPC used data from a project consultant and is using the proposed alignment most consistent with Florida Department of Transportation right-of-way purchases in the area for the interchange. As shown in Figure 1, the Parkway 2’s alignment is roughly parallel to US 19 and CR 491.

Figure 1.1: Suncoast Parkway Extension 2 Alignment and Proposed Interchanges

Source: Florida’s Turnpike, 2018; TBRPC



Extending the Suncoast Parkway 2 toll road into Citrus County is likely to influence future development patterns in the planning area. While the construction of the toll road is likely to bring thousands of construction jobs to Citrus County, those jobs are short-term, ending once the project is complete. On the other hand, transportation investment can stimulate new commercial and industrial development, in particular at its interchanges.

Given these factors, the Citrus County Board of County Commissioner’s applied for and received grant funding from the Florida Department of Economic Opportunity to study the potential future land uses associated with the Suncoast Parkway 2’s interchanges and to make recommendations. At its December 18, 2018 meeting, the Citrus County Board of County Commissioners voted to contract with the Tampa Bay Regional Planning Council to conduct the study.

This study is comprised of the following three deliverables:

1. Existing Land Use and Development Patterns, delivered January 8, 2019; and
2. Alternative Development Scenarios, due March 27, 2019; and
3. Transportation Corridor Land Use Study, to be delivered by May 29, 2019.

The planning area for this study comprises the collector roads in the vicinity of the interchanges. Because this overall area is so small, Deliverable 1 considers two layers of geography: the collector roads and a 1 mile radius around the proposed interchanges as contextual information for the collector road land uses. Throughout

this document both collector roads and the 1 mile radius of land uses are considered in the analysis.

Deliverable 2, Alternative Development Scenarios, builds upon the existing land use and development patterns established in Deliverable 1 to analyze how Citrus County might meet the challenges of the next thirty years through advanced land use planning. Deliverable 2 is divided into the following topics and sections.

1. Introduction
2. Citrus County and the Suncoast Parkway Extension 2
 - a. Highways: Land Use Impacts and Economic Development
 - b. Citrus County Community Plans
 - c. Environmental Impacts
 - d. Citrus County in 2050
3. Alternative Development Scenarios
 - a. About Scenario planning
 - b. Three Scenarios
 - c. Trend Scenario
 - d. Focused Development Scenario
 - e. Resilient Citrus County Scenario
4. Constraints, Choices, Recommendations and Schedule
5. Appendices

Collector roads are defined using Florida Department of Transportation consistent with NAVTECH specifications as both:

FC 3: Major routes between minor cities or towns, and through city districts, and as

FC 4: Routes connecting minor towns or villages and collecting the local traffic in the city districts.

http://geospatial.dcgis.dc.gov/dc_kmz/metadata/New%20folder/mroads.html

2. CITRUS COUNTY AND THE SUNCOAST PARKWAY EXTENSION 2

New highways in rural areas can stimulate economic development, depending upon market conditions and the land use policies of the affected jurisdictions. If the economy is weak, new highways will not induce economic growth beyond the temporary effects of construction. If growth is occurring along the highway corridor, interchanges in rural areas do stimulate growth—but which kinds of growth occur are dependent upon land use choices. For many rural areas, interchanges with highway convenience oriented uses—gas stations, motels and restaurants—can and do flourish. Rural communities can also leverage the relatively low cost access premium that comes with highway interchanges to attract new industrial and office uses.

In this section, TBRPC considers the interactions between the land use impacts of highways, as established in the research literature, Citrus County policies, environmental constraints, and the potential opportunities and obstacles of the changing work environment driven by technological change by 2050.

2.1 HIGHWAYS: LAND USE IMPACTS AND ECONOMIC DEVELOPMENT

Highways transform surrounding land uses, impacting adjacent properties along the right-of-way and influencing property values at interchanges. Since amenities such as access to highways endow nearby properties with a locational advantage over property without easy access, a property value ‘gradient’ forms around highway ramps, where land uses with the best access to the highway see premiums accrue to property values which then diminish in magnitude with greater distance to that access.

Those access premiums affect all land uses but with different levels of intensity, depending upon the land use. Being too close to a highway ramp can have a negative impact on the value of single-family home, but within a quarter-mile to about a mile away there are access premiums that raise the average value of a single family home. For multi-family uses, commercial and industrial uses, access premiums can be even higher but with fewer potential negative impacts. Consequently, over time new highway access points tend to attract more intense land uses that can leverage the access premium of highways and market forces foster an environment that reorganizes the land use pattern.

Since 1959, there have been dozens of empirical studies of the impacts of transportation infrastructure on property values. Generally, these studies rely upon statistical techniques, such as regression analysis, to unbundle the characteristics of a property’s sale price or property value that are not typically traded in a sale, such as the value of an additional bathroom or proximity to jobs. These hedonic pricing studies are useful in weighing the indirect impacts of highway capacity projects by identifying the implicit value or premium that highway proximity conveys to property values. Those studies are also useful in identifying the costs that highways impose on nearby properties that are exposed to noise or pollution.

Table 2.1: Studies of Highway Impacts on Urban Development

Author	Published	Location	Observed Effects on Development or Property Values
Boarnet	1995	NJ and Orange County, CA	Highway access is one of three key factors in stimulating employment growth, among growth in nearby population and agglomeration economies.
Carey	2011	Tempe, AZ	Proximity to US 60 was observed to have an adverse effect on single-family sales prices, but had a positive impact on multifamily residential and commercial properties.
Concas	2013	Tampa, FL	+4.6% to 5.2% price premium over control prices for single-family less than 1.6 miles from highway during/after market downturns.
Palmquist	1982	Washington State	+15-17% value gain next to highway access but -0.2 to -1.2% per A-weighted decibel.
Sanchez	2004	Oregon	Highway corridors stimulate urban development, producing a significant land use gradient.
Ten Siethoff and Kockleman	2002	Austin, TX	Negative rent gradient from highway ROW; ½ mile from highway discounts land value by \$50,000/acre & \$3/SF of improved value.

Sources: Identified in Appendix 5.

TBRPC reviewed several studies that shed light on highway impacts on land use. Those studies are summarized in Table 2.1, illustrating the wide range of observed effects on either property values or sale prices from transportation investment in highways.

One key study, Marlon Boarnet's "New Highways & Economic Growth: Rethinking the Link" identified three essential elements of rural economic development: limited access highways, population growth and industry clusters. For Citrus County, the Suncoast Parkway 2 is that limited access highway, providing an "access amenity" to Citrus County businesses.

Over the long run, that access amenity serves as a market incentive for communities to reorganize the pattern of land uses around new highway interchanges. Property owners are likely to be incentivized to follow suit in order to maximize the value of their land. Since this case is likely to apply to the Suncoast Parkway 2 extension, TBRPC has prepared several scenarios to consider the future development patterns around the three proposed interchanges.

2.2 CITRUS COUNTY COMMUNITY PLANS (COMPREHENSIVE PLAN AND ECONOMIC DEVELOPMENT STRATEGY)

Citrus County maintains a Comprehensive Plan and various economic development strategies that support re-designating Future Land Uses to create more jobs in Citrus County. In this section, TBRPC identifies the key policies of the Comprehensive Plan and the Economic Development Strategy that are relevant to decisions facing the County regarding future land uses. In particular, TBRPC reviewed policies from the Future Land Use Element, the Multimodal Transportation Element of the Comprehensive plan, the CR-491 Fixed Corridor plan, as well as the Citrus County STEP and Citrus County Economic Development Business Plan. Each are described below:

Future Land Use Element

According to the Future Land Use Element of the Citrus County Comprehensive Plan (Chapter 10, Table 10-12), Citrus County should have 1,765 acres of land designated as industrial by 2020. Based on the methodology in Appendix F of the Comprehensive Plan, the County will need to have a total of 3,241 acres of land designated as industrial by 2050. According to Citrus County GIS, the County currently has 1,837 acres designated as industrial on the Future Land Use Map¹. That means that the County should add another 1,404 acres of industrial land to serve future needs by 2050.

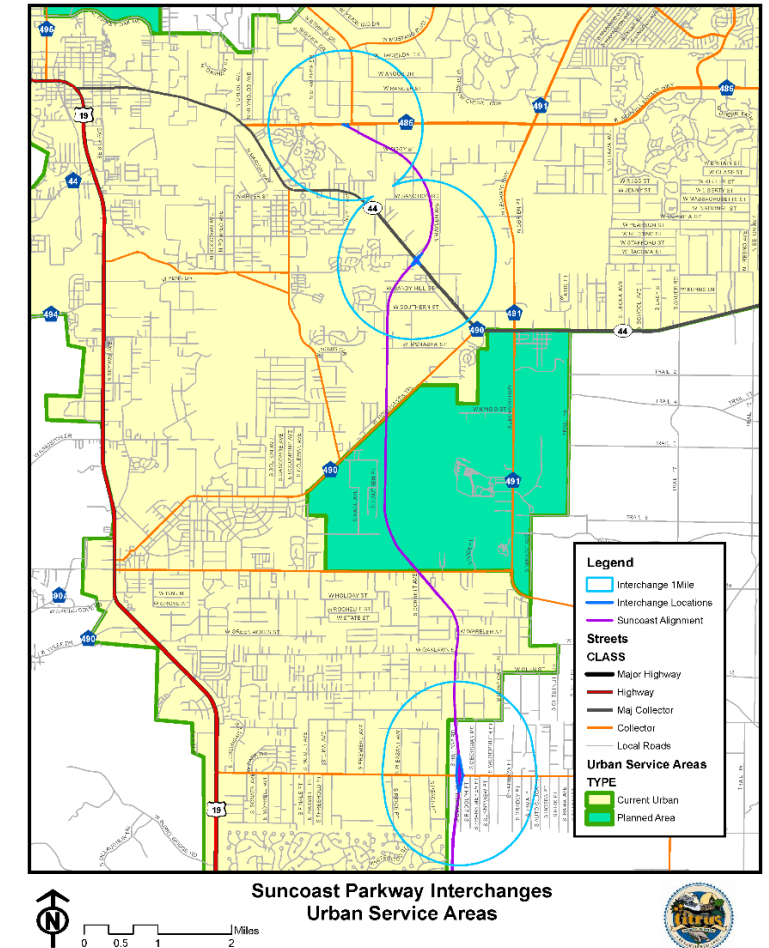
As shown in Figure 2.1, two of the proposed interchanges are fully within the County's Urban Service Area, while Cardinal Street is just outside of it. As noted in the Future Land Use Element, the County already sees the Suncoast Parkway Extension as an opportunity for economic growth: "This parkway should greatly reduce congestion problems on other corridor roadways and increase Citrus County's economic development potential. Industrial and commercial establishments will benefit from improved access to major markets." (Flue 10-79).

Other Future Land Use Element policies include the following:

Policy 17.7.2 The County shall encourage the development of industrial parks as designated on the Generalized Future Land Use Map (GFLUM).

Policy 17.7.3 All new industrial development shall be required to be served by central water and sewer facilities.

Figure 2.1: Citrus County Planning Service Area



¹ <https://gis.citrusbocc.com/land-use-stats.html>

Policy 17.6.9. The County shall encourage commercial infill development, in appropriate locations, through the designation of "infill areas" on the GFLUM.

Multimodal Transportation Element and CR-391 Fixed Corridor Plan

Chapter 6 of the Comprehensive Plan refers to the Suncoast Parkway with respect to several issues. First, the Parkway will become a key corridor for the proposed Citrus-Hernando express transit service, “as the County continues to develop and with the extension of the Suncoast Parkway, future fixed route bus service is likely to become needed, especially between high-activity areas.” (6-2) Moreover, the Element discusses the need for Interchange Management Area (IMAs), as “the IMA regulations will help ensure that the development in and around the new interchanges maximizes economic development opportunities while minimizing impacts to access to the Suncoast Parkway.” (6-161). The Suncoast Parkway is also identified in several policies in the Element, to wit:

GOAL 10A: Develop and promote diverse supportive land use patterns, and manage growth through the development of financially-feasible multimodal facilities and services to support future economic investment into Citrus County.

Policy 10A.1.2 Identify and provide for special land use needs within the Suncoast Parkway Corridor through the development of special area plans for designated Interchange Management Areas (IMA). The purpose of these plans is to maximize the positive impact of the completion of the Suncoast Parkway 2 expansion and leverage the potential economic impact. These plans may include recommendations on land use, urban design, and access management, among others. (6-183)

Policy 10A.3.2 Leverage the extension of the Suncoast Parkway as a primary means to attract businesses and encourage economic development. Implement small area plans as identified in Policy 10A.1.1 to ensure the transportation network is utilized to encourage economic development. (6-185)

Policy 10A.3.2 Leverage the extension of the Suncoast Parkway as a primary means to attract businesses and encourage economic development. Implement small area plans as identified in Policy 10A.1.1 to ensure the transportation network is utilized to encourage economic development.

Policy 10D.1.3 Develop inter-county transit services along the Suncoast Parkway.

The Multimodal Transportation Element also stipulates zoning and design criteria for land within the Interchange Management Area (IMA), as follows:

All new or expansions of existing non-residential development within the IMA 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). The design of the non-residential project should be oriented toward accomplishing consolidated access and circulation systems, and providing elements such as signage and landscaping that are unified throughout the quadrants of the interchange.

A PDO may be considered without amending the Future Land Use Map or Land Development Code Atlas provided that the land use categories on those maps allows for the proposed development and the development is found to be compatible with the surrounding area and additional standards for development are met as adopted in the Land Development Code. Standards for development within the IMA should promote aesthetically pleasing developments, recognize the importance of the interchange areas as gateways to the County, and protect the integrity and safety of the roadways through acceptable access management practices. (10-147).

CR-491 Fixed Corridor Plan

The CR-491 Fixed Corridor Plan was adopted on the Future Land Use Map on February 25, 2014 as a result of the County Road 491 Corridor Planning Study. The 2013 study pertained to an area of the County comprising approximately 2,678 acres surrounding a segment of North Lecanto Highway (CR-491) as the appropriate place for the creation of a flexible development district. The segment of CR-491 is described as extending north from SR-44 to the south side of CR-486. This area, as it relates to the proposed Suncoast Parkway 2, is well-positioned to attract potential employers due to location, the scheduled widening of this segment of CR-491, and an anticipated development of a collector road system.

GOAL – 17C 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.

Citrus County Economic Development Strategy

The Citrus County Economic Development Strategy was adopted by the Board of County Commissioners on June 18, 2018, as the Strategy Toward Economic Progress (STEP). While the STEP does not directly address the future land use needs of the County, STEP does identify various target industries that would be supported by the expansion of the industrial land base of the County. The STEP is included with this Deliverable for reference.

The STEP identified a number of target industries. These were:

Business Support (a sub-group of administrative services)

Including:

- Management of companies
- Administrative services (e.g., tax accountants, preparers and bookkeeping)
- Advertising and marketing, and sales
- Printing services
- Computer support
- Document preparation services
- Telephone call centers
- Telemarketing bureaus
- Private mail and business centers
- Collection agencies and credit bureaus

Healthcare

Citrus is a regional center for healthcare and attracts patients from surrounding counties, making it a basic industry with 55% of employment generated by out-of-county patients. Wages are high (6 of the 9 highest wage occupations are in healthcare), it is the top ranked spending category in the County, there is a high multiplier effect with most health related businesses (1.7), and healthcare is likely to be a growing national industry.

- Offices of Physicians and Dentists
- Outpatient Care Centers
- Medical and Diagnostic Laboratories
- Home Health Care Services
- Other Ambulatory Health Care Services
- Medical research

Advanced Manufacturing, Food and Beverage Production

Wholesale Trade and Logistics

Information and Professional/Technical Services

Example subsectors include:

- Telecommunications
- Data processing, hosting and related services
- Legal Services
- Computer Systems design
- Technical consulting services

In addition to STEP, Citrus County also has an adopted Economic Development Business Plan. The Plan states that the Economic Development department (“Office”) “will be aggressive in encouraging the addition of developable sites matching the market’s needs. That will include identifying sites with promise and actively working with property owners and developers to enhance their economic development potential, providing inputs to aid in the comprehensive plan documents in support of an adequate inventory of suitable land for economic development.

In addition, the Office will focus on recognizing and assisting in the planning for adequate public utilities, rail and transportation infrastructure to serve those sites.^{1”} (Pg-8-9). Pursuant to that goal, Workplan 6 calls for the Office to “ensure sufficient suitable sites and land with adequate infrastructure and zoning is available when target industries prospect opportunities are presented.

2.3 ENVIRONMENTAL IMPACTS

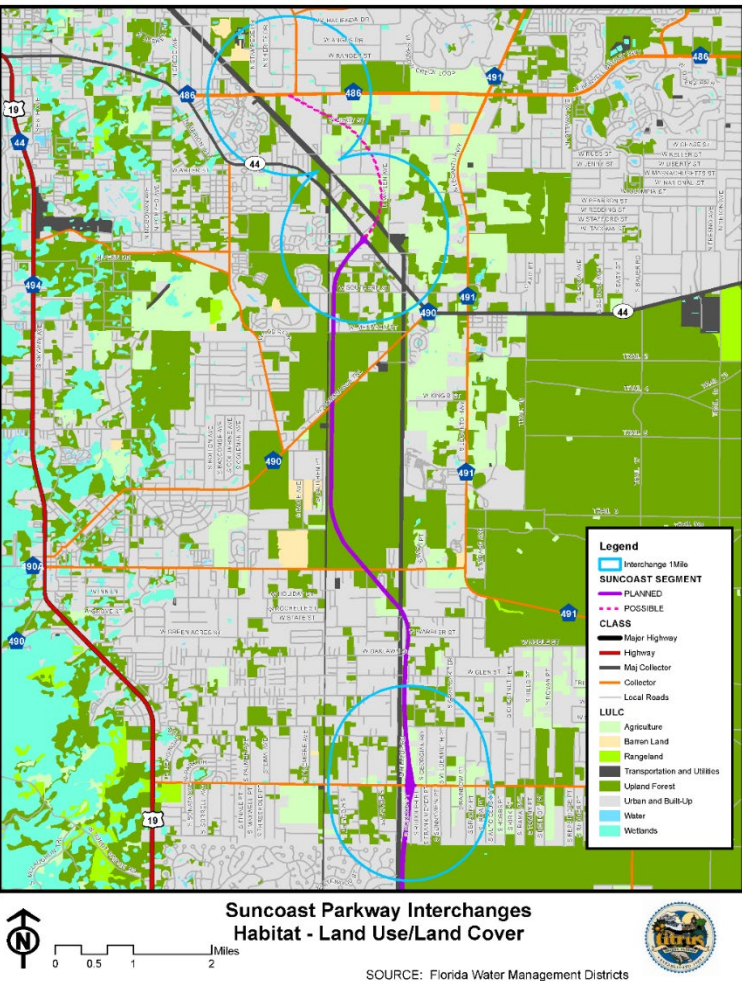
Under the Supplemental Environmental Impact Report (SEIR) approved in 1998, the Suncoast Parkway 2 was designed with two 12 foot lanes in each direction separated by a 64-foot median and within a 400-foot right-of-way. Under a more recent re-evaluation (2017) by FDOT, the median was widened to 74 feet and the right-of-way reduced to 350 feet, while typical sections have been modified to provided 300 feet of limited access right-of-way for Suncoast Parkway 2 and 50 feet of right-of-way for a multi-use trail. Under this re-evaluation, the width of the highway was narrowed in order to minimize the impact to state conservation lands.

According to the 2017 FDOT re-evaluation there are no wetland impacts while impacts to natural systems have been reduced by revising the width of the proposed highway. Moreover, linear stormwater treatment facilities will be used to minimize impacts to natural systems and vegetation. Four wildlife culverts and a crossing will be used to facilitate wildlife movement.

With respect to upland habitat, the primary habitat that would be impacted is sandhill. Field investigations have determined that state and federal listed species occur in the project area and include the Southeastern American kestrel, Sherman’s fox squirrel, gopher tortoise and gopher frog and several mouse and snake species. Preservation of the habitat will be maintained on a type-for-type basis. Since the primary preservation area is located in Hernando County future development of the interchange areas will not impact those mitigation zones. As with any development review process, a more detailed analysis may be necessary during site planning.

Citrus County has planned and programmed funding water and sewer infrastructure within the Parkway right of way in concert with the construction of the Suncoast Parkway 2 project. A contract for this work has been awarded. When completed, this infrastructure will interconnect between multiple utility systems, that will bolster water and wastewater service redundancy, protect Citrus County environmental resources, and minimize the impact of any resultant development. This planning study creates development scenarios that were considered within the above context and effectively mandate current health and environmental standards for all intensive development near the interchanges. As opposed to existing development alternatives in Citrus with well and septic infrastructure, the protection of springs and surface water bodies from individual septic systems by facilitating well planned development outside of the County’s Coastal High Hazard Area will be safeguarded.

Figure 2.2: Upland Land Use Cover in Citrus County



2.4 CITRUS COUNTY IN 2050

Any prediction of future conditions is associated with unanticipated and collateral consequences. However, there are two trends that may shed light on changes to the future of work. First, not only is America's population growing older, more older Americans are returning to the workforce. An uncertain future for entitlements and the erosion of pension benefits for many workers, potential restrictions on further international immigration, extended periods of healthier longer living and the need to stay active may continue to drive Floridians back to work or to defer their retirement after the average retirement age of 63.

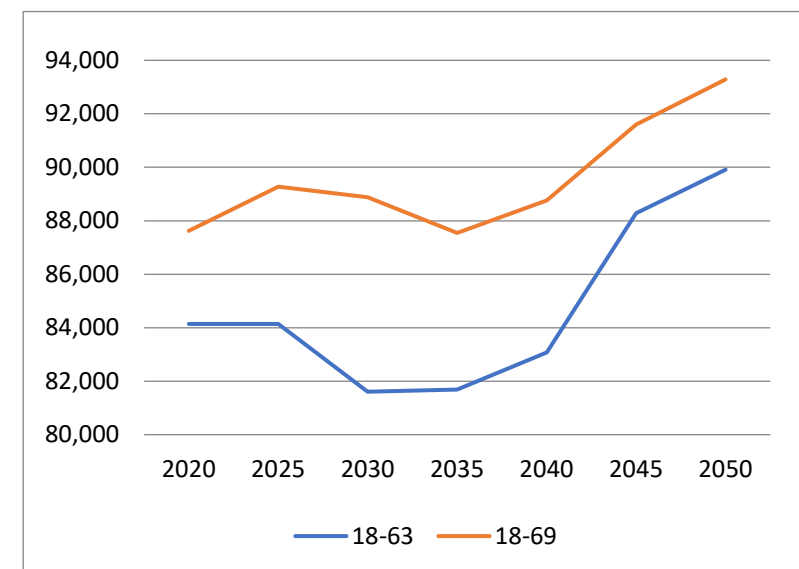
For example, let us say that the average retirement age changes by 2020 from 63 years to 69 years, due to deferred retirement. Figure 2.1 depicts a dramatic upward shift in the number of Citrus County residents in the labor force, even without substantial new immigration.

Figure 2.3 depicts one potential trend that may drive changes to average retirement ages. Under the current retirement "schedule" the labor force size will drop after 2025, as Generation X (people born between 1965 and 1980) ages out of the work force. Because labor will be scarce, wages may increase to entice more people to move to Citrus, or to raise the interest of those Generation X residents who would have left the workforce. Hypothetically, while the gap between the two groups, 18-63 years old, and 18-69 years old, narrows by 2050, a small shift in retirement age could increase the County's labor force.

Of course, there are other trends that may impact how many jobs there will be in Citrus County in 2050. Automation is likely to eliminate many jobs involved in repetitive tasks while other industries, such as the rise of 3-D printing may change the face of manufacturing as we understand it today. For example, instead of going to a retail store or ordering online from a storefront, shoppers may buy goods from a wholesaler who sends your order to a nearby industrial "print-shop" to manufacture your goods. Because 3-D printing could potentially avoid many of the supply chain and transportation costs involved in complicated logistics relationships, manufacturers and packaging may become as widely distributed or even connected to distribution centers.

While some jobs may go to robots, designers and engineers may see increased demand for their services, generating renewed interest in local manufacturing. Of course, this is all supposition and may not be applicable to many consumer goods but it does support the need for additional commercial and industrial land even as the labor side of the production equation will remain uncertain for the foreseeable future.

Figure 2.3: Potential Change in Citrus County Labor Force Size Due to Deferred Retirement



Source: REMI PI+, 2019. TBRPC analysis.

Changing Land Use Needs

In order for Citrus County to successfully pursue its target industry, there must be sufficient industrial land and office space to host those businesses. But land use needs are not stagnant. Technology and its long run effects on how industry is organized are changing land use needs. Office space per employee in many fields has shrunk as the increasing use of open floor plans eliminate the need for individual offices in favor of workstations and meeting spaces. Technological advances have also reduced the floorspace needs for computers, network arrays, printers and other office support needs, thereby maximizing the productivity of the business, per square foot of leased space. Technology and open floor plans have also contributed to the rise of co-working spaces, where office space is shared by self-employed workers or workers from different companies.

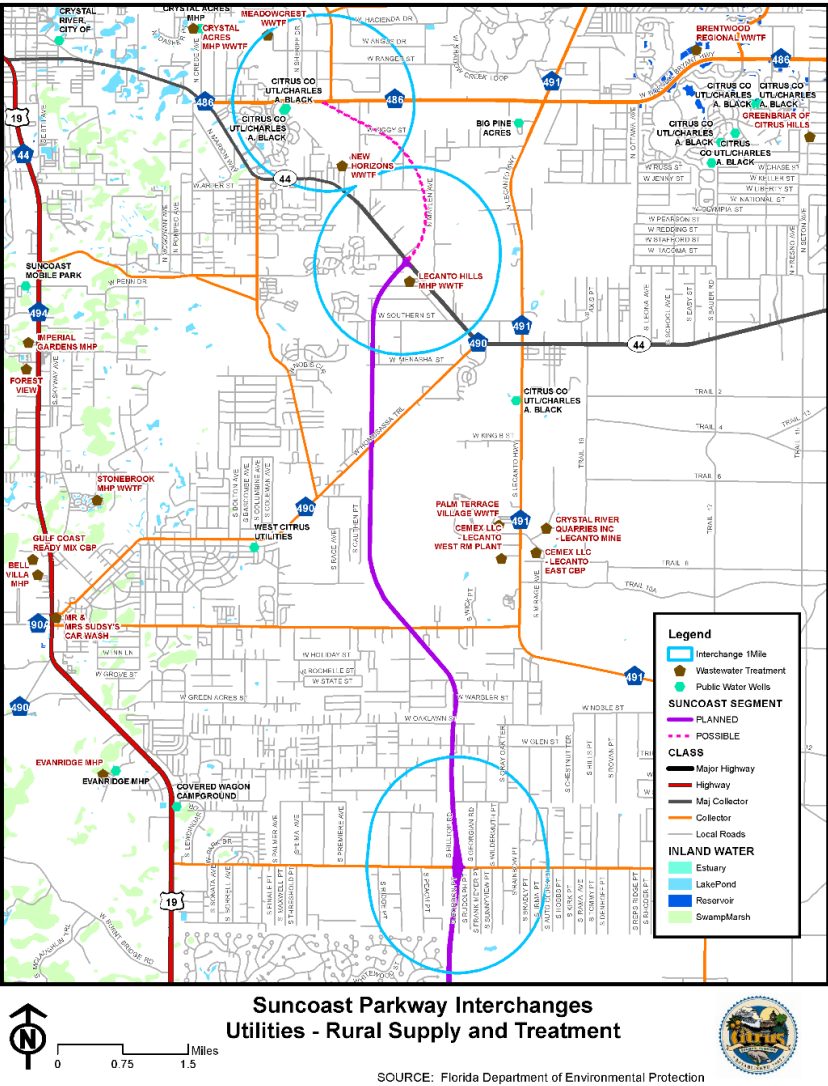
Technology is also driving change in retail, where web-based retailers have contributed to the long run decline of shopping center chains. While many shopping chains are facing a “retail apocalypse,” the need for neighborhood commercial uses, grocery stores, and personal and healthcare services are unlikely to fade away in the foreseeable future. In some cases, technology may contribute to increased demand for land, even for light industrial purposes. For example, greater vertical integration in some industries and outsourcing of logistical activities to “3PLs”—logistics firms, in others, is concentrating packaging, some assembly and distribution in Distribution Centers (DCs). DCs are logistics specialized, including trucking firms, freight forwarder, while warehouses are part of a larger trend toward 3PLs, handling the shipping from one firm to another. At a million square feet such DCs can handle up to thousand employees in pick and pack².

Moreover, the rise of 3-D printing may support customized or ‘bespoke’ manufacturing for retail markets and may even obviate the need for some long distance supply chains. By increasing the use of Distribution Centers for some kinds of bespoke manufacturing in addition to assembly activities, placing light industrial DCs closer to markets may increase the need for industrial land in the urban periphery, where land is still cheaper than in more urbanized areas but has greater overall accessibility to multiple markets. Depending on land use choices that Citrus County makes as well as the overall connectivity of the Suncoast Parkway, Citrus may be able to attract those kinds of businesses.

² Bowen, John T. 2008. Moving Places: the Geography of Warehousing in the US. *Journal of Transport Geography*. Volume 16, Issue 6.

Infrastructure

Because highway interchanges have such transformative impacts on the surrounding area there is a need to consider the impacts of how infrastructure needs will change. Since the interchange areas are primarily rural, the most significant challenge is manifested by the prevalence of septic tanks and the importance of switching to centralized water and sewer. While septic tanks are appropriate technologies where there are large open areas for drainage fields, the increase in impermeable surfaces with urbanization and the risks of flooding will necessitate a long term shift to centralized water and sewer. While County regulations already call for centralized water and sewer over a certain intensity of development, the County will need to assess either incentives to bring other properties onto the trunk system or face future growth constraints as the demand for land around the interchanges grows.



3. ALTERNATIVE DEVELOPMENT SCENARIOS

There are many different approaches to considering how Citrus County might leverage the new Suncoast Parkway Extension in creating jobs for Citrus County residents. Some of those approaches are outside the scope of this study, for example, at which point the Suncoast Parkway Extension will actually terminate, but an overview of the potential development futures of each interchange can be considered using a scenario planning method.

3.1 ABOUT SCENARIO PLANNING

Scenario planning is a way for communities to rehearse for the future. Rooted in military planning in the Cold War and then developed further by Royal Dutch Shell in the 1960s, scenario planning is a setting for asking “what if” kinds of questions about future trends and how communities might choose to leverage their human resources, natural advantages and infrastructure assets to build more economically resilient communities in the face of rapid changes in the economy.

As such, scenario planning is a process, not a plan. Scenario planning considers and compares multiple futures for an area based on competing development scenarios. Scenarios contemplated for the area are potential growth strategies for the future. They are not forecasts or predictions but represent an effort to tie land use planning into the needs and desires of the community in the face of an uncertain future. Scenarios represent possible futures that might occur based on what already exists, on trends that are evident, or on regional goals and community values captured throughout the planning process. The essential requirement for any development scenario is that it be plausible and within the realm of what exists and what could happen.

Situated between economic and demographic trends beyond local control, between urbanized and rural areas, and many other challenges, Citrus County faces many important decisions about its future growth. The timing of this land use study is timely since the Suncoast Parkway 2 Extension will proceed with implications for Citrus County. Scenario planning can help the County think about its land use choices around the three planned interchanges in the County.

Scenarios typically comprise three parts: a narrative that explains under which circumstances a particular vision of the future becomes reality; statistics that make comparisons between scenarios feasible; and visual tools that illustrate the narrative and the statistics. Considering the tradeoffs and opportunities between competing development scenarios informs stakeholders and can lead to mutually beneficial outcomes for better linking future residential and economic development decision-making in Citrus County.

Scenario planning processes are widely used in communities ranging from small, newly incorporated towns to large regions. Scenario planning provides a forum, process, and set of tools to contemplate future possibilities. Scenario planning also can be used to engage key stakeholders; validate stated growth principles and values; and explore alternatives for growth, development, and investment in the region.

3.2 THREE SCENARIOS

This report focuses on land use decisions that Citrus County may consider in response to the opening of the Suncoast Parkway 2 in the County. Each scenario, or ‘rehearsal,’ considers outcomes at the convergence of population and employment growth by 2050, changes to industry in the next few decades and—most importantly—how Citrus County positions its land use decisions to improve the quality of life for its residents given external conditions and the mix of land uses within the County.

In this section, there are three scenarios that TBRPC has analyzed for each interchange. In brief, the scenarios are:

- Trend
- Focused Growth
- Resilient Citrus County

The ***Trend Scenario*** In this scenario, Citrus County makes no changes to future land uses and each interchange area develops at its current, assuming buildout at the lowest intensity of allowed uses by 2050. The Trend scenario, as described in Appendix 3.5, is based on estimates drawn from Traffic Analysis Zone data and caution must be taken about the population and job estimates for each scenario.

The ***Focused Growth Scenario*** assumes the same alignment and termination point as the Trend scenario but land uses are developed more intensively with commercial and office space and some light industrial, as appropriate, allowed and consistent with the planned development overlay standards called for by the Interchange Management Areas and related plans. Under Focused Growth, there is some redesignation of land use to commercial and/or industrial, but the pattern may not yield large enough areas to foster the development of commercial/industrial parks.

The ***Resilient Citrus County Scenario*** assumes that the County leverages the accessibility premium provided by the Suncoast Parkway as it extends north of Citrus County, re-designating *some* land in all three interchange areas with professional office and additional light industrial. A resilient Citrus County is one with a well balanced mix of land uses supporting a diversified economy that is not susceptible to sudden or seasonal downturns. Some new residential development will be designed with live/work components, supporting telework as well as biking or walking to work. With appropriate land use decisions and encouragement for land assembly, there will be sites amenable to scalable light industrial or office parks.

3.3. TREND SCENARIO

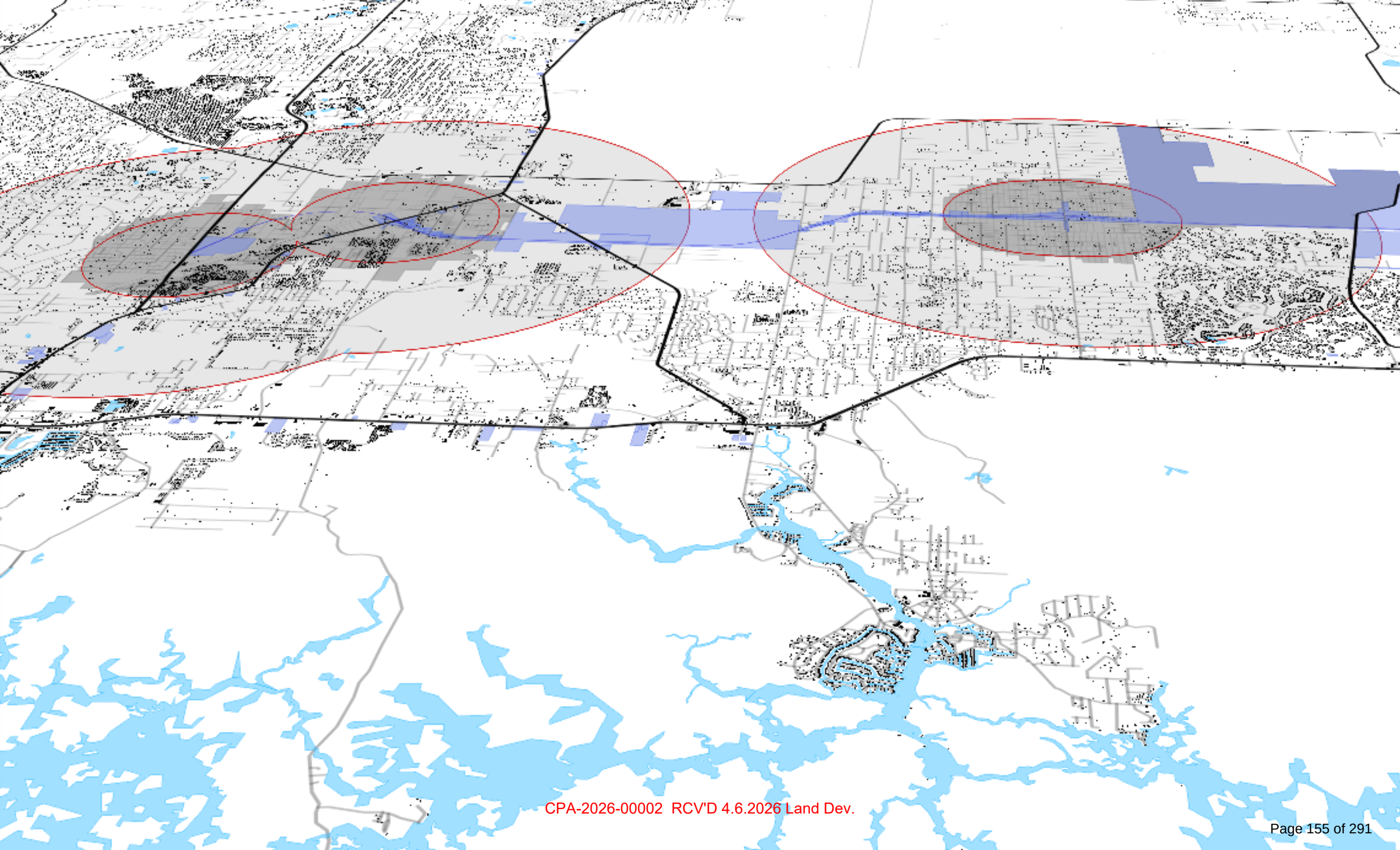
Under the Trend Scenario, the Suncoast Parkway Extension is built but development in the three interchanges areas continues as it has in the past, with mostly residential projects and some commercial and office uses. While this scenario envisions that a Corridor Planning Zone and Interchange Management Area overlay zones are applied to the applicable properties near the interchange, there are no Future land Use amendments and no rezoning changes. Parcels that are currently vacant are eventually developed with whatever vested rights they currently have. Table 3.1 summarizes the growth in population, dwelling units and jobs that could potentially occur in the three interchange areas by 2050.

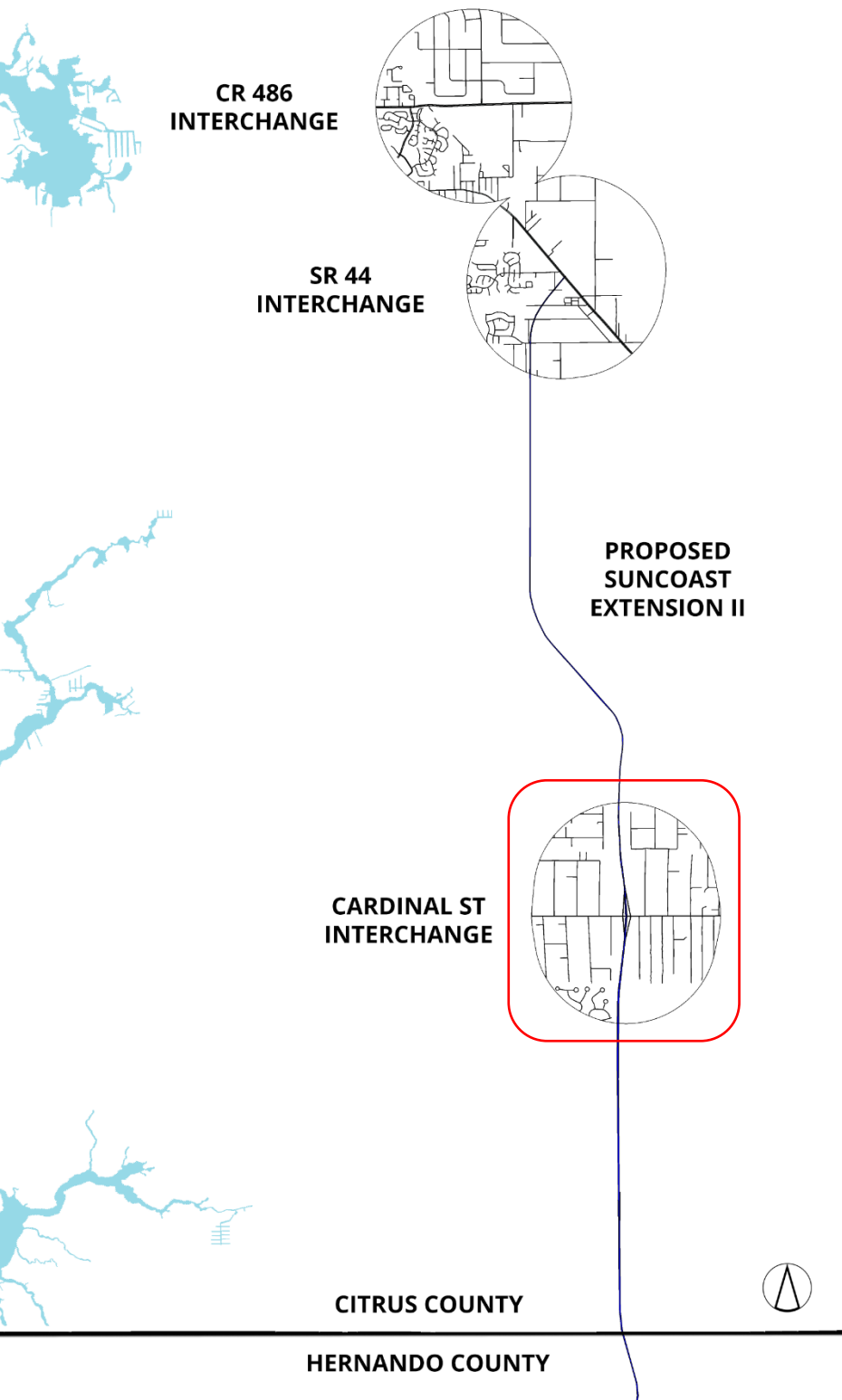
- Pros: Low density residential development and minimal commercial development will maintain the rural character of the surrounding community. Maintaining that rural character will also minimize growth in vehicle trip rates.
- Cons: With less land for commercial or industrial use, there will be fewer jobs in those industry sectors within the interchange areas. A greater emphasis on residential uses, however, can increase fiscal strain on local government, as residential uses tend to generate more demand for government services than they generate in supporting tax revenue at average home values. While above-market housing may alleviate some of the fiscal constraints of a mostly residential development pattern, over the long run there will be shortages of housing for low and median income households as well as housing for senior citizen residents.

Table 3.1: Planning Area Illustrative Trend Growth Estimate 2019-2050

Areas	Growth in Population	Growth in Dwelling Units	Growth in Jobs
Cardinal	13	8	7
SR 44	1,081	604	920
CR 486	836	496	868
Total	1,930	1,108	1,795

Source: Hernando-Citrus 2040 LRTP; TBRPC analysis

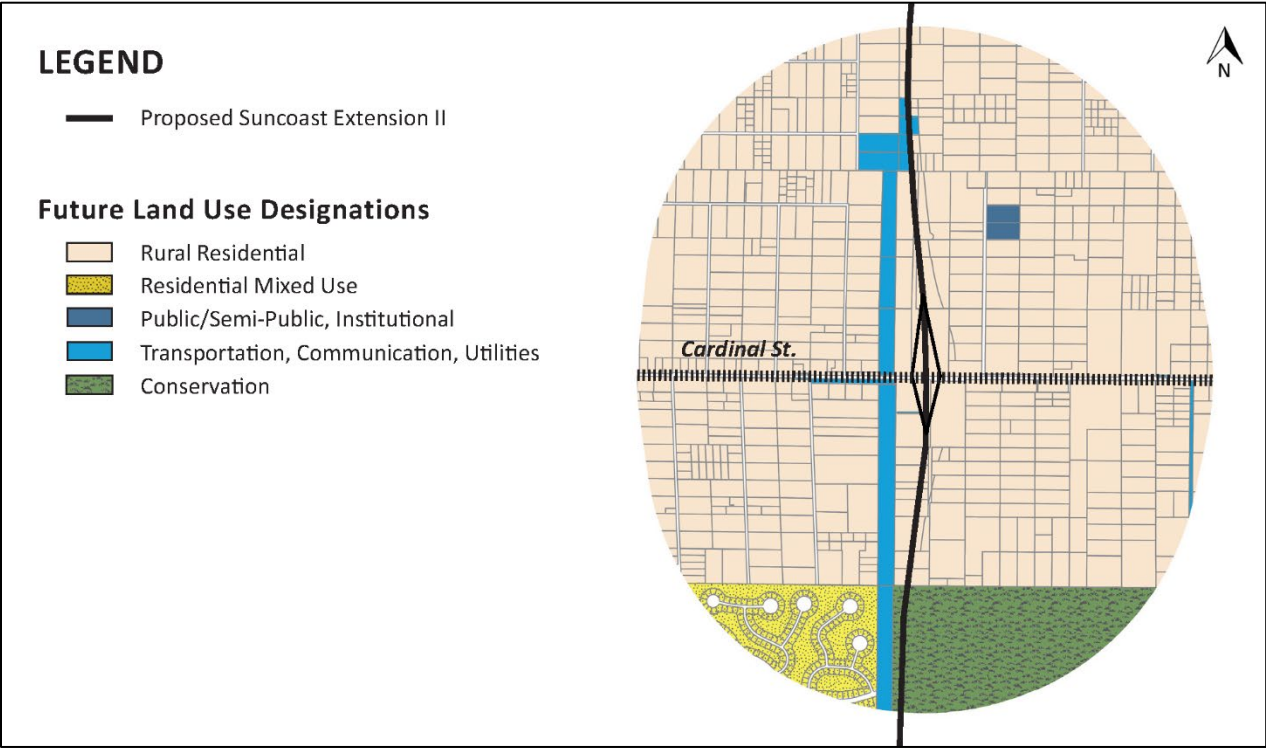




TREND: CARDINAL STREET INTERCHANGE

Under the Trend scenario, the Cardinal Street Interchange develops at a rate consistent with rural development outside of the County’s Planning Service Area in other areas of Citrus County. Without future land use changes, there are a few industrial land uses and vacant commercial properties to the south of the most likely alignment of any future extension of the Suncoast Corridor.

Cardinal Street Interchange: Future Land Use Map



Sources: Citrus County Comprehensive Plan (GFLUM), Jan. 2019

LEGEND

 Existing structures (2018)

 Proposed Suncoast Extension II

 Potential Overlay Zone

New Residential

 Single-family

 Mobile homes

New Commercial

 Retail, dining and service uses

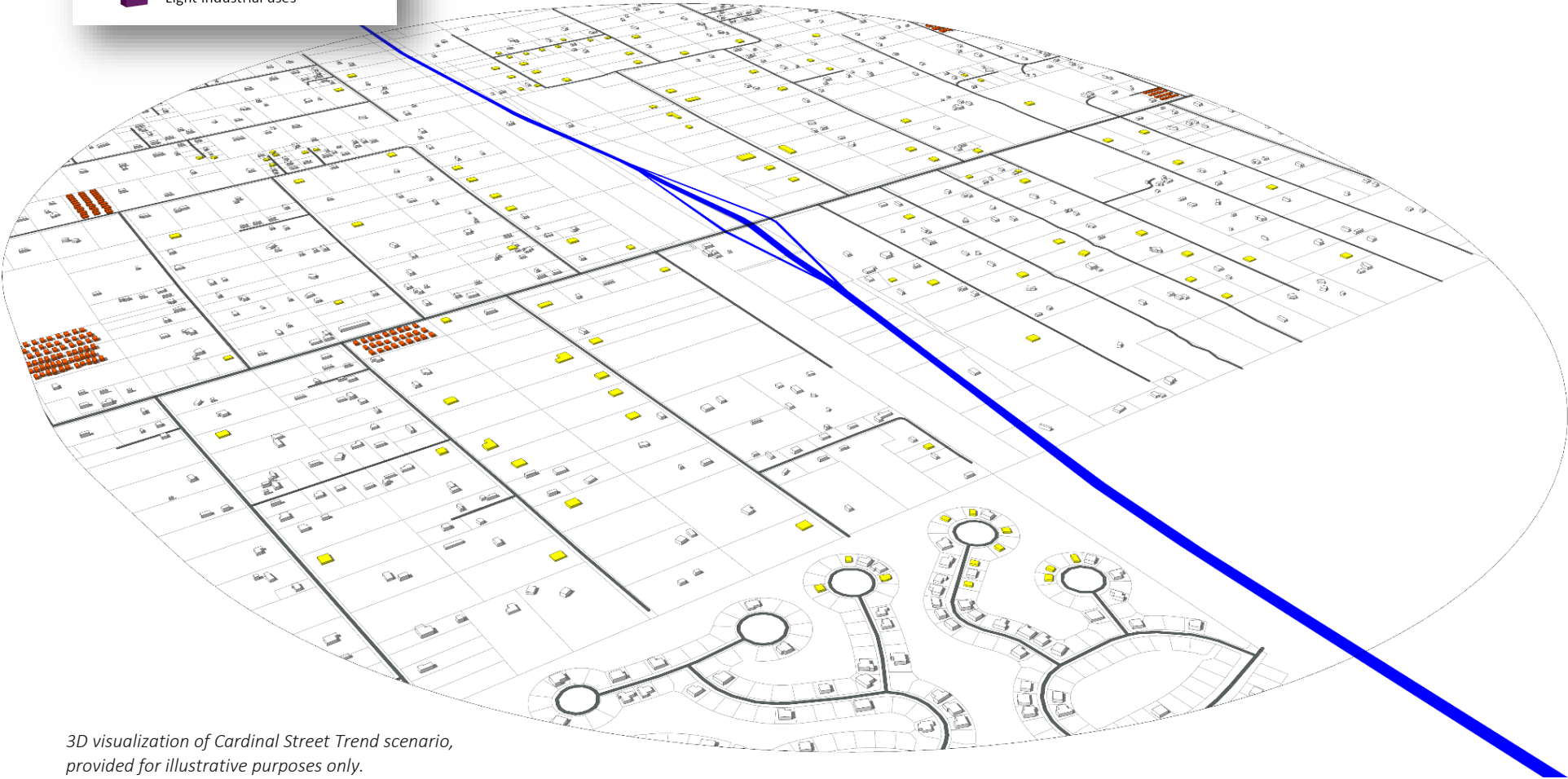
 Professional office uses

New Industrial

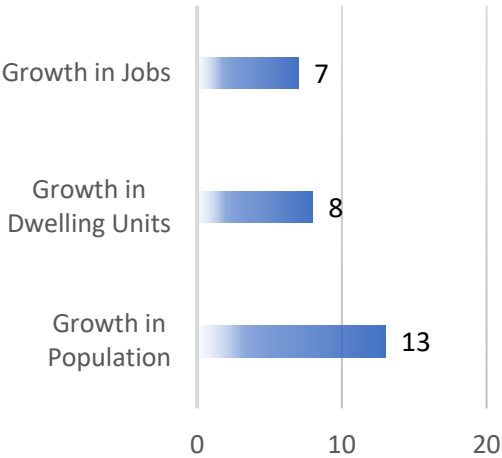
 Light industrial uses

Without future land use changes, the Interchange area will be developed with primarily single-family residential uses and some mobile home uses on well and septic tanks. Because of the reliance on well and septic tank, development is spotty and the very low residential densities will result in the under-utilization of the land around the interchange. Cardinal Street will generate commute and shopping trips to and from other parts of the County, including through to Homosassa Springs and outside of the County. Relative few trips will take place within the 1 mile circumference of the interchange.

With more residential development than commercial development, the Cardinal Street interchange’s mix of land uses will contribute to a negative fiscal impact to the county.

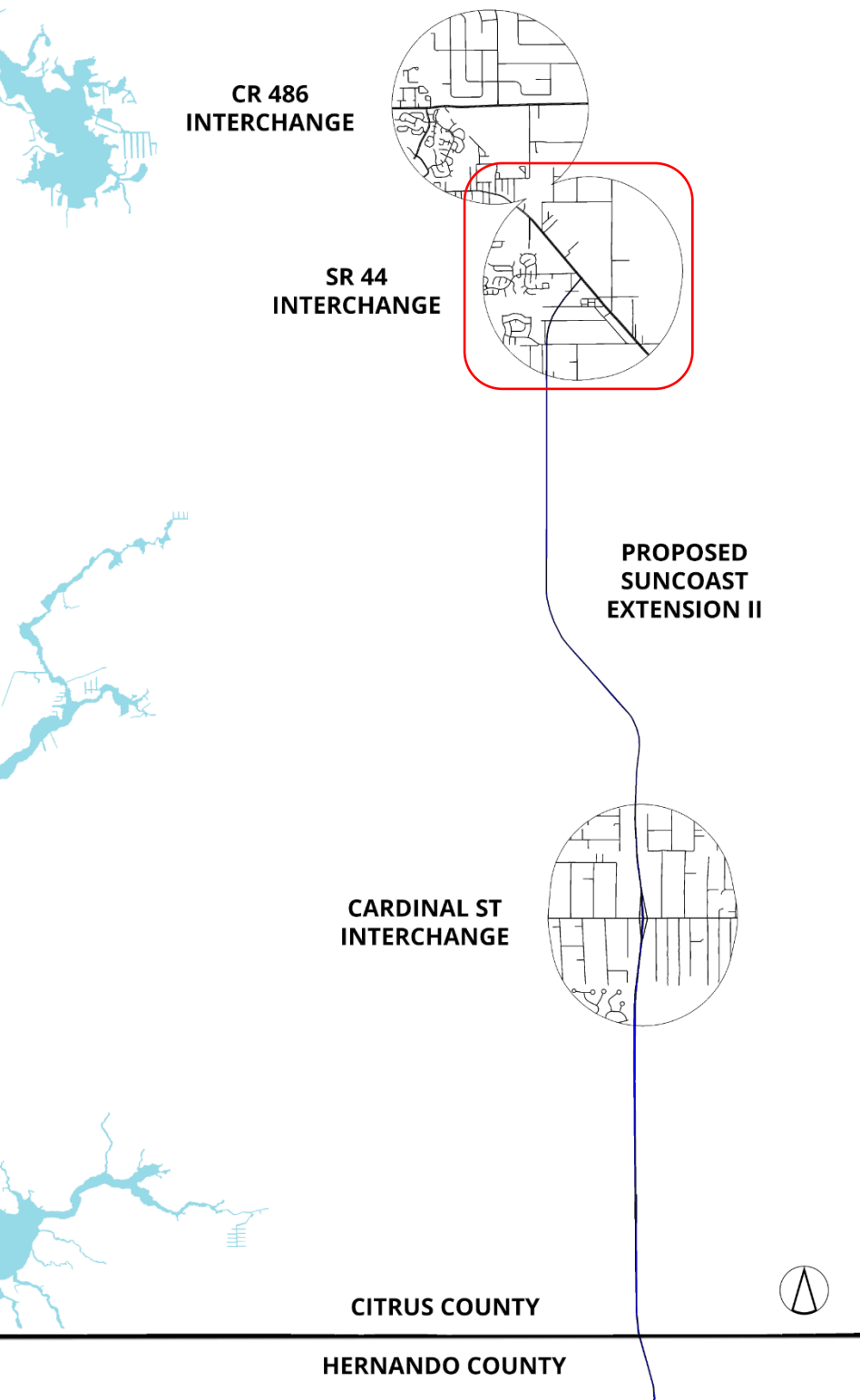


Cardinal Street Illustrative
Trend Growth Estimate (2019-2050)



Source: Hernando-Citrus 2040 LRTP; TBRPC analysis

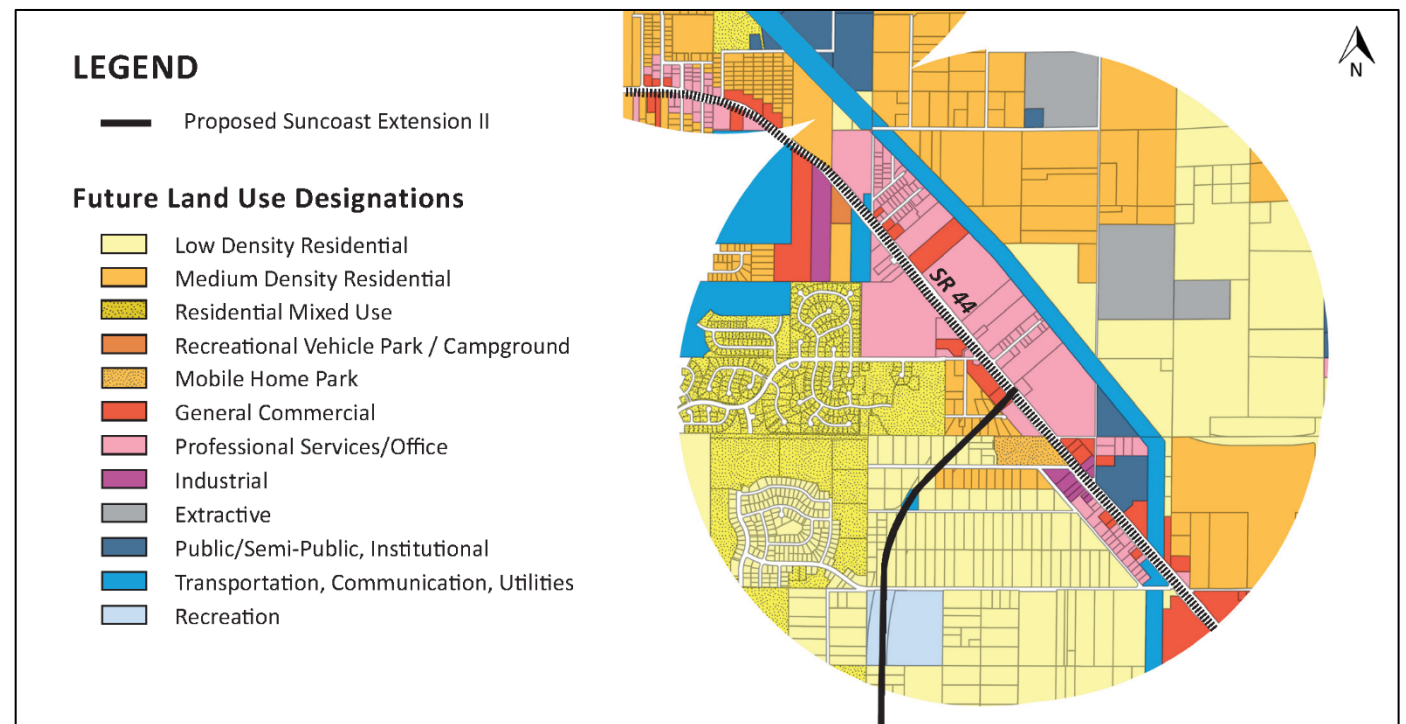
3D visualization of Cardinal Street Trend scenario,
provided for illustrative purposes only.



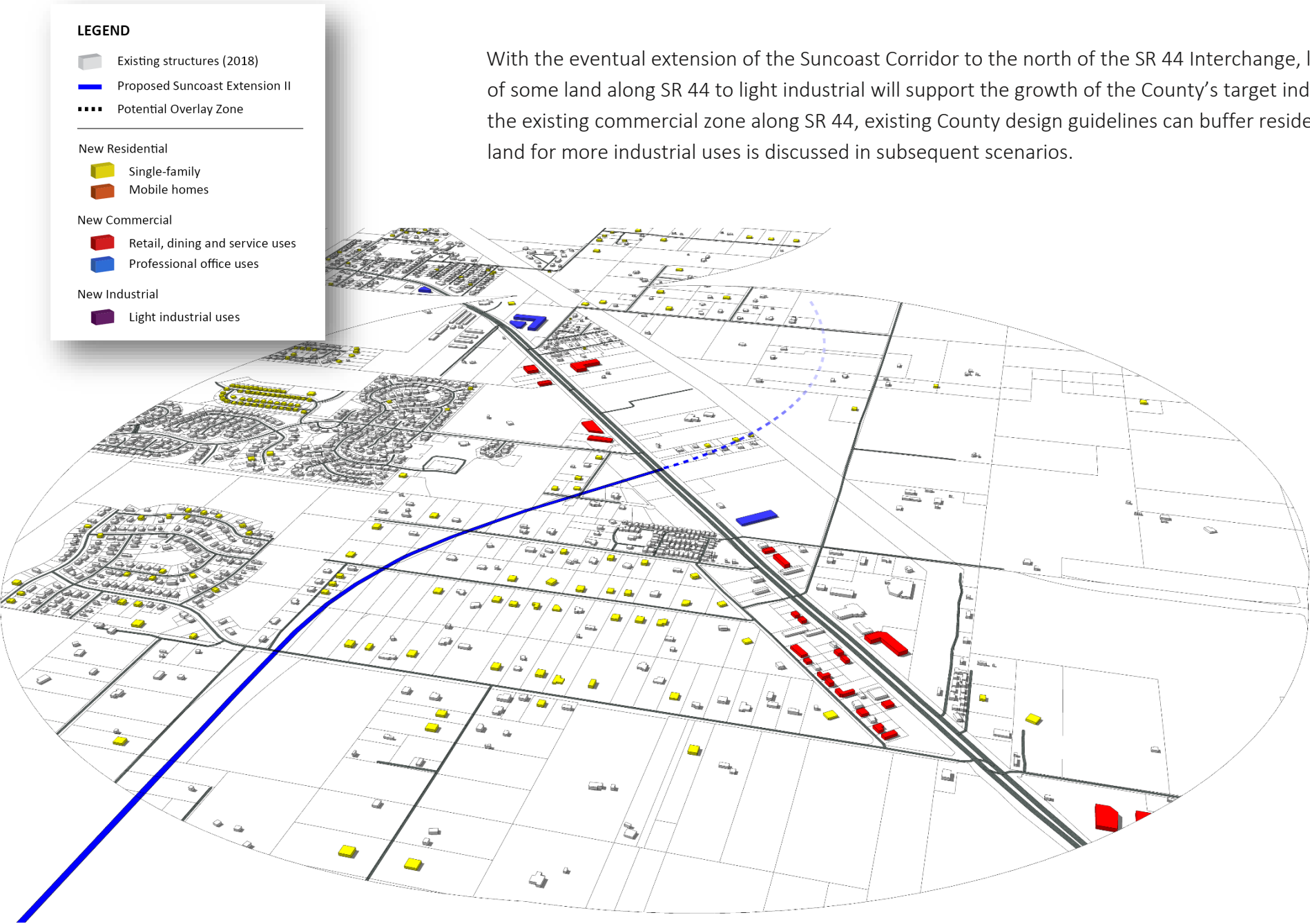
TREND: SR 44 INTERCHANGE

Under the Trend scenario, the SR 44 Interchange area develops at a rate consistent with other areas of Citrus County. Given the existing pattern of Future Land Use, the SR 44 interchange area is suited for future commercial development, with General Commercial to the southwest of the interchange and professional services/offices, northeast and running in a diagonal alongside the SR 44 right-of-way to the northwest.

SR 44 Interchange: Future Land Use Map

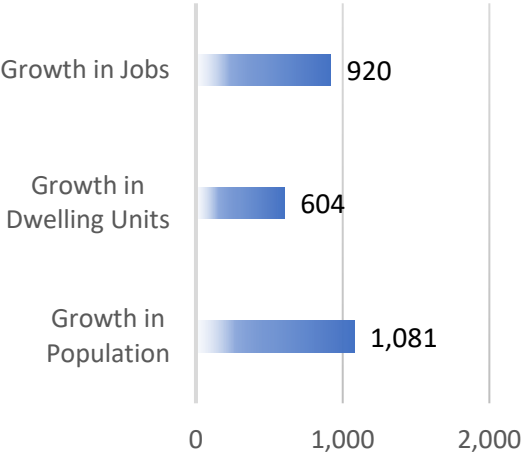


Sources: Citrus County Comprehensive Plan (GFLUM), Jan. 2019



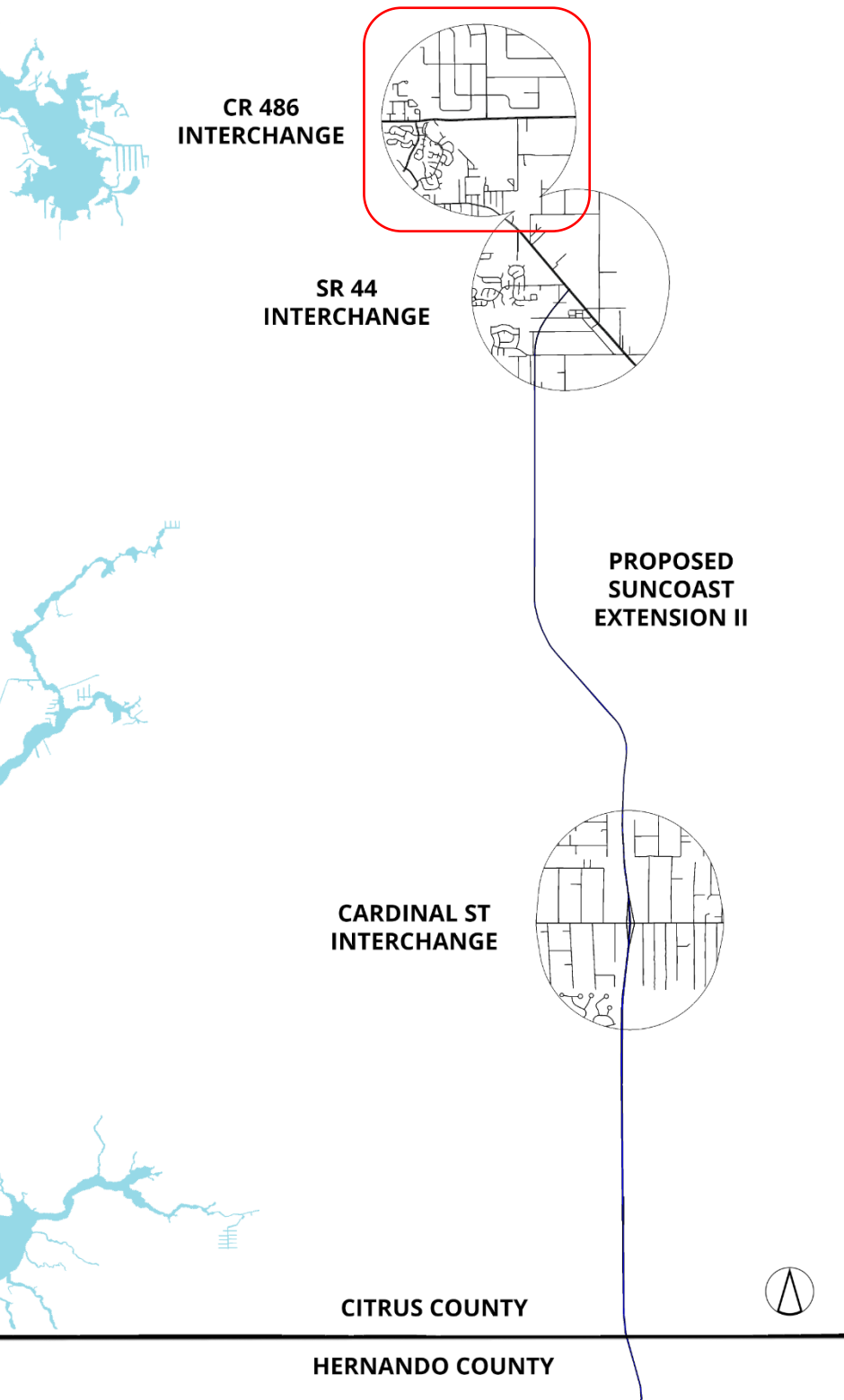
With the eventual extension of the Suncoast Corridor to the north of the SR 44 Interchange, land use changes and supporting rezoning of some land along SR 44 to light industrial will support the growth of the County’s target industries in the SR 44 corridor. Along with the existing commercial zone along SR 44, existing County design guidelines can buffer residential uses from industrial uses. Rezoning land for more industrial uses is discussed in subsequent scenarios.

SR 44 Illustrative
Trend Growth Estimate (2019-2050)



Source: Hernando-Citrus 2040 LRTP; TBRPC analysis

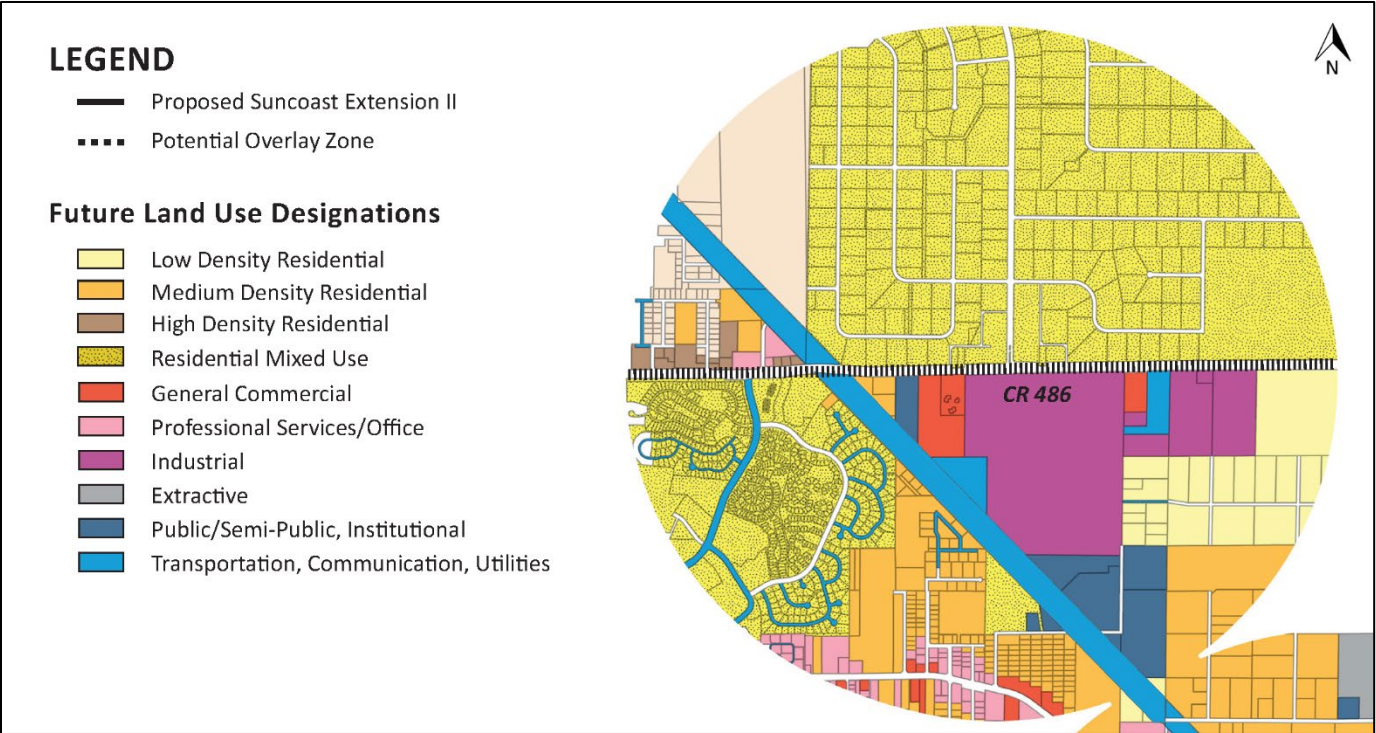
3D visualization of SR 44 Trend scenario, provided for illustrative purposes only.



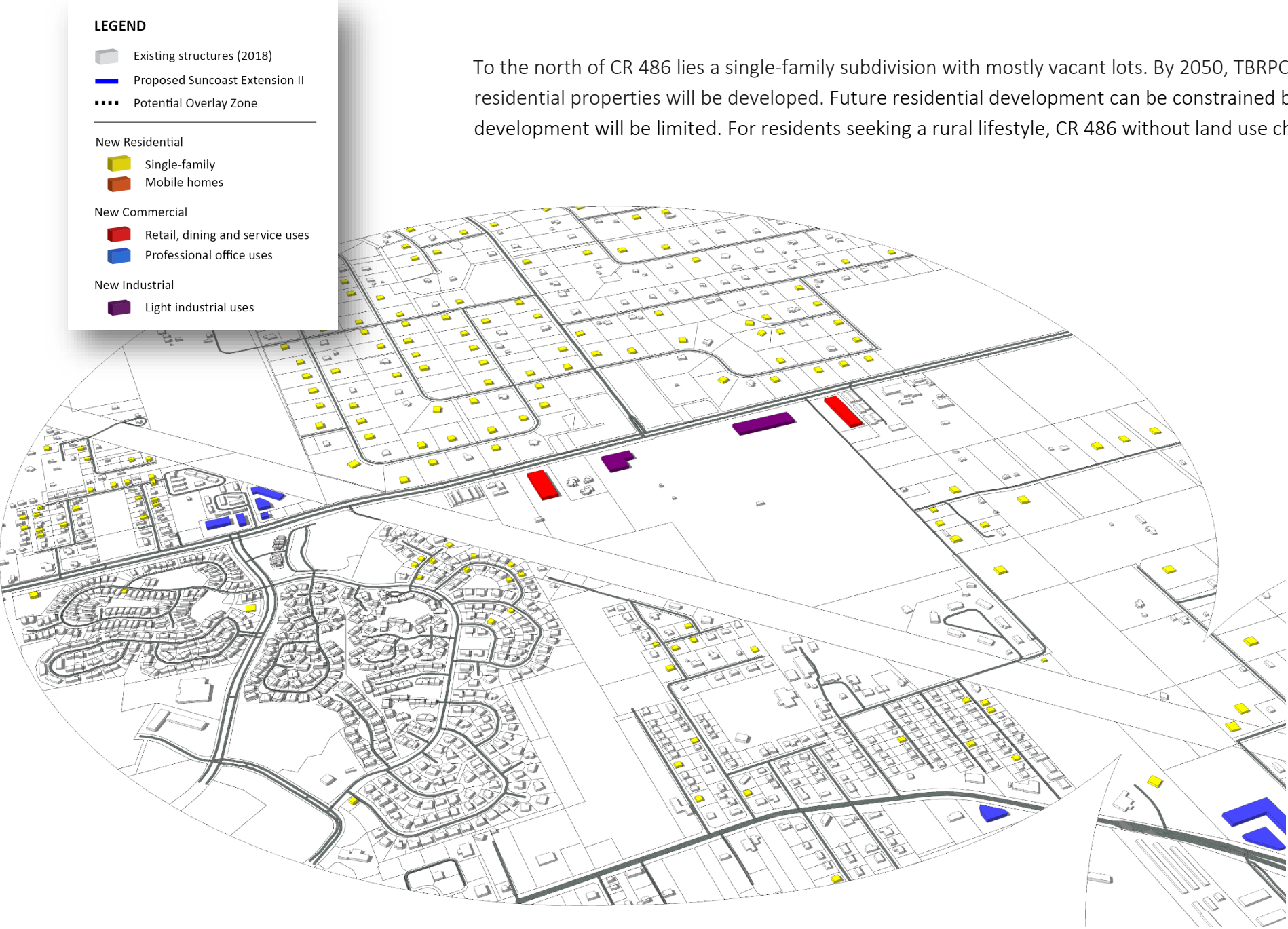
TREND: CR 486 INTERCHANGE

Under the Trend scenario, the CR 486 Interchange develops at a rate consistent with rural development inside the County’s Planning Service Area in other areas of Citrus County. Without future land use changes, there are a few industrial land uses and vacant commercial properties to the south of the most likely alignment of any future extension of the Suncoast Corridor.

CR 486 Interchange: Future Land Use Map

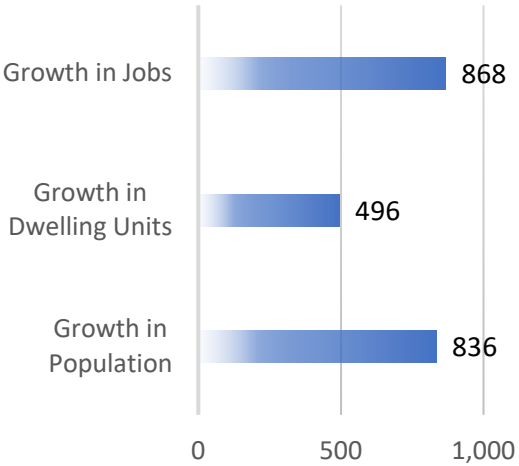


Sources: Citrus County Comprehensive Plan (GFLUM), Jan. 2019



To the north of CR 486 lies a single-family subdivision with mostly vacant lots. By 2050, TBRPC anticipates that most, if not all, vacant residential properties will be developed. Future residential development can be constrained by well and septic tanks and any commercial development will be limited. For residents seeking a rural lifestyle, CR 486 without land use changes will maintain that rural character.

CR 486 Illustrative
Trend Growth Estimate (2019-2050)



Source: Hernando-Citrus 2040 LRTP; TBRPC analysis

3D visualization of CR 486 Trend scenario, provided for illustrative purposes only.

FOCUSED GROWTH SCENARIO

Under Focused Growth, Citrus County grows at its normal pace, there is less spot development and more planned development within the Planning Service Area which is channeled to dedicated transit corridors to form a more compact development pattern. While the most suitable parcels are redesignated as commercial or industrial, the overall pattern of “job land” may result in small contiguous tracts of similarly zoned land, giving rise to some strip development or small office oriented developments. Since this scenario envisions that a Corridor Planning Zone and Interchange Management Area overlay zones are applied to the applicable properties near the interchange, parcels that are currently vacant are eventually developed with somewhat more intense development, as allowed under the County’s Planned Development Overlay (PDO) design regulations, along with more intensive landscaping. Under this scenario, some land may be re-designated for medium density residential, professional office and light industrial uses.

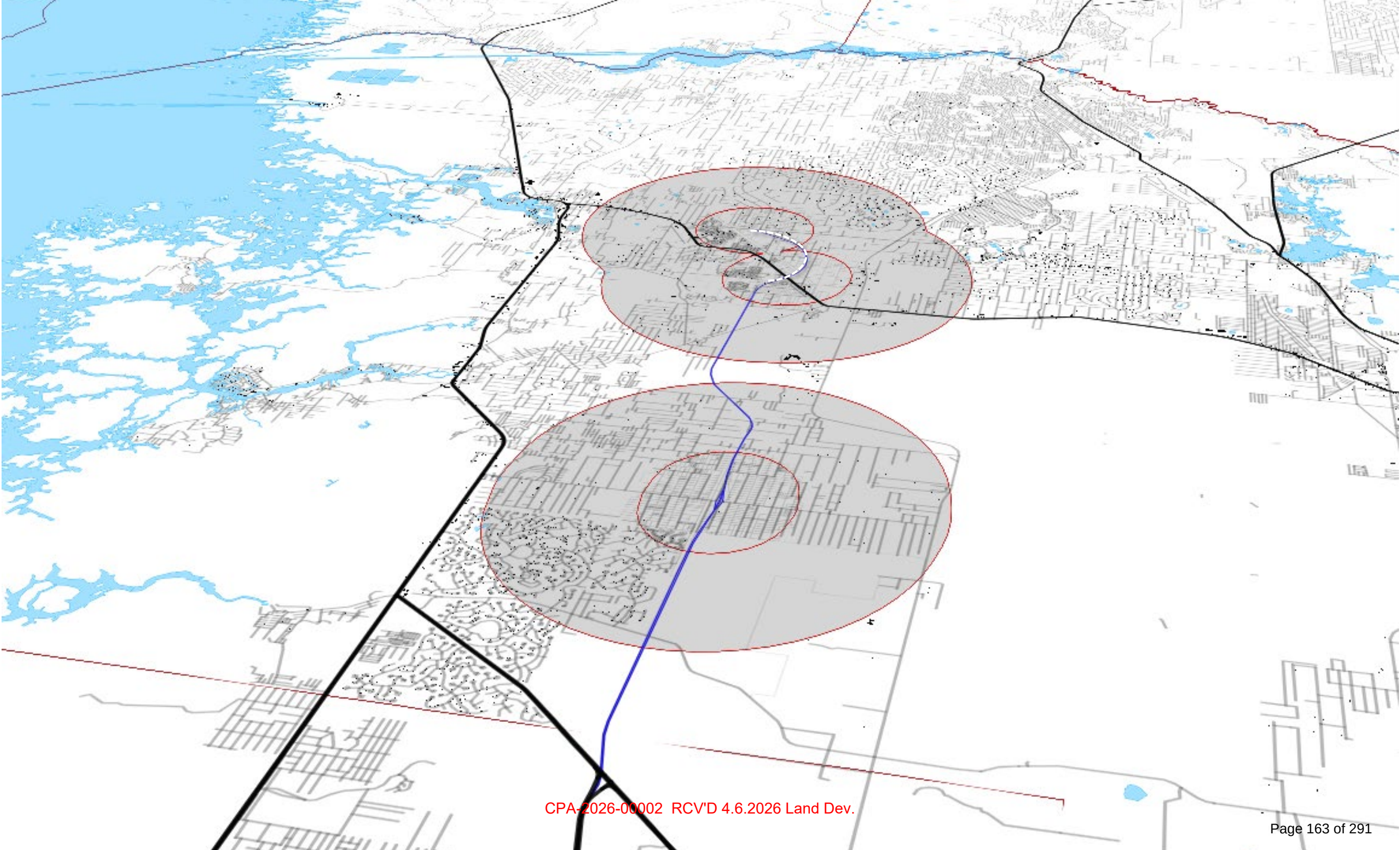
Focused Growth estimates are illustrative and represent potential growth. Future growth estimates were derived by calculating the area that might be rezoned and demand for space within the rezoned area, and qualitatively assessing existing land uses and proximity to other markets. Table 3. 2 summarizes the growth in population, dwelling units and jobs that could potentially occur in the three interchange areas by 2050.

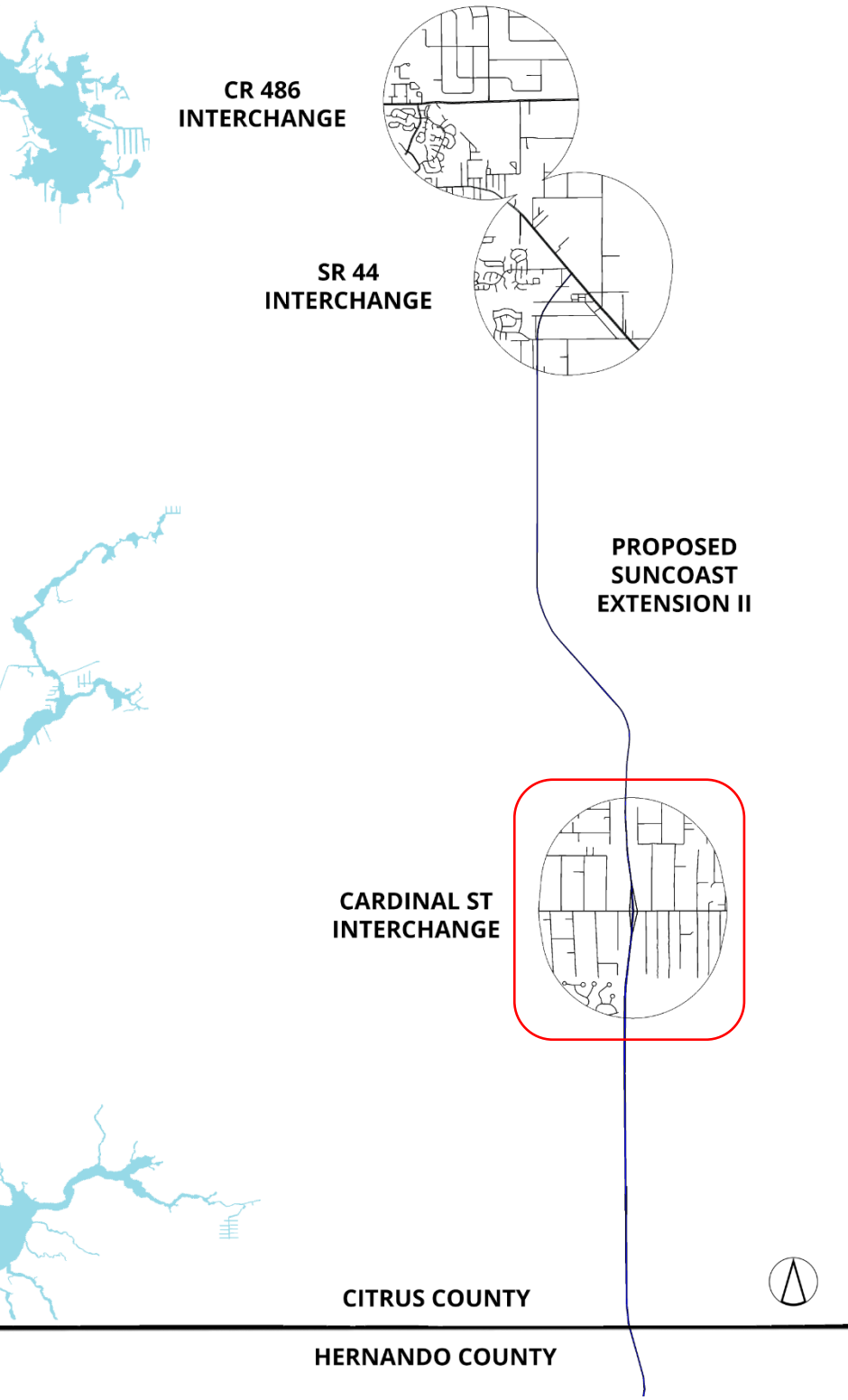
- Pros: Focused Growth leverages better access in the vicinity of the interchange to attract professional offices and light industrial uses. Increases to the ratio of office and professional uses to residential uses will improve the County’s fiscal bottom line over the long run.
- Cons: Two potential and related negative consequences of Focused Growth is that in the Cardinal Street Interchange area more intense development may not be compatible with the wider rural land use context of the surrounding area. More intense development of the Cardinal Street interchange area may undermine the Planned Service Area, which it is partially outside of, as a geographic limit of urban type development.

Table 3.2: Planning Area Illustrative Focused Growth Estimate 2019-2050

Areas	Growth in Population	Growth in Dwelling Units	Growth in Jobs
Cardinal	61	40	500
SR 44	1,432	800	1,100
CR 486	1,517	900	1,000
Total	2,962	1,708	2,600

Source: Hernando-Citrus 2040 LRTP; TBRPC analysis

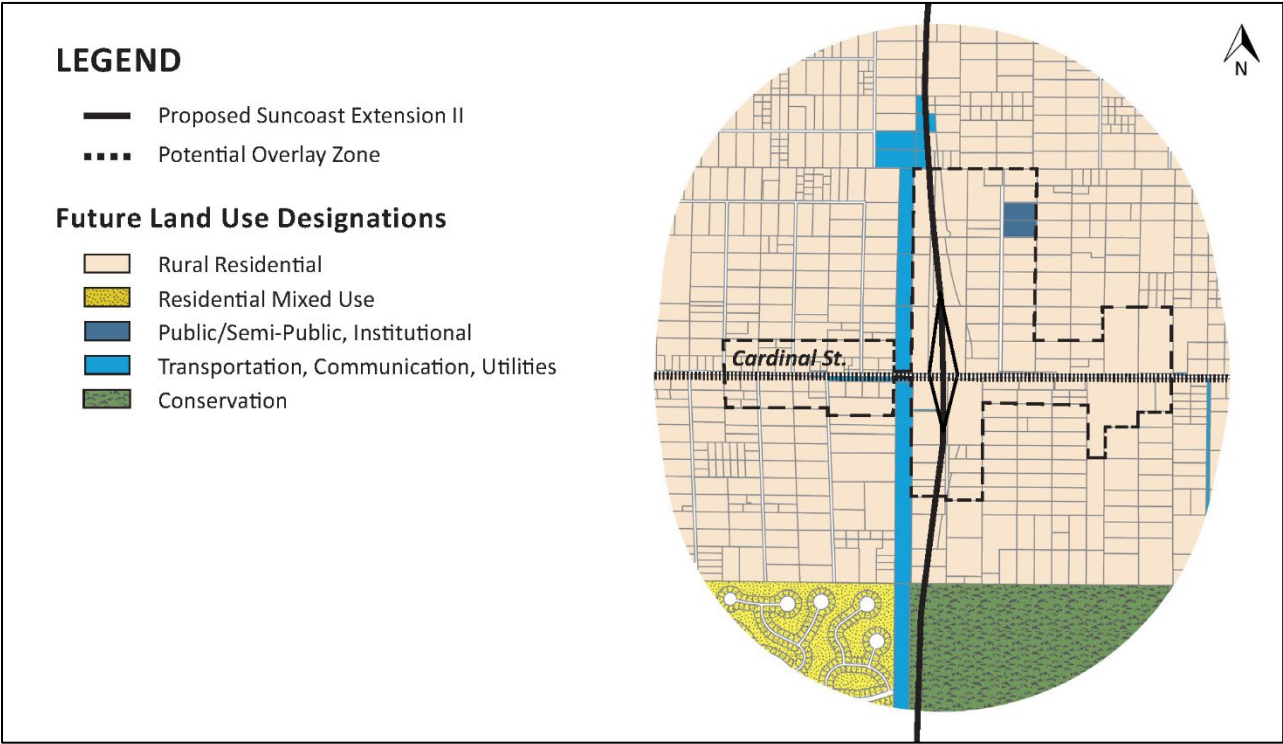




FOCUSED GROWTH: CARDINAL STREET

Under the Focused Growth scenario, the Cardinal Street Interchange develops more intensively than other areas outside of the County’s Planning Service Area, as the Interchange is designated as a node of the Planning Service Area. With future land use designation changes along the alignment of the Suncoast Parkway immediately north of the Interchange, there can be strip commercial and some office uses supporting neighborhood needs and providing quick access to Hernando County and Pasco County markets.

Cardinal Street Interchange: Future Land Use Map



Sources: Citrus County Comprehensive Plan (GFLUM), Jan. 2019

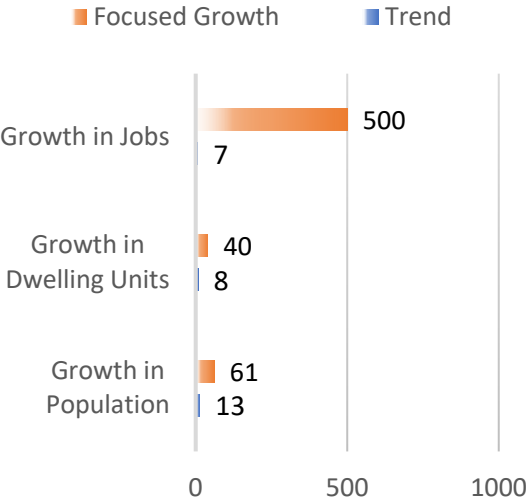
LEGEND

- Existing structures (2018)
- Proposed Suncoast Extension II
- Potential Overlay Zone
- New Residential
 - Single-family
 - Mobile homes
- New Commercial
 - Retail, dining and service uses
 - Professional office uses
- New Industrial
 - Light industrial uses

As a node of the Planning Service Area, well and septic tank infrastructure will be replaced with water and sewer connections to support more intensive development of the node in the future. With more commercial relative to residential development, the Cardinal Street interchange’s mix of land uses will contribute to a positive fiscal impact to the county.



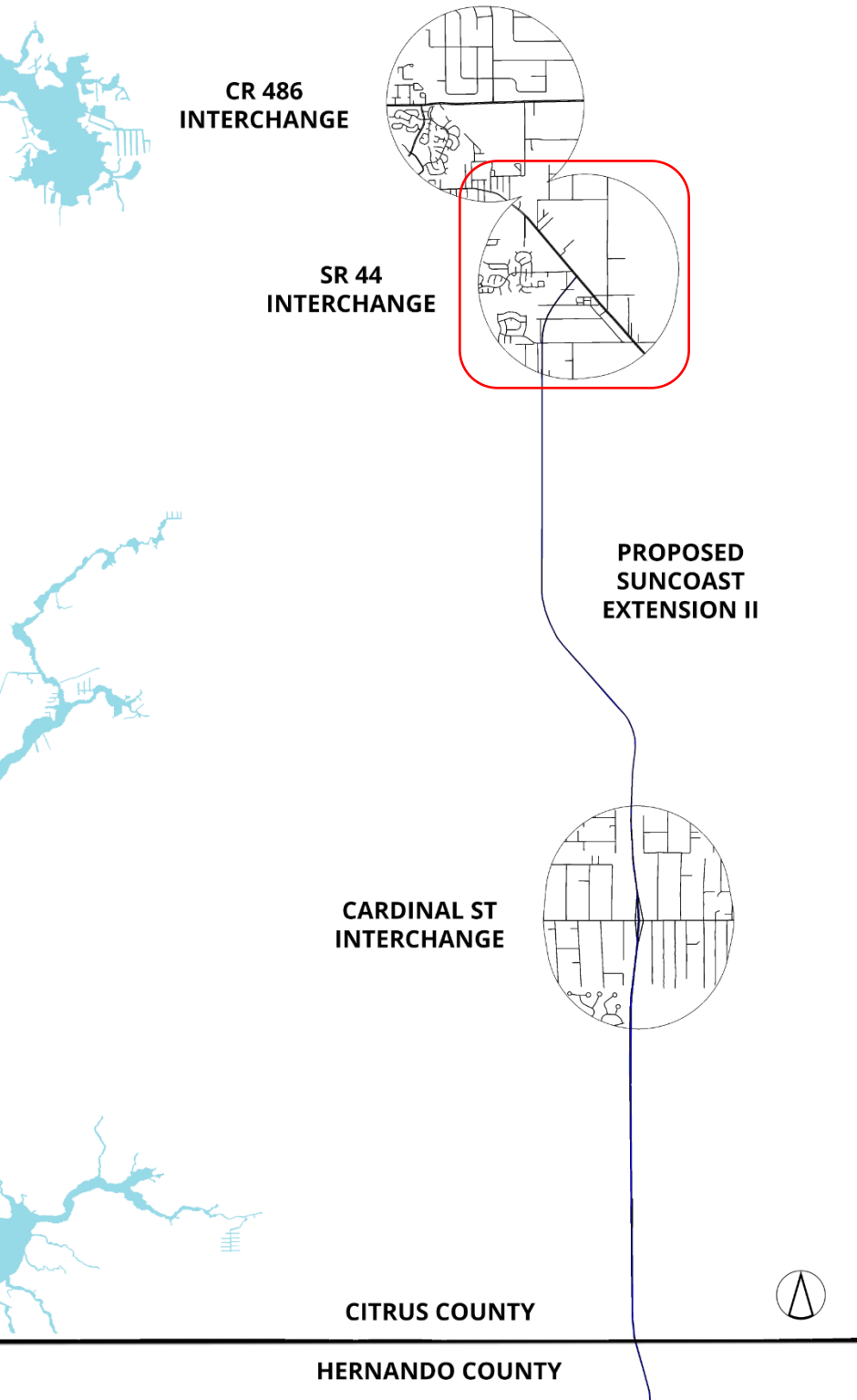
Cardinal Street Illustrative Focused Growth Estimate (2019-2050)



Source: Hernando-Citrus 2040 LRTP; TBRPC analysis

3D visualization of Cardinal Street Focused Growth scenario, provided for illustrative purposes only. See full-size rendering in Appendix 5.

CPA-2026-00002 RCV'D 4.6.2026 Land Dev.

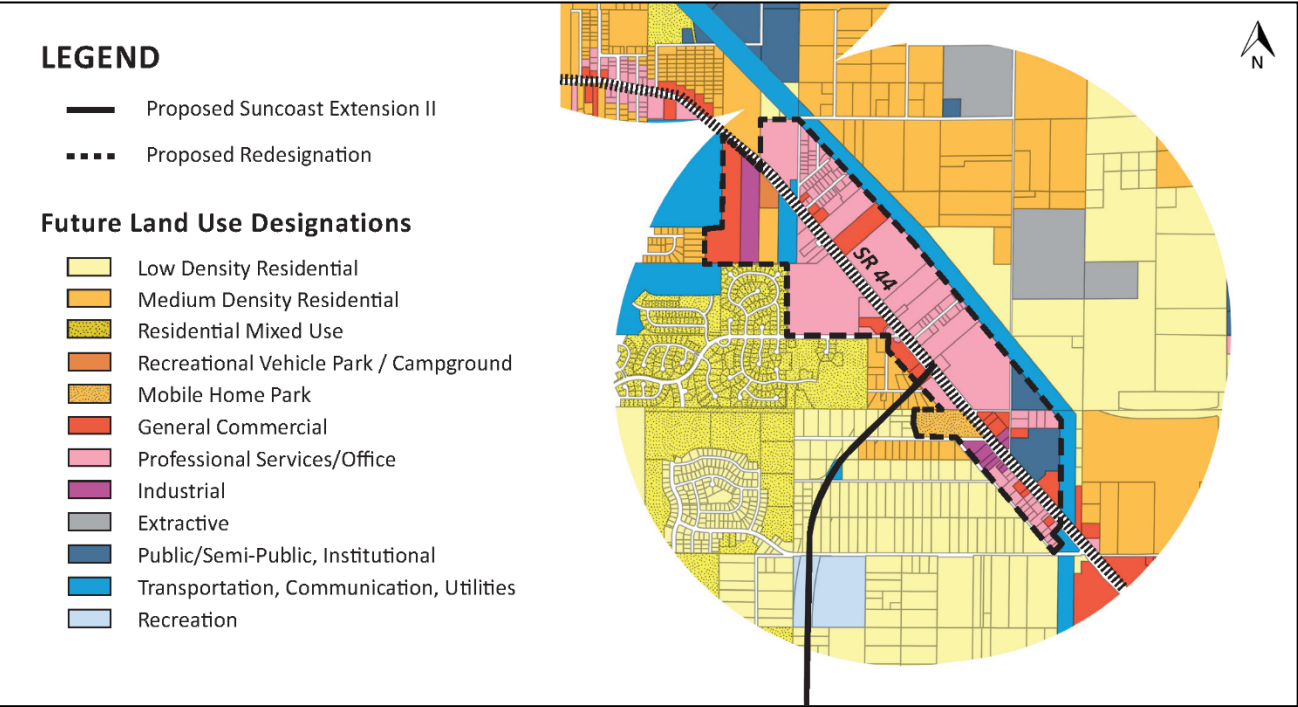


FOCUSED GROWTH: SR 44 INTERCHANGE

Under the Focused Growth scenario, the SR 44 Interchange area develops more intensively than other areas of Citrus County as the County maintains a higher development standard with the Interchange Management Area and Corridor Planning Zone overlays. Given the existing pattern of Future Land Use, the SR 44 interchange area is suited for future commercial development, with General Commercial to the southwest of the interchange and professional services/offices, northeast and running in a diagonal alongside the SR 44 right-of-way to the northwest.

Of all three interchanges, the SR 44 Interchange is best suited for the long term cultivation of the County's professional service oriented target industries.

SR 44 Interchange: Future Land Use Map



Sources: Citrus County Comprehensive Plan (GFLUM), Jan. 2019

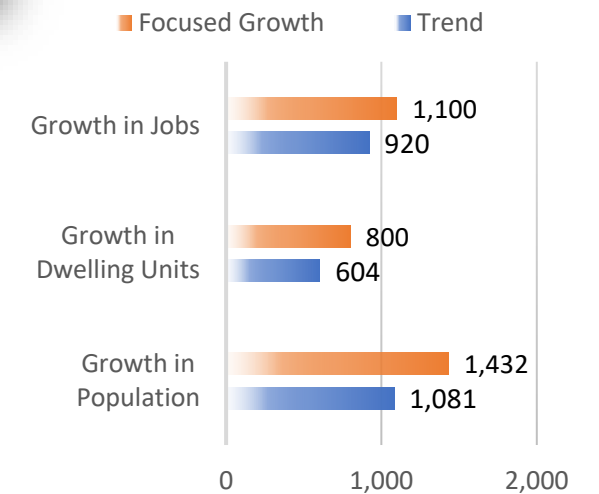
LEGEND

-  Existing structures (2018)
 -  Proposed Suncoast Extension II
 -  Potential Overlay Zone
-
- New Residential**
-  Single-family
 -  Mobile homes
- New Commercial**
-  Retail, dining and service uses
 -  Professional office uses
- New Industrial**
-  Light industrial uses

With the potential future extension of the Suncoast Parkway 2 to the north is under discussion, there will be a supportive environment for industrial uses to develop. Without that extension, however, the currently allowed commercial land uses will likely develop with general commercial and neighborhood commercial as strip development, as a continuation of the pattern within Crystal River. Commercial strip development can crowd-out potential higher uses of the land, such as professional offices or light industrial.

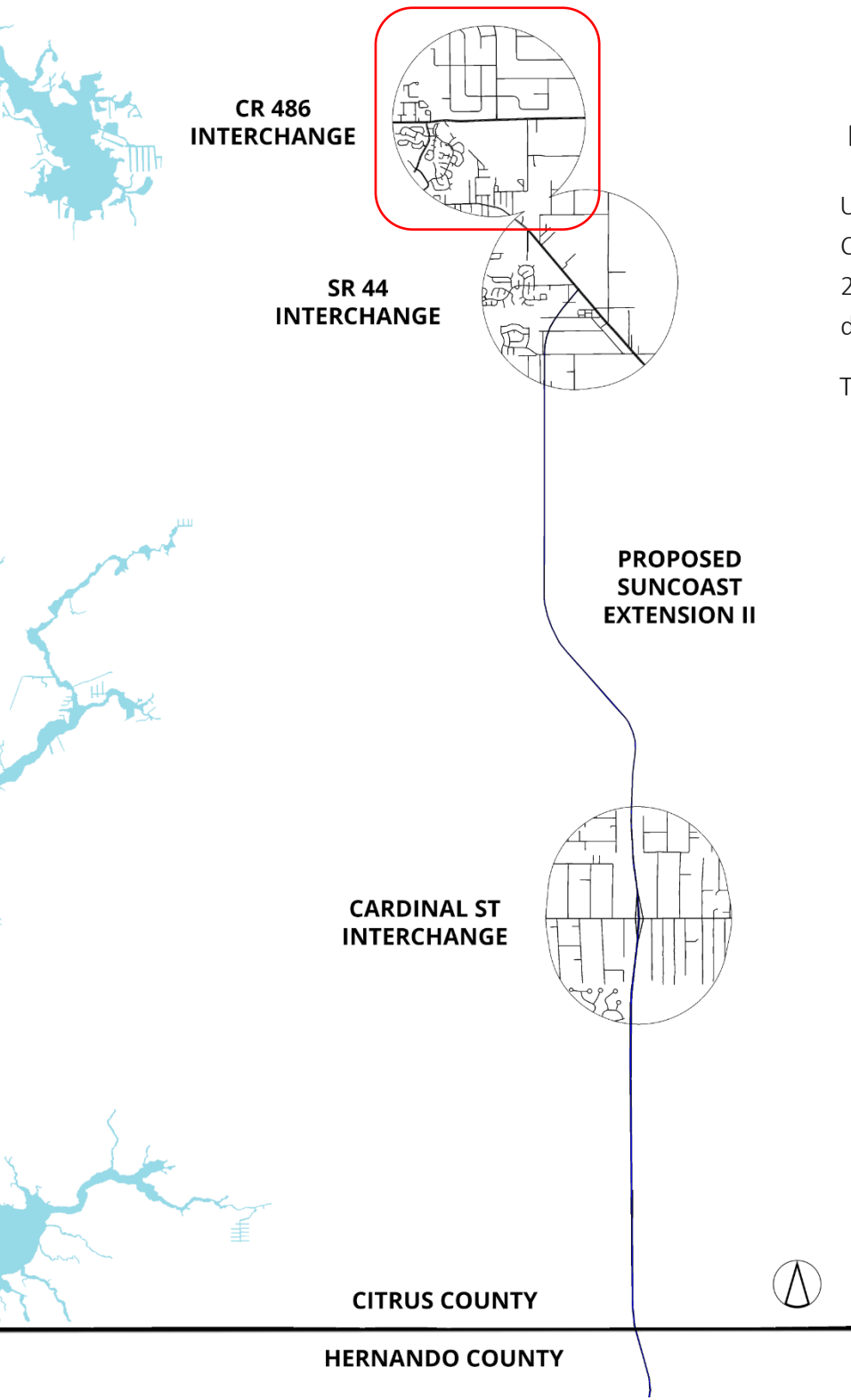


SR 44 Illustrative Focused Growth Estimate (2019-2050)



Source: Hernando-Citrus 2040 LRTP; TBRPC analysis

3D visualization of SR 44 Focused Growth scenario, provided for illustrative purposes only.
See full-size rendering in Appendix 5.

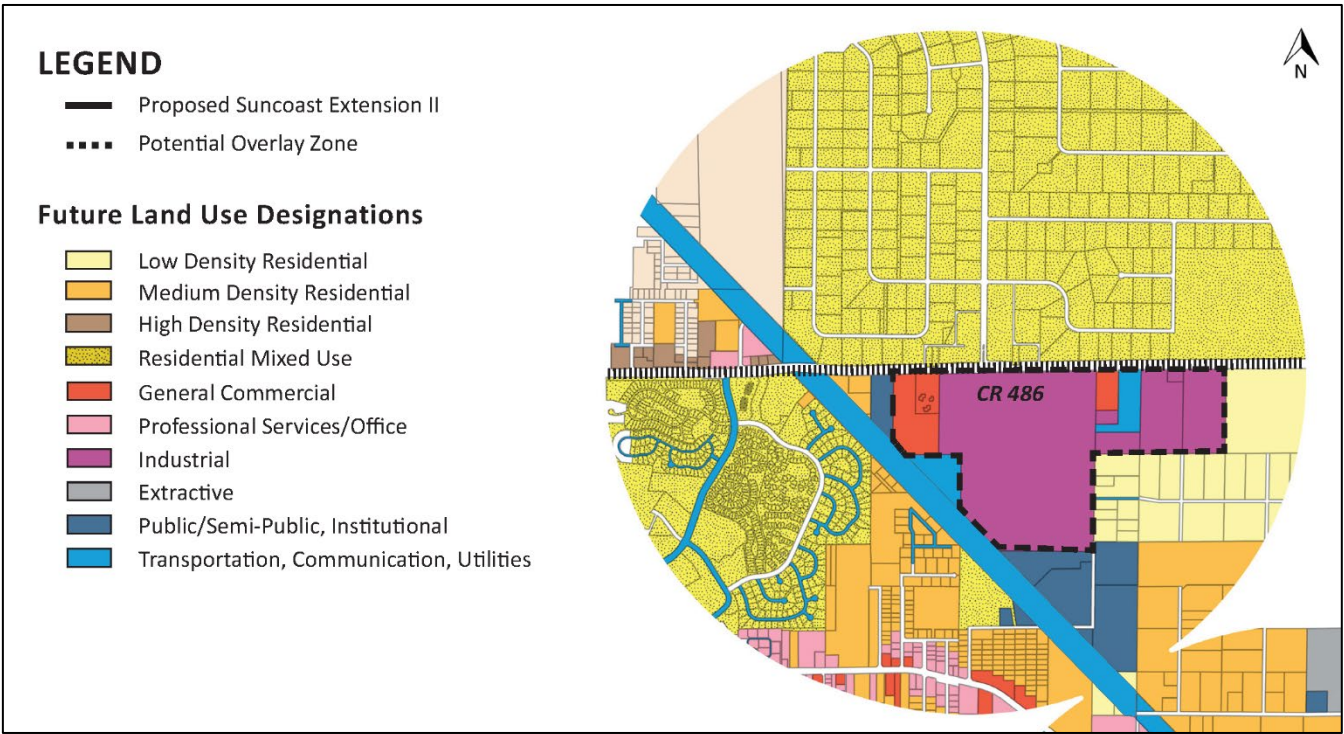


FOCUSED GROWTH: CR 486 INTERCHANGE

Under the Focused Growth scenario, the CR 486 Interchange develops more intensely than rural development inside the County’s Planning Service Area. To the north of the Interchange lies a single-family subdivision with mostly vacant lots. By 2050, TBRPC anticipates that most, if not all, vacant residential properties will be developed. Commercial and industrial development will take place south of CR 486.

The Suncoast Parkway is not shown here because there is no official alignment yet.

CR 486 Interchange: Future Land Use Map



Sources: Citrus County Comprehensive Plan (GFLUM), Jan. 2019

LEGEND

- Existing structures (2018)
- Proposed Suncoast Extension II
- Potential Overlay Zone

New Residential

- Single-family
- Mobile homes

New Commercial

- Retail, dining and service uses
- Professional office uses

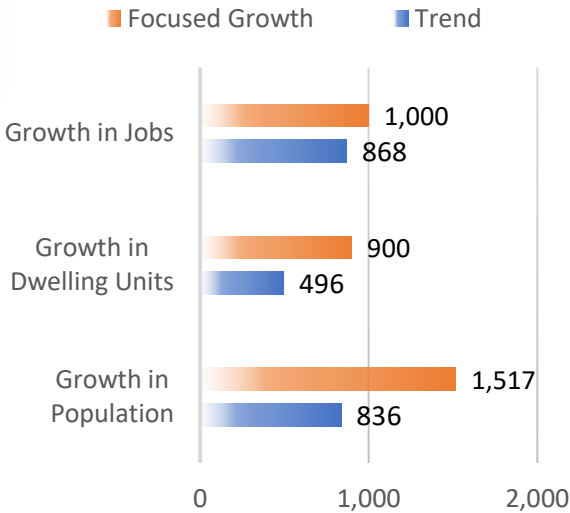
New Industrial

- Light industrial uses

Instead, it is likely that the alignment may follow the existing Duke Energy right-of-way, initially terminating at CR 486 and continuing north in the future. Future residential development can be supported by connections to County water and sewer. While under existing land use controls, any commercial development will be limited. However, there is a strip of land to the east of the Duke Energy right-of-way that could be re-designated for light industrial uses in the future, supporting a variety of light industrial jobs as identified in the STEP. That potential change is illustrated in the Resilient Citrus County scenario.



CR 486 Illustrative Focused Growth Estimate (2019-2050)



Source: Hernando-Citrus 2040 LRTP; TBRPC analysis

3D visualizations of CR 486 Focused Growth scenario, provided for illustrative purposes only. See full-size rendering in Appendix 5.

3.5 RESILIENT CITRUS COUNTY SCENARIO

Under Resilient Citrus County, the County leverages the land use advantages of the Suncoast Parkway extension to the north, making new commercial and industrial uses near the interchange more accessible to the State’s large metropolitan areas. Instead of strip or scattered commercial uses, the County attracts developers who design office or industrial parks. Since office/industrial parks are attractive to professional services, employment grows at a faster pace than in recent years as increased office and light industrial uses in the Interchange areas attracts more jobs. Inevitably, communities that attract more jobs will attract more residents. Under this scenario, residential uses are not only allowed, but integrated with commercial/office development, supporting live/work arrangements with non-motorized pathways separated from auto and freight movements. Due to site development requirements, the County may need to actively engage with landowners to assemble parcels into a single site large enough to accommodate those uses. Moreover, the County can prioritize compact development patterns to focus future development in the interchange areas³. Business Improvement Districts may be established to support capital investment in the interchange areas.

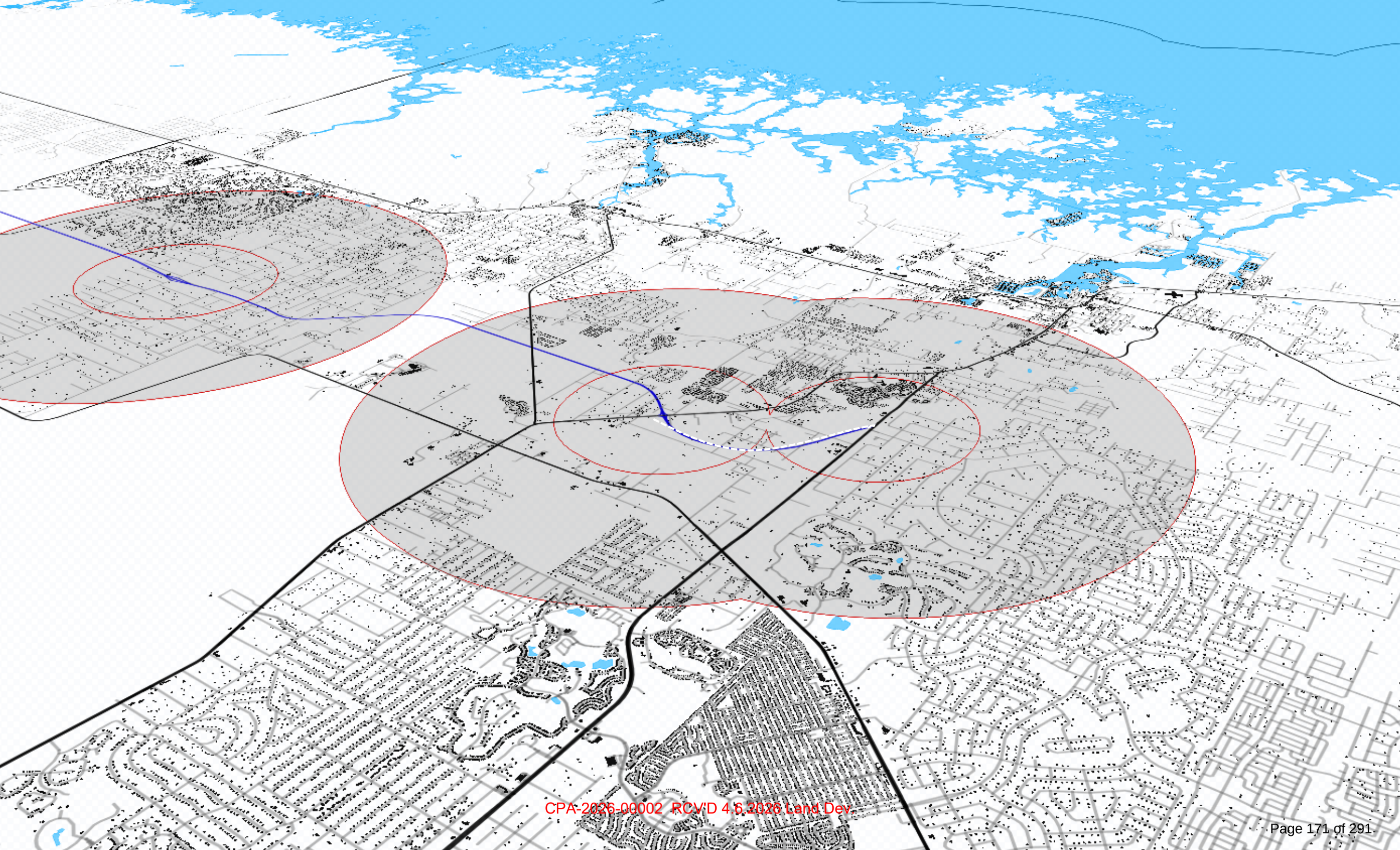
As with the other two scenarios, vacant parcels are eventually developed with some re-designation of future land uses to allow more light-industrial development. Future growth estimates are illustrative only and were derived by calculating the area that might be rezoned; while demand for space within the rezoned area was based upon the existing pattern of land uses and proximity to other markets. This scenario explicitly considers a goal of capturing up to a third of anticipated future job growth within the Suncoast Parkway corridor. Table 3.3 summarizes the growth in population, dwelling units and jobs that could potentially occur in the three interchange areas by 2050.

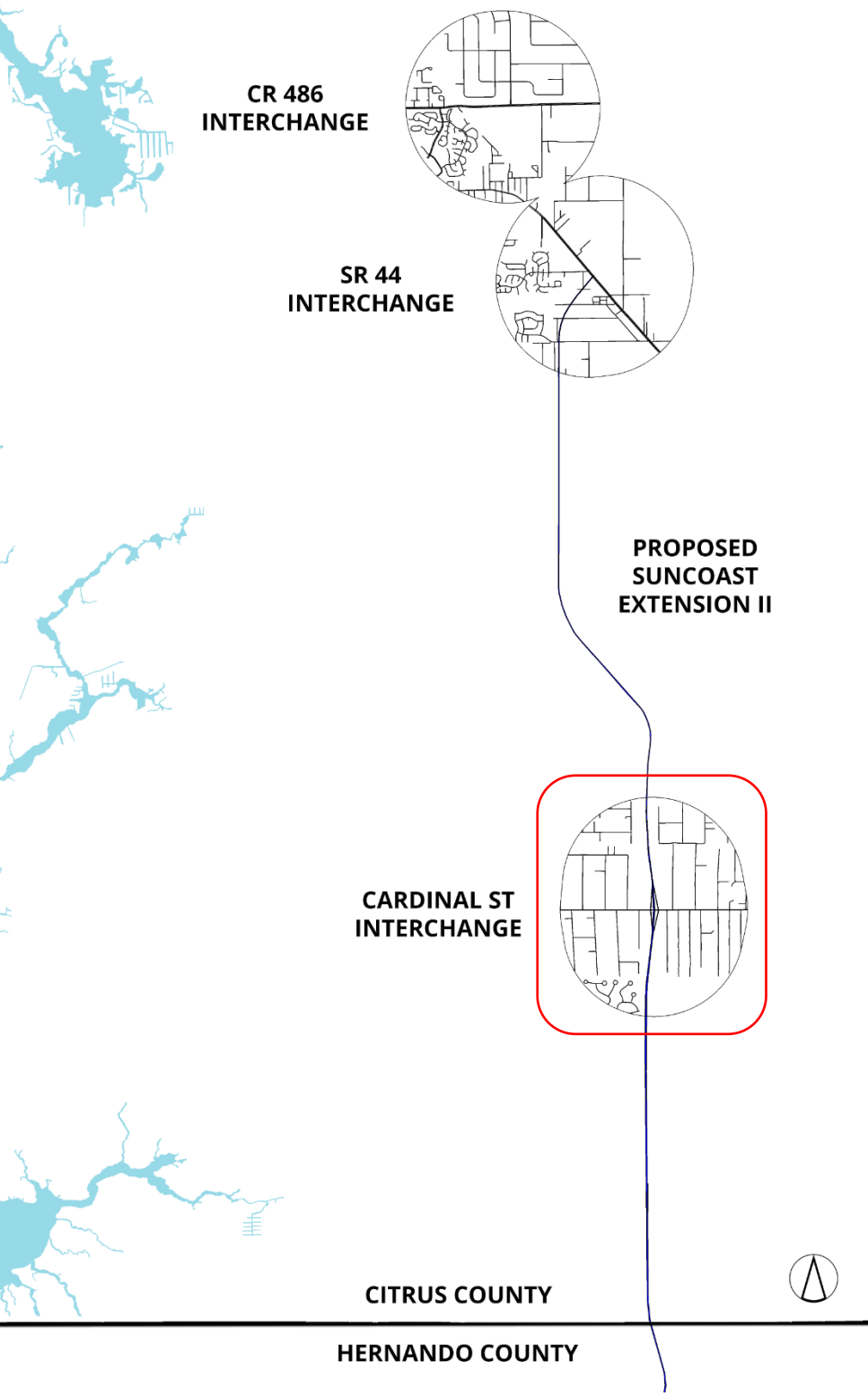
- Pros: Under Resilient Citrus County there is more job growth than under the other two scenarios. If the area is developed as a fixed transit corridor, the interchange area can be developed to support more walking and bicycling trips between homes, neighborhood commercial and office uses. The benefits of a more diverse economy will result in improved fiscal health of the County.
- Cons: Even with urban design that supports greater non-motorized travel, more commercial and office uses will generate more daily auto trips and traffic on nearby collectors and arterials is likely to increase. Moreover, some residents will feel that the area’s long term rural character will be diminished by more intensive development of the nodes around each interchange. While office and industrial parks can offer centralized infrastructure services, those sites usually require a minimum of 20 acres, and most developers design these parks with grids and parcels of 200 to 300 foot depth, and therefore prefer rectangular lots. There are few areas within the corridors outside of Cardinal Street that can meet those criteria.

Table 3.3: Planning Area Illustrative Resilient Citrus Growth Estimate 2019-2050

Areas	Growth in Population	Growth in Dwelling Units	Growth in Jobs
Cardinal	91	60	1,400
SR 44	1,611	900	1,200
CR 486	1,601	950	1,400
Total	3,225	1,108	4,000

³ Specific compact development strategies are discussed in the Recommendations (Section 4.C).

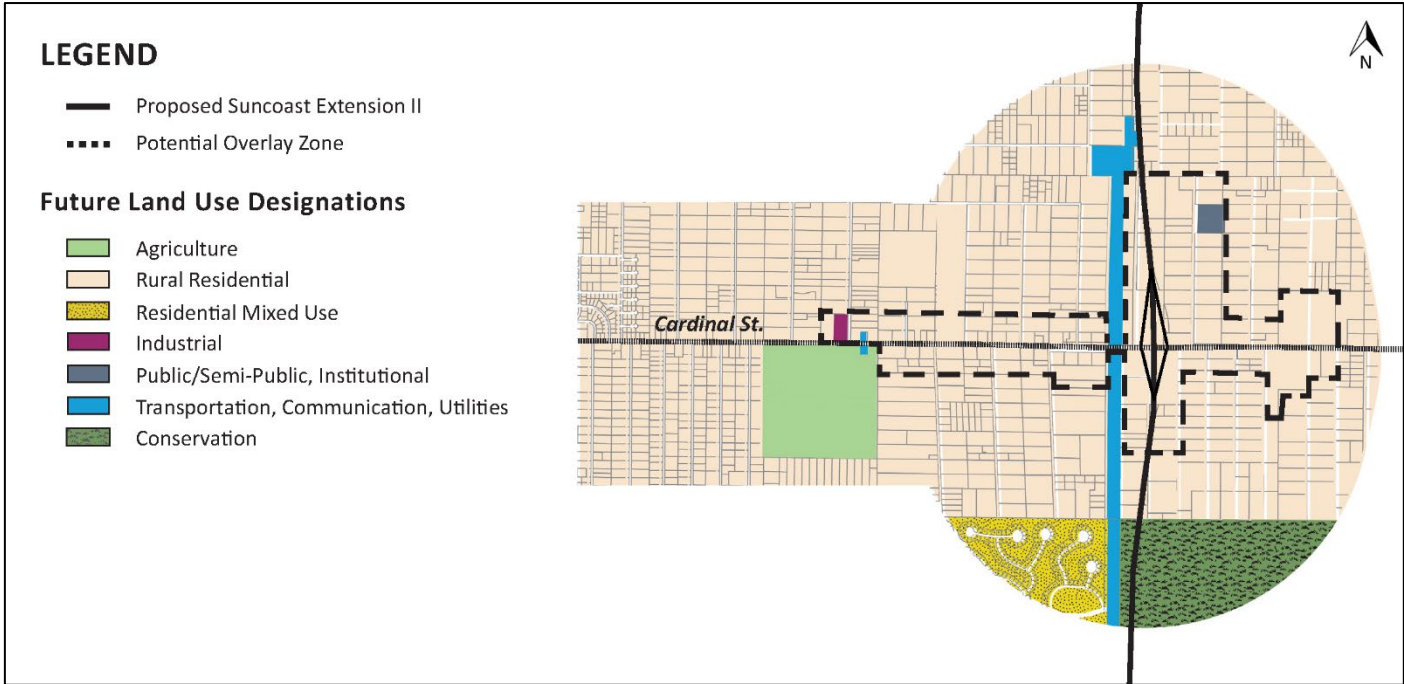




RESILIENT CITRUS COUNTY: CARDINAL STREET

Under the Resilient Citrus County scenario, the Cardinal Street Interchange develops more intensively than other areas outside of the County’s Planning Service Area, as the Interchange is designated as a node of the Planning Service Area. With future land use designation changes along the alignment of the Suncoast Parkway immediately north of the Interchange, there can be strip commercial and some office uses supporting neighborhood needs and providing quick access to Hernando County and Pasco County markets. With the Suncoast Parkway extension north out of the County those areas adjacent to the right-of-way may also be attractive to industrial uses, including light industrial manufacturers and Distribution Centers.

Cardinal Street Interchange: Future Land Use Map



Sources: Citrus County Comprehensive Plan (GFLUM), Jan. 2019

LEGEND

Existing structures (2018)

Proposed Suncoast Extension II

Potential Overlay Zone

New Residential

Single-family

Mobile homes

New Commercial

Retail, dining and service uses

Professional office uses

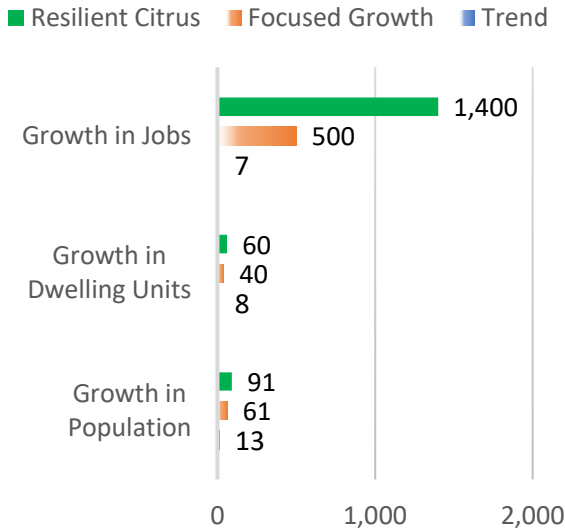
New Industrial

Light industrial uses

As a node of the Planning Service Area, well and septic tank infrastructure will be replaced with water and sewer connections to support more intensive development of the node in the future. With more commercial relative to residential development, the Cardinal Street interchange’s mix of land uses will contribute to a positive fiscal impact to the county.

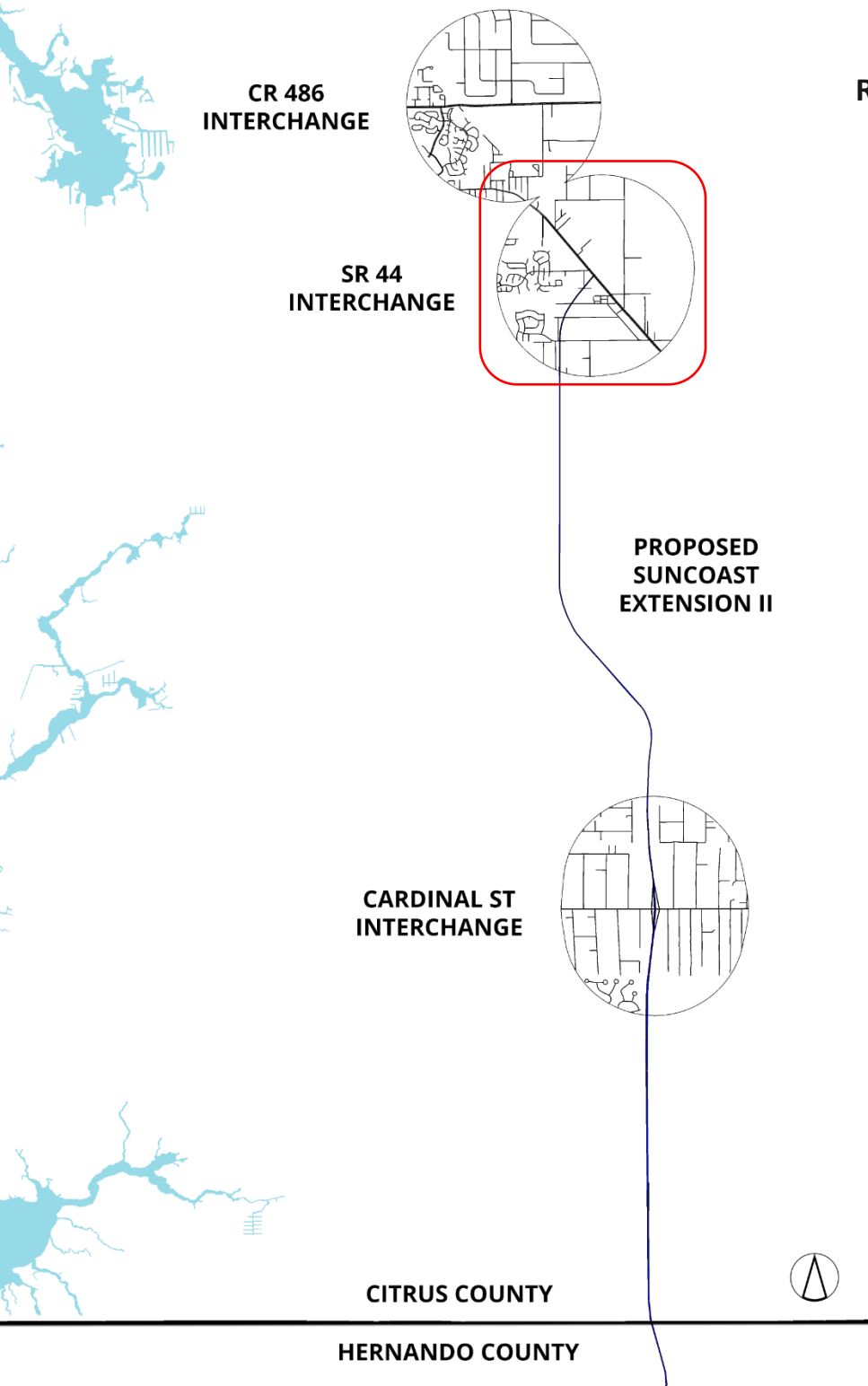


Cardinal Street Illustrative
Resilient Citrus Growth Estimate (2019-2050)



Source: Hernando-Citrus 2040 LRTP; TBRPC analysis

3D visualization of Cardinal Street Resilient Citrus scenario, provided for illustrative purposes only.
See full-size rendering in Appendix 5.



RESILIENT CITRUS COUNTY: SR 44 INTERCHANGE

Under the Resilient Citrus County scenario, the SR 44 Interchange area develops more intensively than other areas of Citrus County. Given the existing pattern of Future Land Use, the SR 44 interchange area is suited for future commercial development, with General Commercial to the southwest of the interchange and professional services/offices, northeast and running in a diagonal alongside the SR 44 right-of-way to the northwest. With the continuation of the Suncoast Parkway to the north, more professional office uses will be established and some light industrial uses will flourish.

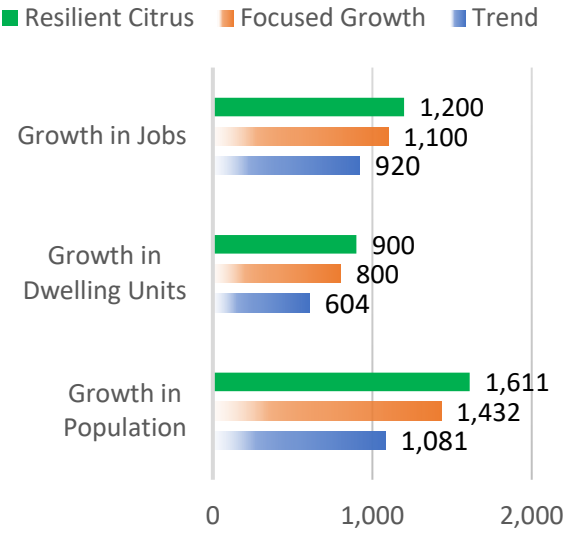
SR 44 Interchange: Future Land Use Map



Sources: Citrus County Comprehensive Plan (GFLUM), Jan. 2019

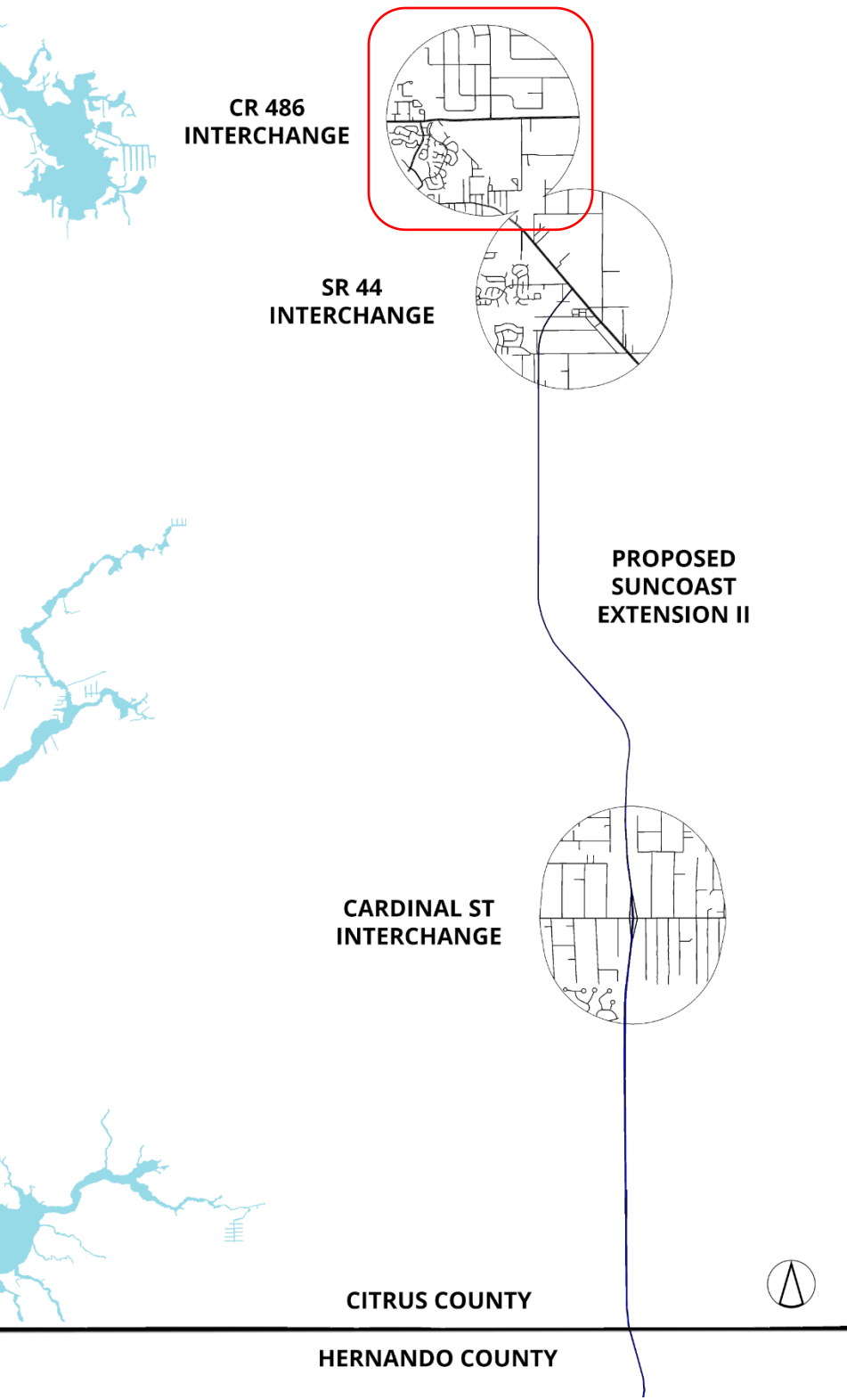


SR 44 Illustrative Resilient Citrus
Growth Estimate (2019-2050)



Source: Hernando-Citrus 2040 LRTP; TBRPC analysis

3D visualization of SR 44 Resilient Citrus scenario, provided for illustrative purposes only.
See full-size rendering in Appendix 5.

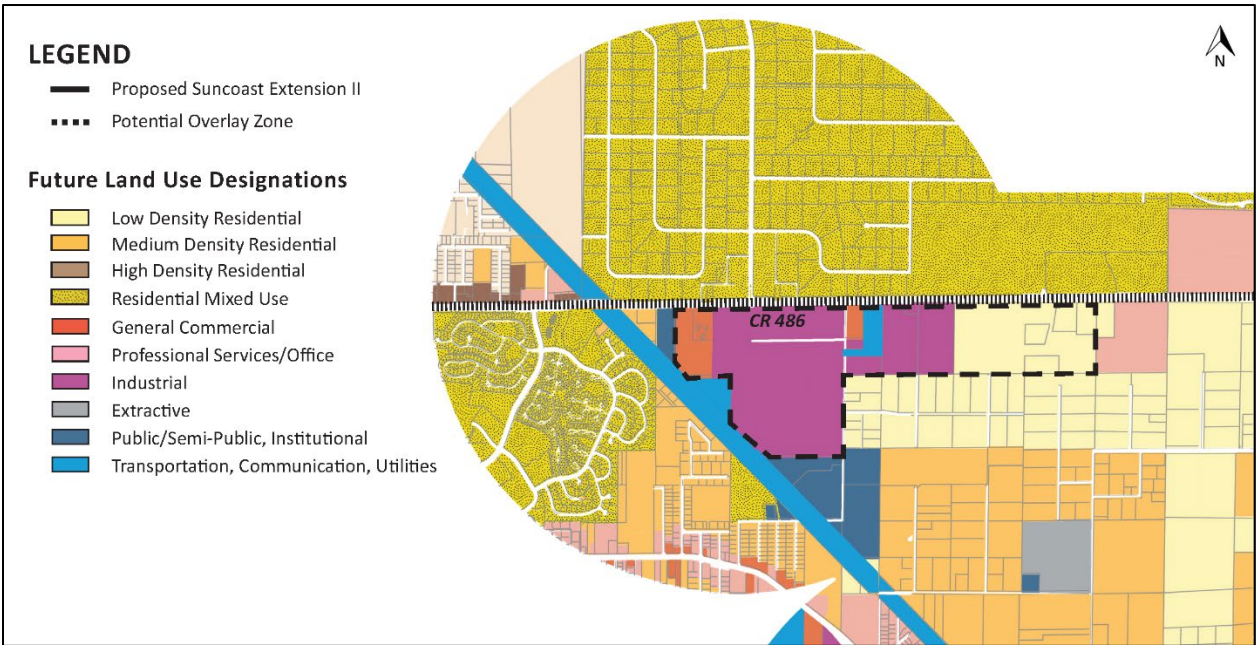


RESILIENT CITRUS: CR 486 INTERCHANGE

Under the Resilient Citrus County scenario, the CR 486 Interchange more intensely than rural development inside the County’s Planning Service Area. To the north of the Interchange lies a single-family subdivision with mostly vacant lots. By 2050, TBRPC anticipates that most, if not all, vacant residential properties will be developed.

Since the CR 486 Interchange is still in the discussion stages, there is no identified future alignment of the Suncoast Parkway. Should the Parkway extend to CR 486, it is likely that the alignment may follow the existing Duke Energy right-of-way, and in the Resilient Citrus County scenario, continues to the north out of the county. In the Future Land Use Map below, TBRPC has identified potential land for redesignation should the alignment follow the Duke right-of-way.

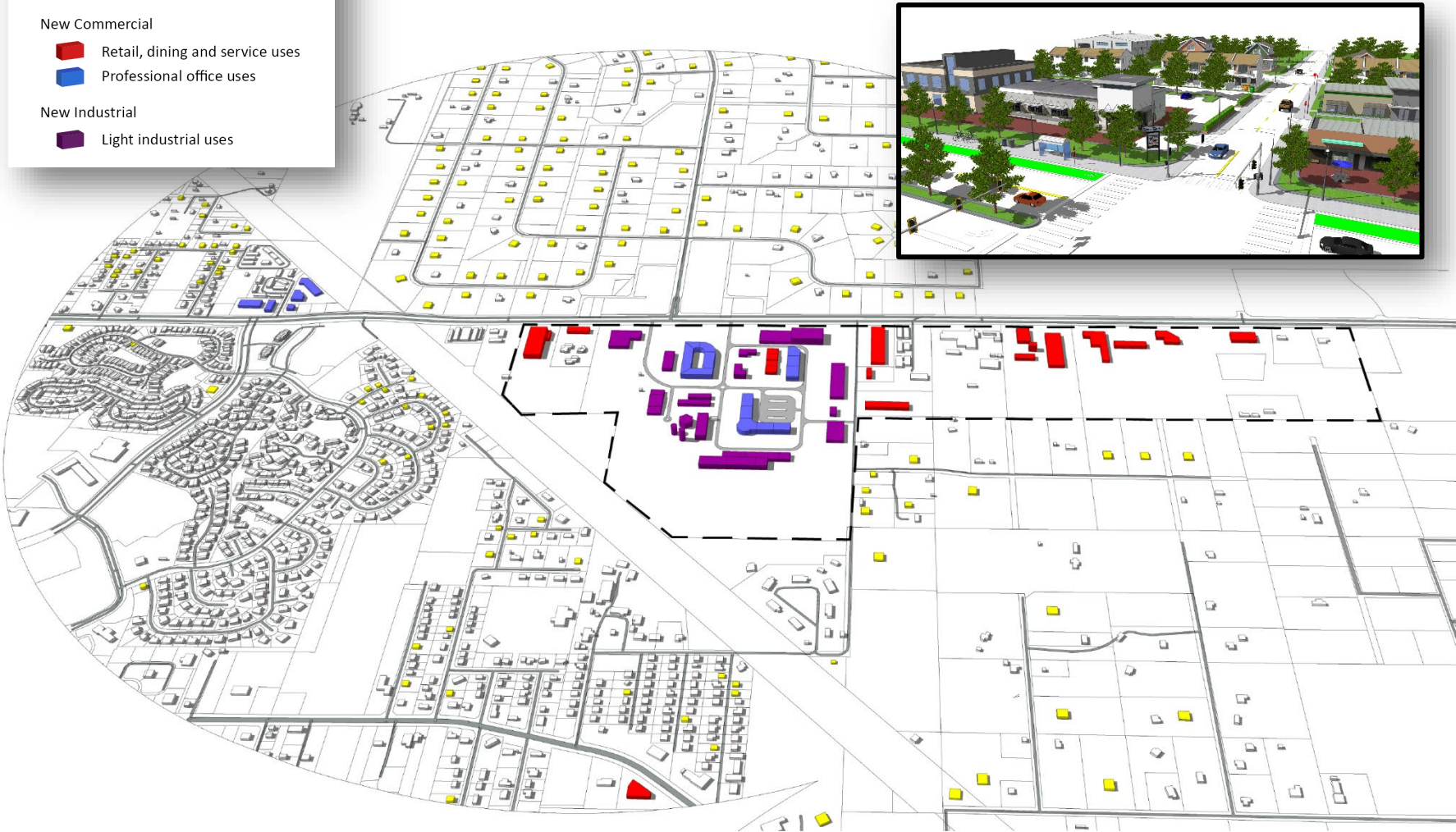
CR 486 Interchange: Future Land Use Map



Sources: Citrus County Comprehensive Plan (GFLUM), Jan. 2019

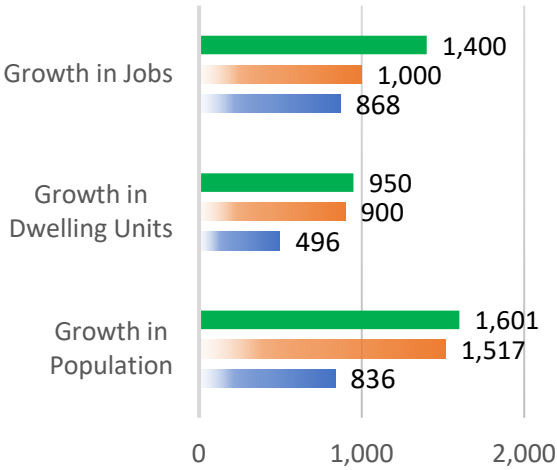


Future residential development can be supported by connections to County water and sewer. While under existing land use controls, any commercial development will be limited. However, there is a strip of land to the east of the Duke Energy right-of-way that could be re-designated for light industrial uses in the future, supporting a variety of light industrial jobs, provided that an access road can be extended to the interchange. Greater north-south connectivity through the Suncoast Parkway will make industrial development more likely.



CR 486 Illustrative Resilient Citrus Growth Estimate (2019-2050)

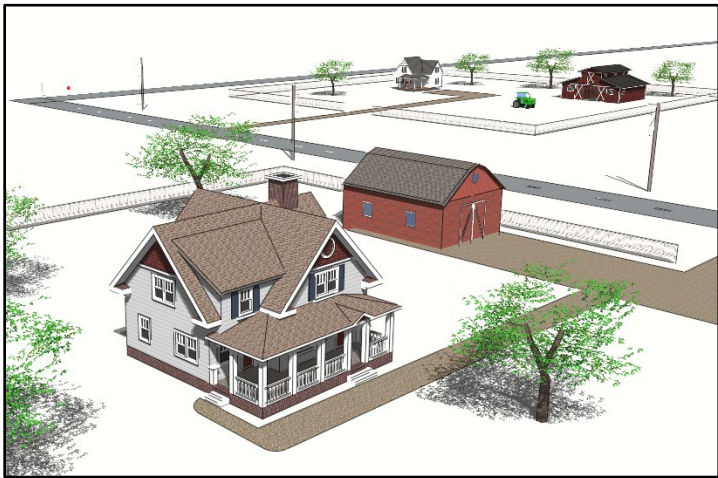
■ Resilient Citrus ■ Focused Growth ■ Trend



Source: Hernando-Citrus 2040 LRTP; TBRPC analysis

3D visualizations of CR 486 Resilient Citrus scenario, provided for illustrative purposes only. See full-size rendering in Appendix 5.

3.6. COMPARING THE SCENARIOS



Trend Scenario

Development mostly rural residential and some neighborhood commercial.

Decisions: County undertakes no land use changes. Development occurs as currently allowed, even though individual land owners may seek land use changes to take advantage of improved access and develop their property with “higher” uses.



Focused Growth Scenario

Single family subdivisions as planned urban development strip commercial and office and light industrial uses. Development follows a compact pattern.

Decisions: County considers initiating some land use changes. Intensification of land uses around the interchanges supports the growth of additional office/commercial uses and live/work residential development in Planned Urban Developments.



Resilient Citrus County Scenario

Mixed use development, live-work condos, office and industrial parks. Most compact development pattern.

Decisions: County considers undertaking significant land use changes, focusing on large or contiguous parcels with a minimum redesignated size of 20 acres. Development ultimately yields office or industrial park development, along with more intensive residential development either integrated into the office development or connected by non-motorized pathways separated from automobile and freight movement. County considers initiating improvement districts to fund various services and capital improvements to serve interchange areas.

3D visualizations provided for illustrative purposes only.
See full-size renderings in Appendix 5.

4. SUMMARY OF FINDINGS, CHOICES, RECOMMENDATIONS AND SCHEDULE

Citrus County does not have direct highway access to other Florida markets. In the world of goods movements, time is money and Citrus businesses must pay the additional costs of indirect access, placing them at a disadvantage against businesses in counties with direct highway access. As Boarnet (1995) discusses, rural economic development depends on population growth, industry clusters and highway access. As discussed in Section 2.4, population growth in Citrus County is relatively slow, but future trends are likely to induce a shift in the average working age of Citrus County, with more people remaining in the labor market than in previous years. The labor force will grow at a slightly faster rate than the County population. Citrus County already has industry clusters, as discussed in the Strategy toward Economic Progress study (2018), in health care and professional business support services. While those clusters are relatively small, they are likely to grow with the third “leg” of economic development, the Suncoast Parkway 2 and the necessary addition of professional office and light industrial land uses to support the growth of future industry clusters.

This section is divided into a summary discussion of land use constraints in each interchange area, an overview of choices facing Citrus County and TBRPC’s recommendations for taking action.

4.A. LAND USE CONSTRAINTS

- Cardinal Street does not currently have sufficient property with commercial/industrial zoning to support future job growth. There is more than sufficient land to absorb future anticipated residential growth within collector roads. Under more intense development scenarios, there is land adjacent to the planned right-of-way that is conducive to commercial and possibly light industrial development.
- SR 44 does not have enough vacant land to absorb future demand in residential uses along collector roads but within a mile radius there is marginally sufficient land to absorb future residential growth (up to an estimated currently allowed 606 dwelling units compared to 604 anticipated under TBRPC’s TAZ analysis). While SR 44 does have sufficient land to absorb most commercial uses both along collectors and within a mile radius it does not have enough industrial land along collector roads and within the 1 mile radius. Under more intense development scenarios, some land may be redeveloped with higher density zoning and allow for more light industrial development than is currently the case.
- CR 486 does not have enough vacant residential land along collector roads. Within a 1 mile radius there is a prevailing pattern of very low residential densities allowed under existing zoning. There is not sufficient vacant commercial/industrial land to absorb potential future job growth as estimated by TBRPC’s TAZ analysis. On the other hand, there may be other existing land uses that could be potentially rezoned to meet future demand within the Collector Road area and the wider 1 mile radius to leverage the economic

advantages of the Parkway extension. Under more intense development scenarios, there are opportunities for light industrial uses both near likely interchange points along CR 486 and along the Duke Energy right-of-way crossing the planning area at a diagonal, north of CR 486.

4.B. CHOICES FACING CITRUS COUNTY

The extension of the Suncoast Parkway into Citrus County has the potential to facilitate economic development in the county. While the County has existing planning and development codes that shape the physical development of the interchange areas, the County should consider the mix of land uses in the vicinity. This study does not claim that by merely changing land uses in the interchange areas there will be dramatic growth in jobs. Instead, anticipating future demand by making land use changes ahead of the opening of the Parkway will position the County for future potential growth. As the Trend scenario shows, the development potential of the interchange areas is limited.

Moreover, not making changes to land use and zoning in the interchange areas is tantamount to missing opportunities for economic development. While Citrus will need more than just improved transportation access to other markets in order to create jobs, the Suncoast Parkway can be one of the principal tools of job creation. The Suncoast Parkway is a necessary component of future job growth, even if, by itself, it is not sufficient. The County's land use decisions, then, can bolster the Suncoast Parkway's role in economic development by designating commercial and industrial land uses with easy access to the toll facility.

Beyond the strategic implications of any land use changes to the interchange area, Citrus County should consider the geographic scale of any proposed change. While adding industrial land may be advantageous, a pattern of small and fragmented industrial uses may not be useful for meeting County goals, since small and fragmented industrial or commercial areas cannot, by definition, support much business expansion, or the development of an agglomeration of related firms, or even support financially stable infrastructure services. Unless there is a parcel or group of parcels of about 20 acres or more that can be developed as commercial or industrial parks, the County may make only partial progress toward its economic goals.

Fundamentally, the County should not wait for development to occur in a piecemeal fashion, redesignating land uses as individual projects enter the permitting process. Instead, the County can use the opportunity of the Suncoast Parkway to think of the County as a single community where development is channeled into compact development patterns. Doing so will support the most fiscally efficient development of the county, yielding an orderly development pattern. This view of future development will require a more strategic approach to land use and transportation planning, using the Comprehensive Plan, the Land Development Code and the Board of County Commissioner's broad discretionary authority to leverage the Suncoast Parkway's potential.

4.C. RECOMMENDATIONS

Building on the scenario analysis, TBRPC recommends a series of actions for Citrus County to consider in order to leverage the greatest benefits to the County from the Suncoast Parkway extension. Those recommendations are as follows:

1. **TBRPC recommends that the County ensure that all future development accommodates centralized utilities and that those conditions are met through the site planning process.** Moreover, owners of existing but non-centralized utility properties should be encouraged to connect to centralized services.
2. Given the relative scarcity of professional office and light industrial land in the County, **TBRPC recommends that the County consider establishing an overlay zone for each interchange, as depicted in the maps for Focused Growth Scenario or Resilient Growth Scenario.** An overlay zone will identify properties where existing zoning may continue but will allow professional office, commercial and light industrial use provided special criteria are met. Special criteria should include additional site design requirements, and will be important for ensuring that the County's aesthetic values as well as adequate buffering between adjacent land persists. TBRPC intends that this provision will help to signal the County's job creating intentions to private investors while also preserving development rights for existing landowners.

The addition of an overlay zone will require a text amendment to the Future Land Use Element of the Comprehensive Plan and an amendment to the Future Land Use Map. To the extent feasible, those overlay areas to be re-designated to allow professional or light industrial should be large enough to accommodate "park" type development (20 acres or more).

3. **TBRPC recommends that the County prioritize compact development strategies to channel job-creating development into the interchange areas.** First, Citrus County should consider establishing design and aesthetic standards for the overlays, as well as requirements for Complete Streets and enforce existing requirements for off-street circulation between adjoining parcels.

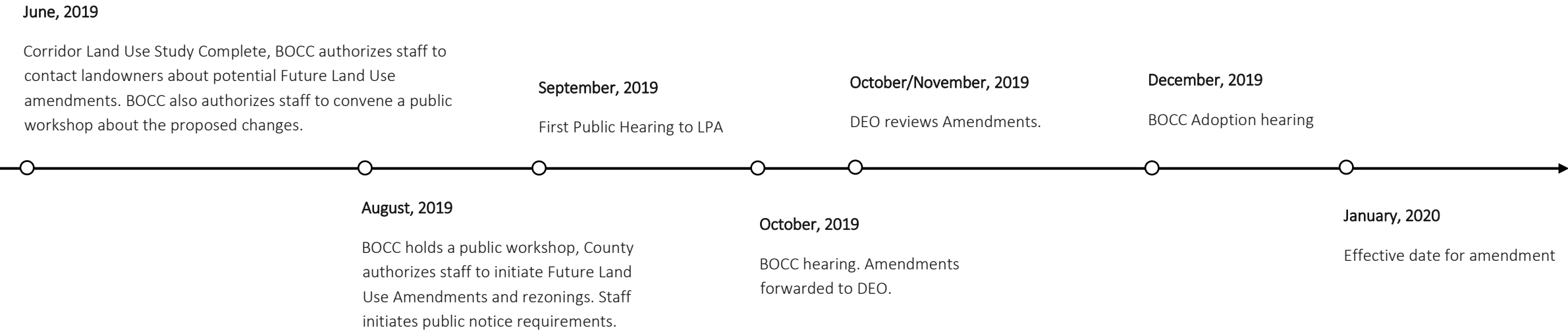
Secondly, in order to offset any additional costs associated with design requirements, the County should consider offering density bonuses for developers, or other programs to incentivize preferred development within the defined overlay area. Moreover, the County should consider initiating a Community Development District or Business Improvement District for each. Improvements for each district may be funded by a special assessment on properties within the District to enhance the quality of the supporting infrastructure and amenities.

4.D. SCHEDULE

Ahead of any County initiated Future Land Use amendment and rezoning in the interchange areas, the County should communicate this intent to potentially impacted landowners. With the Board of County Commissioners considering this study at a special meeting in June, 2019, the Board may direct staff to contact landowners over interest in re-designation/rezoning and identify the most suitable contiguous properties. The same will apply should the County choose to implement an overlay zone, which is usually accomplished through the rezoning process and takes place over a shorter period than a Future Land Use Map amendment.

Usually, comprehensive plan amendments and rezoning requests are handled simultaneously or in close succession, with rezoning proceeding on a dependent basis on the Future Land Use amendment. As such, TBRPC anticipates three public hearings in addition to any public workshops regarding large scale interchange land use amendments. The first hearing is conducted before the Local Planning Agency (LPA), which provides a recommendation to the Citrus County Board of County Commissioners. At the second hearing, the Board of County Commissioners determines whether or not to transmit the amendment to the state for review. The state has 30 days to review the amendments and make comments to the County.

The third public hearing, the adoption hearing, must be held within 180 days after the receipt of the reviewing agency comments. If adopted, the County has ten days to send the adoption package to the Florida Department of Economic Opportunity (DEO). DEO has five days to determine if the application package is complete and the effective date of the amendment is 31 days after the County has been notified of DEO’s finding.



APPENDIX 1. POPULATION AND JOB GROWTH THROUGH 2050

A rural county in the Tampa Bay Area without direct interstate access, Citrus County’s economy is characterized by persistently high levels of unemployment, currently second highest in Florida, which reinforce the prevalence of low wages. As the second highest median age county in Florida (55.9)⁴, Citrus County’s labor force is small with respect to its total population, but total employment is about average as a percentage of population for similar rural and semi-rural counties.

At about one job for every three residents, the county’s economy nevertheless suffers from an overall lack of diversity across industry sectors. Instead, employment in Citrus County is mostly driven by household spending, hospitality and by a large healthcare sector. Like similar communities, Citrus County needs more jobs in professional services, manufacturing and logistics to raise household incomes.

In addition to high unemployment rates, the high median age and small industrial base have contributed to relatively slow population growth in recent years. Since the prevailing countywide demographic and labor force trends are expected to continue into the future and are likely to impact the future development patterns of the planning area, those trends are considered in this section.

APPENDIX 1.1 A SLOW GROWING POPULATION

Appendix Table 1.1 provides BEBR’s medium population projections for Citrus County between 2020 and 2045 with an addition of a 2050 estimate calculated by TBRPC in order to produce a thirty-year forecast outlook for population growth.

APPENDIX TABLE 1.1: CITRUS COUNTY POPULATION GROWTH PROJECTIONS THROUGH 2050

<i>CITRUS</i>	<i>Estimates</i>	<i>Projections</i>						
	2017	2020	2025	2030	2035	2040	2045	2050*
<i>Total</i>	<i>143,801</i>	<i>147,600</i>	<i>153,000</i>	<i>157,700</i>	<i>161,600</i>	<i>164,900</i>	<i>168,000</i>	<i>172,960</i>

Source: University of Florida, Bureau of Economic and Business Research, 2018.
*2050 population estimate from TBRPC Projection of BEBR trend.

⁴ U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

APPENDIX 1.2 AGING AND HOUSEHOLD (HH) SIZE

Appendix Table 1.2 calculates the number of permanent resident households in each projection year based on anticipated household size (headship rates) and then further estimates the number of dwelling units that house the future households of the county. Total dwelling units assumes that a certain proportion of all housing is vacant during the projection year, using the ratio of total housing units to households from the American Community Survey (ACS) in 2017 for Citrus County (1.21) to estimate total housing units through 2050.

APPENDIX 1.3 LABOR FORCE AND JOBS THROUGH 2050

In Appendix Table 1.3, TBRPC used projected labor force participation rates from REMI PI+ for Citrus County to calculate the total size of the labor force. The labor

force is the total civilian non-institutionalized working age population of Citrus County who are working or are seeking work. A large portion of that labor force works in jobs located in Citrus County, but some labor force participants commute out to other counties, just as some Citrus County jobs are held by in-commuters from other counties.

The next several Appendix sections summarize the existing land use, zoning and future land use of each interchange area. The capacity analysis in Section 7 compares the expected growth in the interchange areas with the current capacity of the intersection, based on the existing land use, zoning and future land use of each interchange area.

APPENDIX TABLE 1.2: CITRUS COUNTY HOUSEHOLDS AND DWELLING UNIT GROWTH PROJECTIONS THROUGH 2050

<i>CITRUS</i>	<i>Estimates</i>	<i>Projections</i>						
	<i>2017</i>	<i>2020</i>	<i>2025</i>	<i>2030</i>	<i>2035</i>	<i>2040</i>	<i>2045</i>	<i>2050*</i>
Households	65,039	68,471	71,786	73,992	75,821	77,370	78,824	81,151
HH Size	2.18	2.16	2.13	2.13	2.13	2.13	2.13	2.13
Dwelling Units	78,825	82,984	87,003	89,675	91,893	93,769	95,532	98,353

Source: BEBR, REMI PI+ V2.2, Harvard Joint Center for Housing Studies, 2016; ACS 2017

APPENDIX TABLE 1.3: CITRUS COUNTY JOBS AND LABOR FORCE TREND GROWTH PROJECTIONS THROUGH 2050

<i>CITRUS</i>	<i>Estimates</i>				
	<i>2017</i>	<i>2020</i>	<i>2030</i>	<i>2040</i>	<i>2050</i>
Jobs	50,499	51,833	55,380	57,908	60,739
Labor Force	47,699	48,802	54,512	59,343	54,813
Jobs per capita	0.34	0.35	0.35	0.35	0.35

Source: BEBR, REMI PI+ V2.2, TBRPC estimates

APPENDIX 2: INTERCHANGE LAND USE AND PUBLIC SERVICES

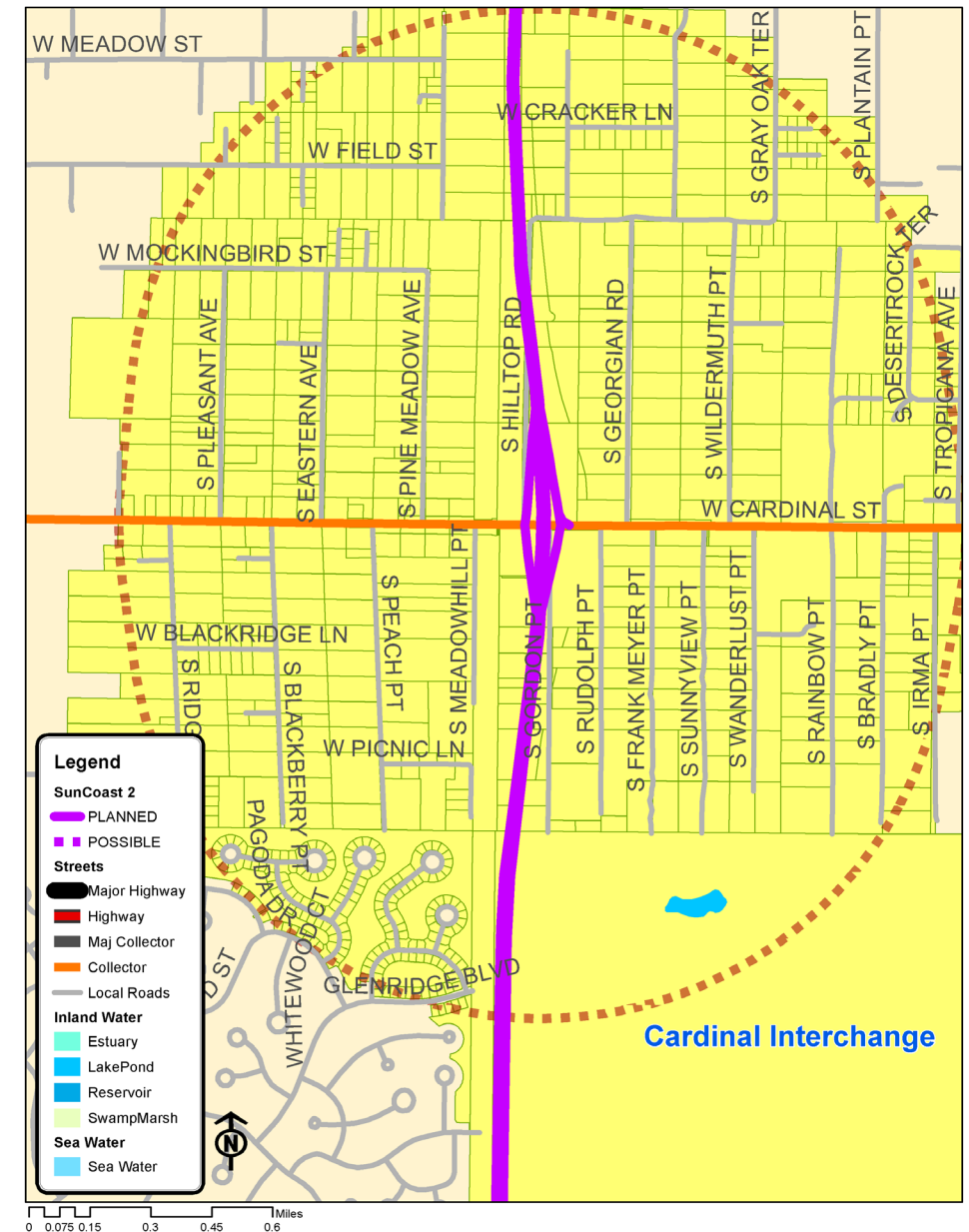
CARDINAL ST. INTERCHANGE LAND USE

Cardinal Street Interchange is the southernmost Suncoast Parkway interchange in Citrus County. The site of the interchange is primarily rural and immediately surrounded by cleared land. North of the site are some wooded areas with limited development and there are residential uses to the northeast and northwest of the interchange. The area is served by Duke Energy Right-Of-Way intersecting the proposed Suncoast alignment and a future trailhead.

In this section, TBRPC provides tables for both the collector road and 1 mile radius around the proposed interchange with data on existing land use, zoning, and future land use, respectively.

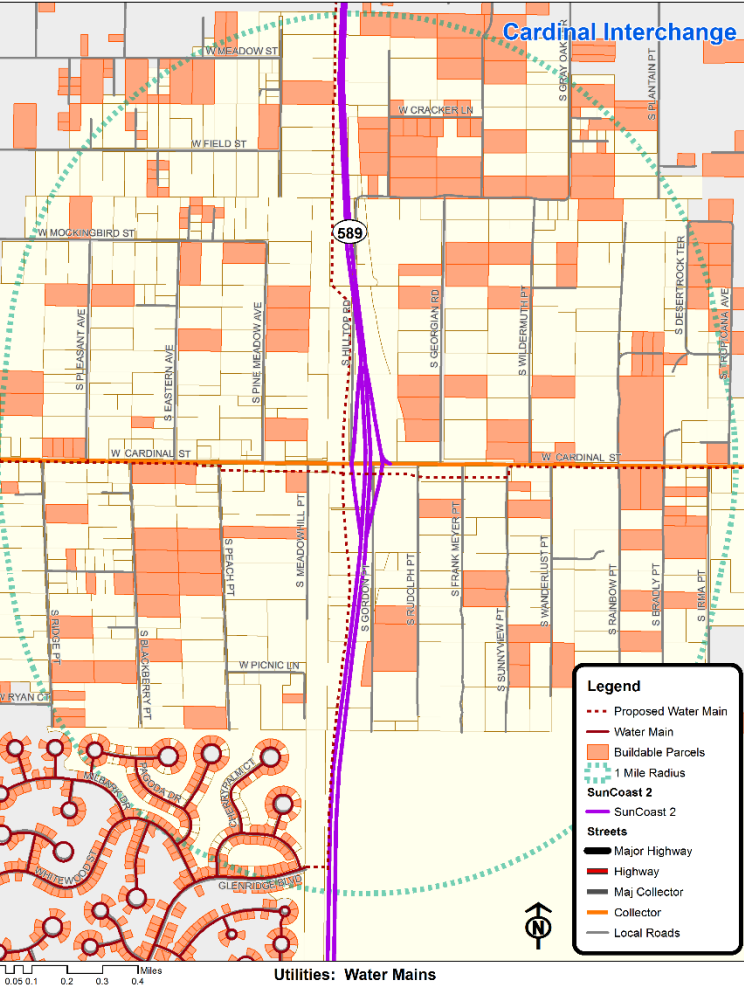
APPENDIX FIGURE 2.1 CARDINAL ST. INTERCHANGE LAND USE MAP

Source: Florida's Turnpike, 2018; Citrus County GIS; TBRPC

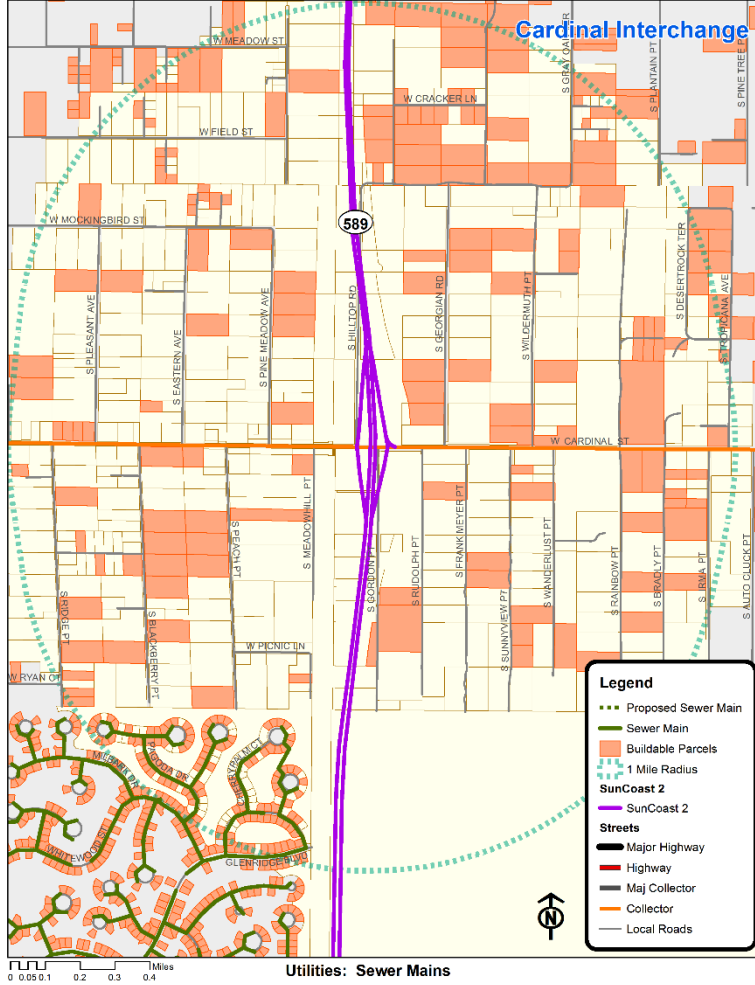


APPENDIX FIGURE 2.2 CARDINAL ST. INTERCHANGE UTILITIES MAP

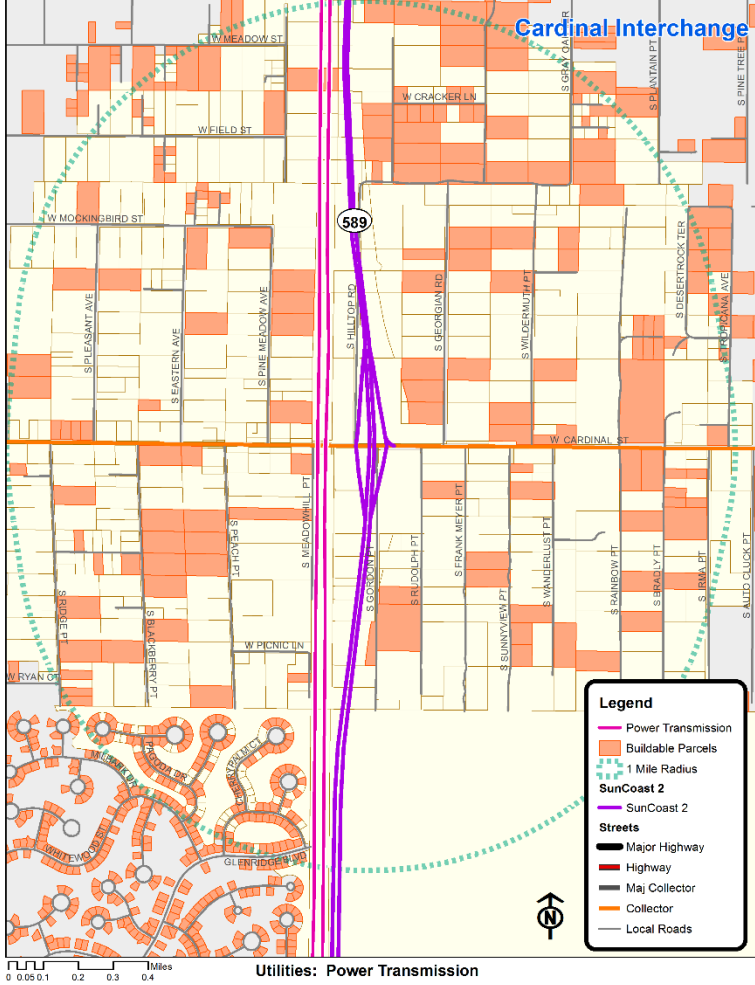
Water Mains



Sewer Mains



Power Transmission



Source: Florida's Turnpike, 2018; Citrus County GIS; TBRPC

CARDINAL ST. INTERCHANGE, COLLECTOR ROADS

APPENDIX TABLE 2.1: CARDINAL ST., COLLECTOR ROADS, BY EXISTING LAND USE

Existing Land Use	Parcels	Acreage	Just Value (USD)	% of Total Area (2,567 Total Ac)
Residential				
Single Family	1	3	227,698	0.10%
Mobile Homes	10	21	528,801	0.84%
Vacant Residential	8	26	164,980	1.00%
Subtotal	19	50	921,479	1.94%
Commercial				
Retail	2	3	261,440	0.11%
Repair/Maintenance	1	2	130,780	0.06%
Subtotal	3	5	392,220	0.18%
Agricultural/Timberland				
Agriculture	4	27	501,489	1.05%
Subtotal	4	27	501,489	1.05%
Public/Governmental				
Public/Utilities	9	46	471,818	1.79%
Transportation	18	66	9,040	2.57%
Subtotal	27	112	480,858	4.37%
Other Land Use Categories				
Acreage not zoned agricultural	1	26	150,230	1.00%
Subtotal	1	26	150,230	1.00%
Grand Total	54	219	2,446,276	8.53%

Source: Citrus County Property Appraiser, 2018

APPENDIX TABLE 2.2: CARDINAL ST., COLLECTOR ROADS, BY ZONING DISTRICT

Zoning District	Parcels	Acreage	Just Value (USD)	% of Total Area (2,567 Total Ac)
Rural Residential - MH Allowed (RUR MH)	45	177	1,999,178	6.91%
Transport/Communic./Utilities (TCU)	3	39	446,558	1.50%
Not Available	6	3	540	0.12%
Grand Total	54	219	2,446,276	8.53%

Source: Citrus County Land Development Code, 2018

APPENDIX TABLE 2.3: CARDINAL ST., COLLECTOR ROADS, BY FUTURE LAND USE

Future Land Use	Parcels	Acreage	Just Value (USD)	% of Total Area (2,567 Total Ac)
Residential				
Residential Mixed Use	44	172	1,999,088	6.69%
Subtotal	44	172	1,999,088	6.69%
Public/Governmental				
Transportation, Communications, Utilities	3	39	446,558	1.50%
Subtotal	3	39	446,558	1.50%
Other Land Use Categories				
Not Available	7	9	630	0.34%
Subtotal	7	9	630	0.34%
Grand Total	54	219	2,446,276	8.53%

Sources: Citrus County Comprehensive Plan (GFLUM), 2018; Citrus County Property Appraiser, 2018

CARDINAL ST. INTERCHANGE, 1 MILE RADIUS

APPENDIX TABLE 2.4: CARDINAL ST., 1 MILE RADIUS, EXISTING LAND USES

Existing Land Use	Parcels	Acreage	Just Value (USD)	% of Total Area (2,567 Total Ac)
Residential				
Single Family	167	498	24,017,031	19.39%
Mobile Homes	263	777	16,448,501	30.27%
Vacant Residential	306	620	4,445,640	24.15%
Subtotal	736	1,894	44,911,172	73.81%
Commercial				
Retail	2	3	261,440	0.11%
Mixed Use Commercial	1	10	357,860	0.39%
Repair/Maintenance	2	3	163,240	0.11%
Subtotal	5	16	782,540	0.61%
Agricultural/Timberland				
Agriculture	25	161	2,420,254	6.26%
Timberland	6	34	182,310	1.32%
Subtotal	31	195	2,602,564	7.58%
Public/Governmental				
Public/Utilities	14	120	1,763,774	4.69%
Transportation	59	182	225,713	7.10%
Vacant Governmental	2	8	180	0.33%
Subtotal	76	3,420	19,708,157	12.12%
Other Land Use Categories				
Acreage not zoned agricultural	11	146	643,220	5.69%
Not Available	1	5	0	0.19%
Subtotal	12	151	643,220	5.88%
Grand Total	859	2,567	50,929,163	100.00%

Source: Citrus County Property Appraiser, 2018

APPENDIX TABLE 2.5: CARDINAL ST., 1 MILE RADIUS, ZONING DISTRICTS

Zoning District	Parcels	Acreage	Just Value (USD)	% of Total Area (2,567 Total Ac)
Agricultural - MH Allowed (AGR MH)	1	1	90	0.04%
General Commercial (GNC)	1	10	357,860	0.39%
Planned Develop. Residential (PDR)	186	56	11,015,723	2.20%
Public/Semi-Public/Institution (PSI)	2	10	56,600	0.38%
Rural Residential - MH Allowed (RUR MH)	639	2,330	37,331,206	90.77%
Transport/Communic./Utilities (TCU)	20	152	2,166,694	5.90%
Not Available	10	8	990	0.32%
Grand Total	859	2,567	50,929,163	100.00%

Source: Citrus County Land Development Code, 2018

APPENDIX TABLE 2.6: CARDINAL ST., 1 MILE RADIUS, FUTURE LAND USE

Future Land Use	Parcels	Acreage	Just Value (USD)	% of Total Area (2,567 Total Ac)
Residential				
Residential Mixed Use	833	2,424	48,751,918	94.44%
Subtotal	833	2,424	48,751,918	94.44%
Commercial				
General Commercial	1	10	357,860	0.39%
Subtotal	1	10	357,860	0.39%
Agriculture/Timberland				
Agriculture	1	1	90	0.04%
Subtotal	1	1	90	0.04%
Public/Governmental				
Public/Semi-Public, Institutional	2	10	56,600	0.38%
Transportation, Communications, Utilities	10	108	1,761,525	4.21%
Subtotal	13	3,226	19,536,615	4.58%
Other Land Use Categories				
Not Available	12	14	1,170	0.55%
Subtotal	12	14	1,170	0.55%
Grand Total	859	2,567	50,929,163	100.00%

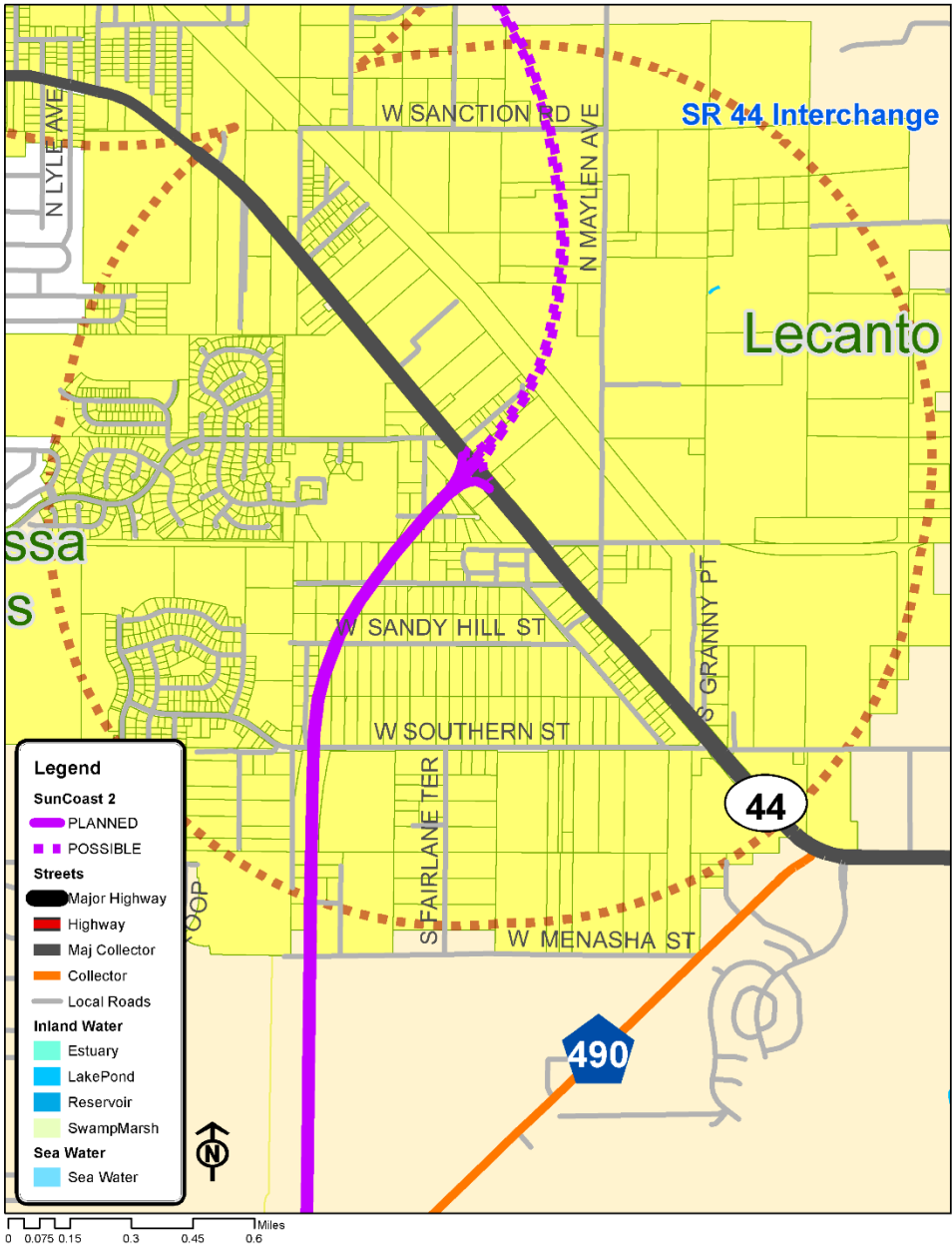
Sources: Citrus County Comprehensive Plan (GFLUM), 2018;
Citrus County Property Appraiser, 2018

SR 44 INTERCHANGE LAND USE

The Suncoast Parkway 2’s alignment passes through a semi-rural area mid-county, passing to the east of single-family subdivisions of Cinnamon Ridge and Crystal Oaks and immediately west of Lecanto Hills. In addition to residential development, the alignment passes by the Seven Rivers Athletic Complex and terminates near Seven Rivers Christian School. As with Cardinal Street, the area is served by Duke Energy Right-of-Way and a trailhead. While Citrus County anticipates that the Parkway 2 will ultimately terminate at CR 486, available maps from Florida’s Turnpike indicate that the alignment terminates at W. Gulf to Lake Highway.

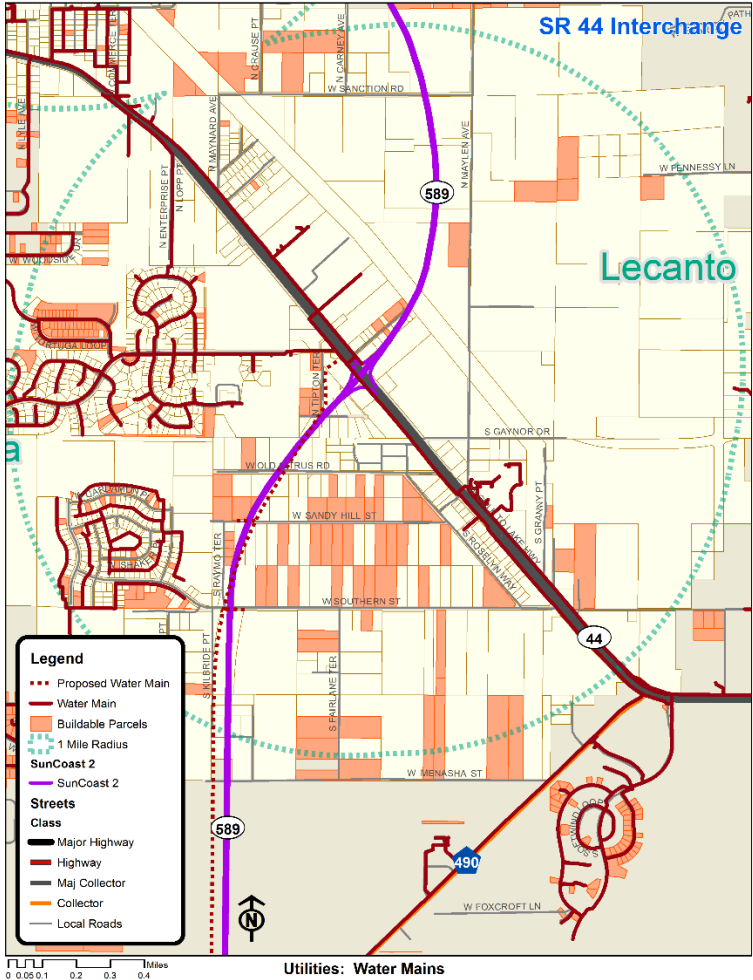
In this section, TBRPC provides tables for both the collector road and 1 mile radius around the proposed interchange with data on existing land use, zoning, and future land use, respectively.

APPENDIX FIGURE 2.3 SR 44 INTERCHANGE MAP
Source: Florida’s Turnpike, 2018; Citrus County GIS; TBRPC

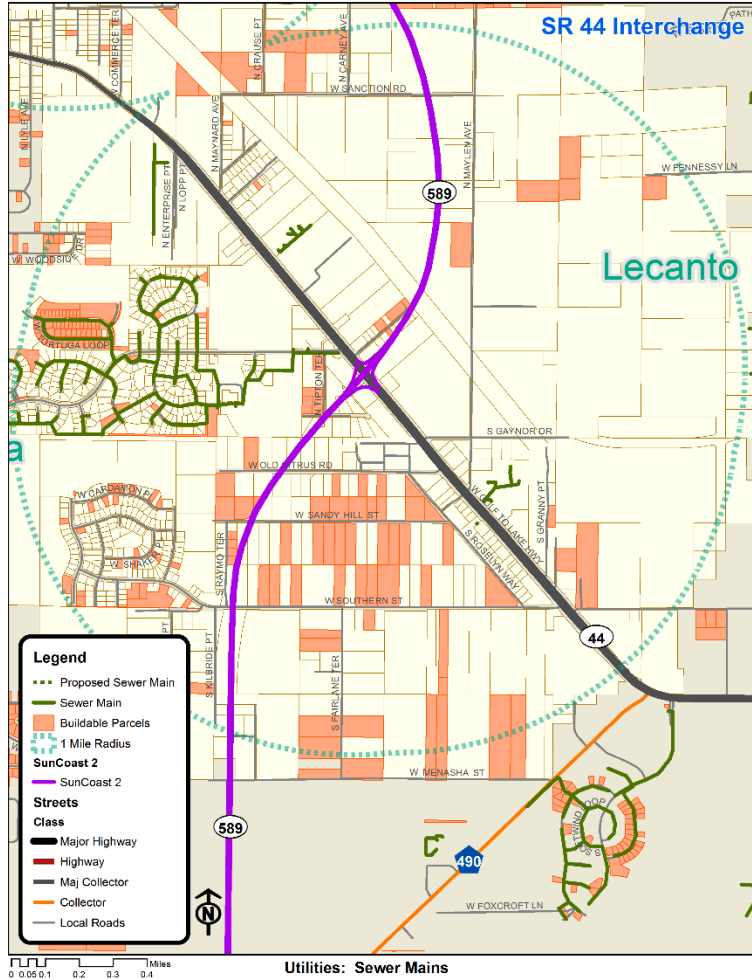


APPENDIX FIGURE 2.4 SR 44 INTERCHANGE UTILITIES MAP

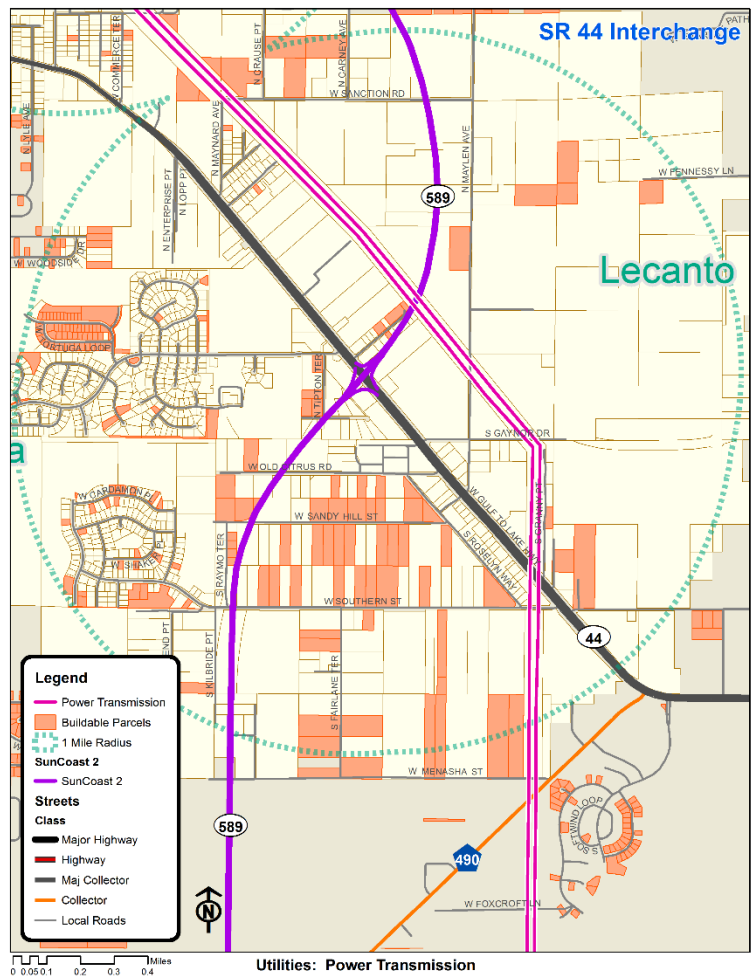
Water Mains



Sewer Mains



Power Transmission



Source: Florida's Turnpike, 2018; Citrus County GIS; TBRPC

SR 44 INTERCHANGE, COLLECTOR ROADS

APPENDIX TABLE 2.7: SR 44, COLLECTOR ROADS, BY EXISTING LAND USE

Existing Land Use	Parcels	Acreage	Just Value (USD)	% of Total Area (5,765 Total Ac)
Commercial				
Storage/Wholesale	1	22	1,017,190	0.21%
Vacant Commercial	2	30	1,393,930	0.27%
Subtotal	3	52	2,411,120	0.48%
Industrial				
Warehousing	1	15	1,290,130	0.14%
Subtotal	1	15	1,290,130	0.14%
Agricultural/Timberland				
Agriculture	1	4	23,650	0.04%
Subtotal	1	4	23,650	0.04%
Public/Governmental				
Transportation	1	12	1,280,220	0.11%
Subtotal	1	12	1,280,220	0.11%
Grand Total	6	83	5,005,120	0.77%

Source: Citrus County Property Appraiser, 2018

APPENDIX TABLE 2.8: SR 44, COLLECTOR ROADS, BY ZONING DISTRICT

Zoning District	Parcels	Acreage	Just Value (USD)	% of Total Area (2,755 Total Ac)
General Commercial (GNC)	3	52	2,411,120	1.88%
Industrial (IND)	1	15	1,290,130	0.53%
Planned Develop. Overlay (PDO)	1	12	1,280,220	0.45%
Transport/Communic./Utilities (TCU)	1	4	23,650	0.14%
Grand Total	6	83	5,005,120	3.00%

Source: Citrus County
Property Appraiser, 2018

APPENDIX TABLE 2.9: SR 44, COLLECTOR ROADS, BY FUTURE LAND USE

Future Land Use	Parcels	Acreage	Just Value (USD)	% of Total Area (2,755 Total Ac)
Residential				
Mobile Home Park	1	12	1,280,220	0.45%
Subtotal	1	12	1,280,220	0.45%
Commercial				
General Commercial	3	52	2,411,120	1.88%
Subtotal	3	52	2,411,120	1.88%
Industrial				
Industrial	1	15	1,290,130	0.53%
Subtotal	1	15	1,290,130	0.53%

Public/Governmental				
Transportation, Communications, Utilities	1	4	23,650	0.14%
Subtotal	1	4	23,650	0.14%
Grand Total	6	83	5,005,120	3.00%

Sources: Citrus County Comprehensive Plan (GFLUM), 2018;
Citrus County Property Appraiser, 2018

SR 44 INTERCHANGE, 1 MILE RADIUS

APPENDIX TABLE 2.10: SR 44, 1 MILE RADIUS, EXISTING LAND USES

Existing Land Use	Parcels	Acreage	Just Value (USD)	% of Total Area (5,765 Total Ac)
Residential				
Single Family	402	316	53,301,039	11.46%
Multi-Family	3	22	470,760	0.81%
Mobile Homes	213	134	8,102,201	4.85%
Vacant Residential	190	244	2,115,770	8.85%
Subtotal	808	716	63,989,770	25.98%
Commercial				
Retail	7	8	1,634,980	0.30%
Office	3	106	5,779,084	3.83%
Mixed Use Commercial	4	35	1,266,030	1.27%
Repair/Maintenance	5	4	717,026	0.13%
Storage/Wholesale	1	22	1,017,190	0.80%
Vacant Commercial	34	128	4,062,350	4.65%
Subtotal	54	303	14,476,660	10.98%
Industrial				
Manufacturing	1	1	158,061	0.03%
Mining	4	141	841,920	5.10%
Warehousing	2	17	1,684,413	0.61%
Vacant Industrial	3	3	188,920	0.10%
Subtotal	10	161	2,873,314	5.83%
Agriculture/Timberland				
Agriculture	44	777	8,039,995	28.19%
Timberland	4	187	1,900,300	6.80%
Subtotal	48	964	9,940,295	34.99%

Warehousing	2	17	1,684,413	0.61%
Vacant Industrial	3	3	188,920	0.10%
Subtotal	10	161	2,873,314	5.83%
Agriculture/Timberland				
Agriculture	44	777	8,039,995	28.19%
Timberland	4	187	1,900,300	6.80%
Subtotal	48	964	9,940,295	34.99%
Public/Governmental				
Public/Utilities	29	179	4,025,962	6.51%
Forests/Waters	1	1	-	0.03%
Recreation	3	13	922,950	0.45%
Schools	1	28	752,037	1.01%
Churches	3	26	16,734,398	0.95%
Transportation	35	64	2,018,830	2.31%
Vacant Governmental	39	55	169,960	2.00%
Subtotal	111	365	24,624,137	13.26%
Institutional				
Aging Services	2	13	5,106,316	0.49%
Vacant Institutional	1	1	6,290	0.05%
Subtotal	3	15	5,112,606	0.54%
Other Land Use Categories				
Acreage not zoned agricultural	9	226	1,094,720	8.22%
Not Available	3	6	-	0.20%
Subtotal	12	232	1,094,720	8.42%
Grand Total	1,046	2,755	122,111,502	100.00%

Source: Citrus County
Property Appraiser, 2018

APPENDIX TABLE 2.11: SR 44, 1 MILE RADIUS, ZONING DISTRICTS

Zoning District	Parcels	Acreage	Just Value (USD)	% of Total Area (2,755 Total Ac)
Extractive (EXT)	2	65	482,630	2.37%
Extractive - MH Allowed (EXT MH)	1	36	256,330	1.29%
General Commercial (GNC)	31	172	12,593,384	6.23%
Industrial (IND)	10	23	2,289,541	0.85%
Low Density Residential (LDR)	105	239	7,473,674	29.18%
Low Density Res. - MH Allowed (LDR MH)	261	804	13,286,949	8.68%
Medium Density Residential (MDR)	72	108	4,723,847	3.90%
Medium Density Res. - MH Allowed (MDR MH)	28	361	2,930,203	13.10%
Planned Develop. Overlay (PDO)	2	12	1,280,310	0.45%
Planned Develop. Residential (PDR)	404	352	42,760,301	12.77%
Prof. Service Office- MH Allowed (PSO MH)	43	16	1,333,570	0.58%
Professional/Service/Office (PSO)	67	283	10,969,597	10.29%
Public/Semi-Public/Institution (PSI)	5	69	17,530,683	2.50%
Recreational (REC)	3	40	758,417	1.44%
Recreational Vehicle Park (RVP)	1	4	441,790	0.14%
Transport/Communic./Utilities (TCU)	8	111	2,663,726	4.03%
Not Available	3	60	336,550	2.19%
Grand Total	1,046	2,755	122,111,502	100.00%

Source: Citrus County Land Development Code, 2018

APPENDIX TABLE 2.12: SR 44, 1 MILE RADIUS, FUTURE LAND USE

Future Land Use	Parcels	Acreage	Just Value (USD)	% of Total Area (2,755 Total Ac)
Residential				
Low Density Residential	367	1,064	22,401,123	38.62%
Medium Density Residential	104	511	8,013,990	18.54%
Residential Mixed Use	404	352	42,760,301	12.77%
Mobile Home Park	2	12	1,280,310	0.45%
Subtotal	877	1,939	74,455,724	70.37%
Commercial				
General Commercial	29	143	11,909,984	5.18%
Professional Services/Offices	108	221	10,079,337	8.01%
Recreational Vehicle Park/Campground	1	4	441,790	0.14%
Subtotal	138	367	22,431,111	13.33%
Industrial				
Industrial	9	21	2,289,451	0.78%
Extractive	3	101	738,960	3.66%
Subtotal	12	122	3,028,411	4.44%
Public/Governmental				
Public/Semi-Public, Institutional	5	69	17,530,683	2.50%
Transportation, Communications, Utilities	8	158	3,570,606	5.72%
Conservation	3	40	758,417	1.44%
Subtotal	16	266	21,859,706	9.67%
Other Future Land Use Categories				
Not Available	3	60	336,550	2.19%
Subtotal	3	60	336,550	2.19%
Grand Total	1,046	2,755	122,111,502	100.00%

Sources: Citrus County Comprehensive Plan (GFLUM), 2018;
Citrus County Property Appraiser, 2018

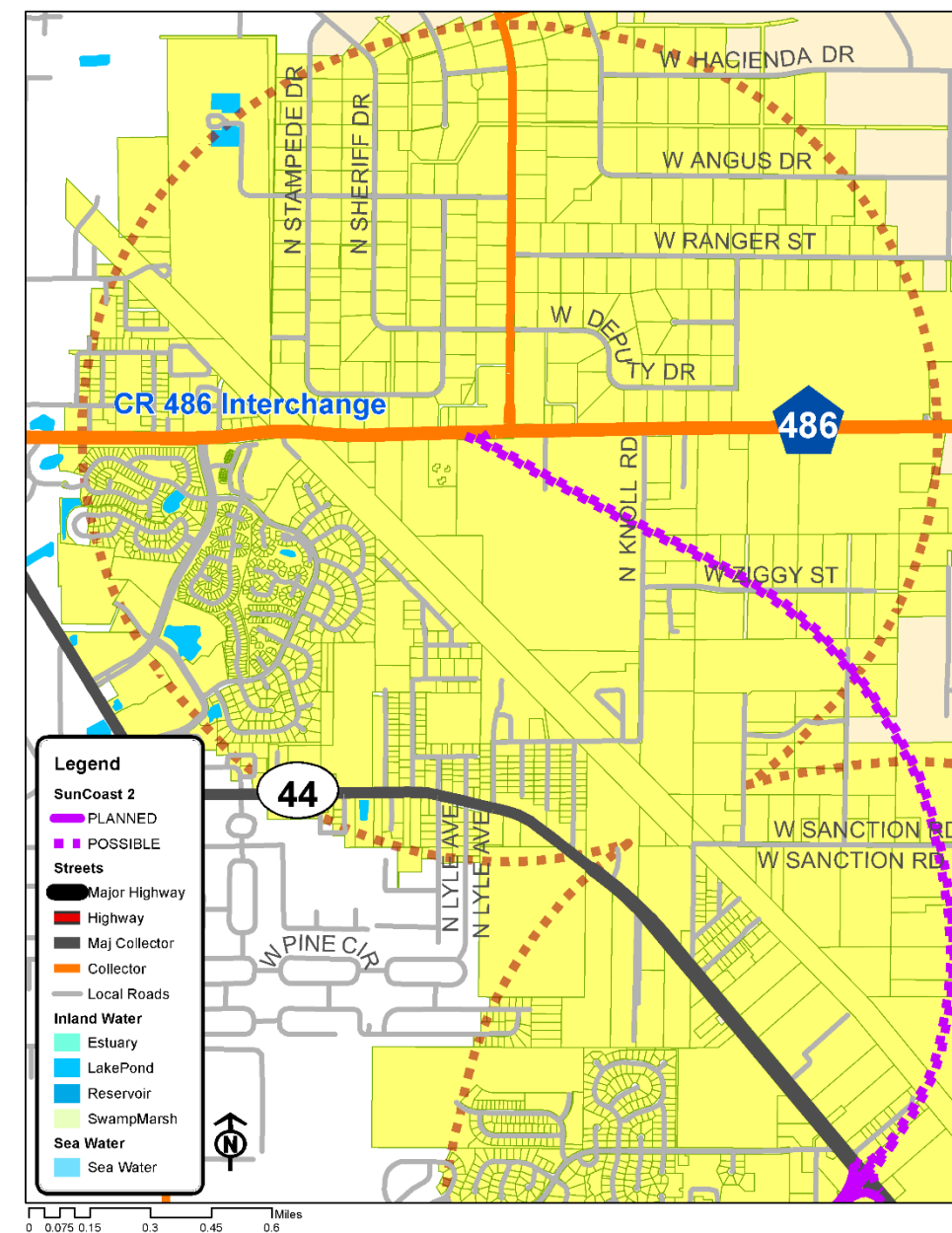
CR 486 INTERCHANGE LAND USE

While the precise alignment for a potential interchange at CR 486 has not yet been determined, TBRPC has obtained data from Florida's Turnpike and Florida Department of Transportation placing the interchange west of SR 44 along CR 486, terminating across from W Pine Ridge Blvd. In the immediate vicinity of CR 486, there is a low density single-family residential subdivision to the north of the site (Pine Ridge), a single family subdivision and residential uses to the west-southwest and industrial uses to the south and east. Crossing at a southeast-northwest diagonal there is a Duke Energy Right-Of-Way easement.

In this section, TBRPC provides tables for both the collector road and 1 mile radius around the proposed interchange with data on existing land use, zoning, and future land use, respectively.

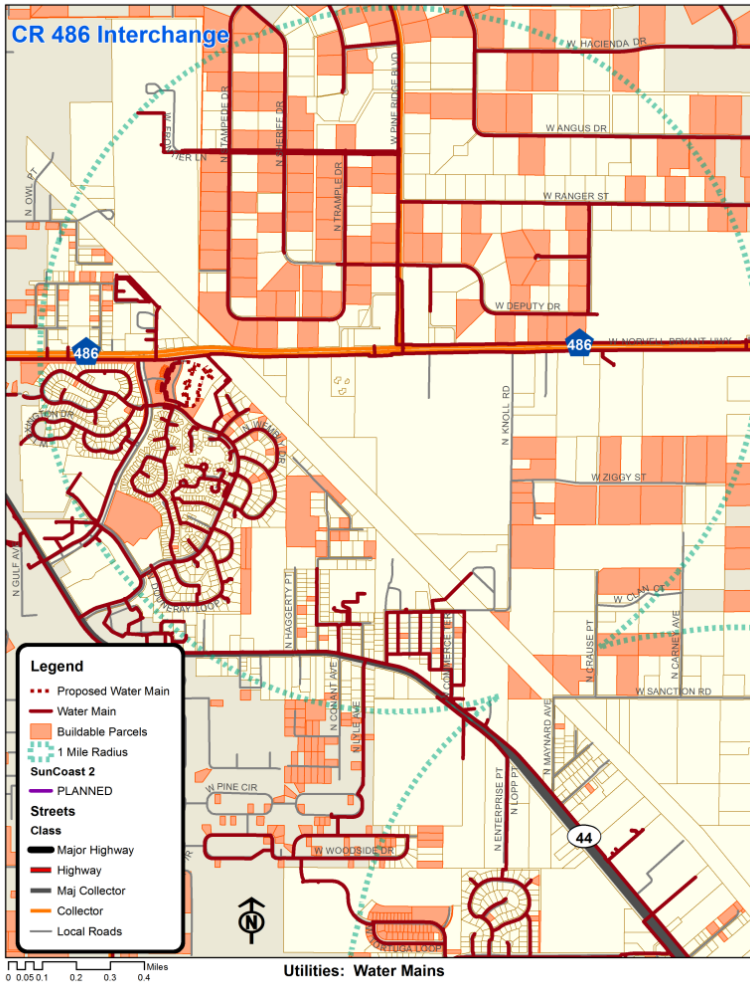
APPENDIX FIGURE 2.5: CR 486 INTERCHANGE MAP

Source: Florida's Turnpike, 2018; Citrus County GIS; TBRPC

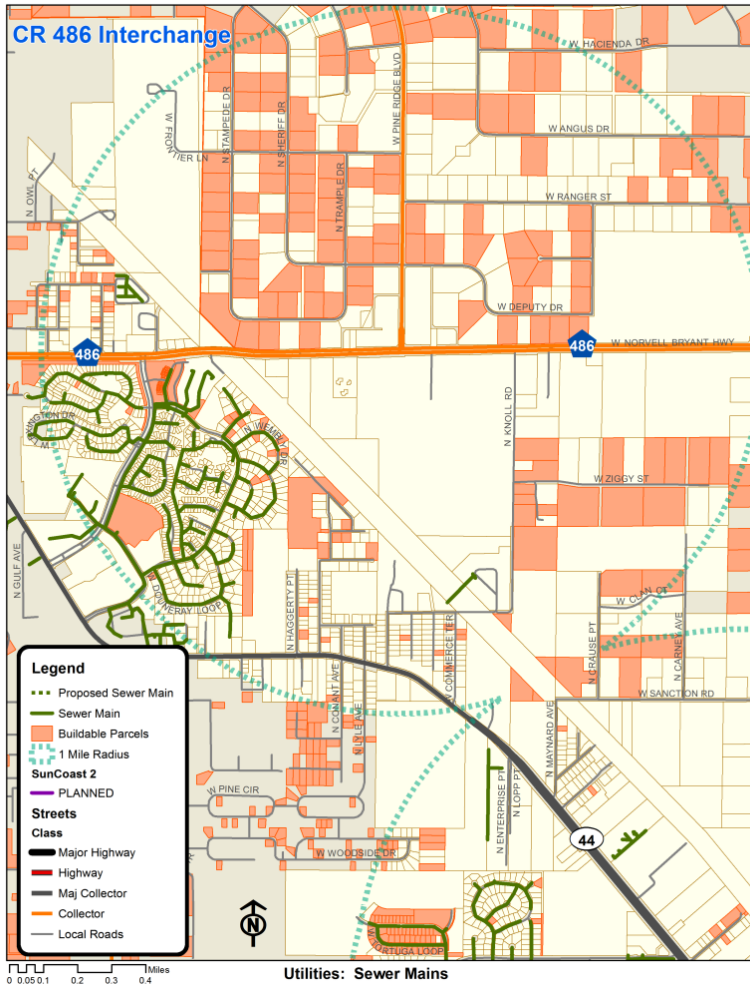


APPENDIX FIGURE 2.6: CR 486 INTERCHANGE UTILITIES MAPS

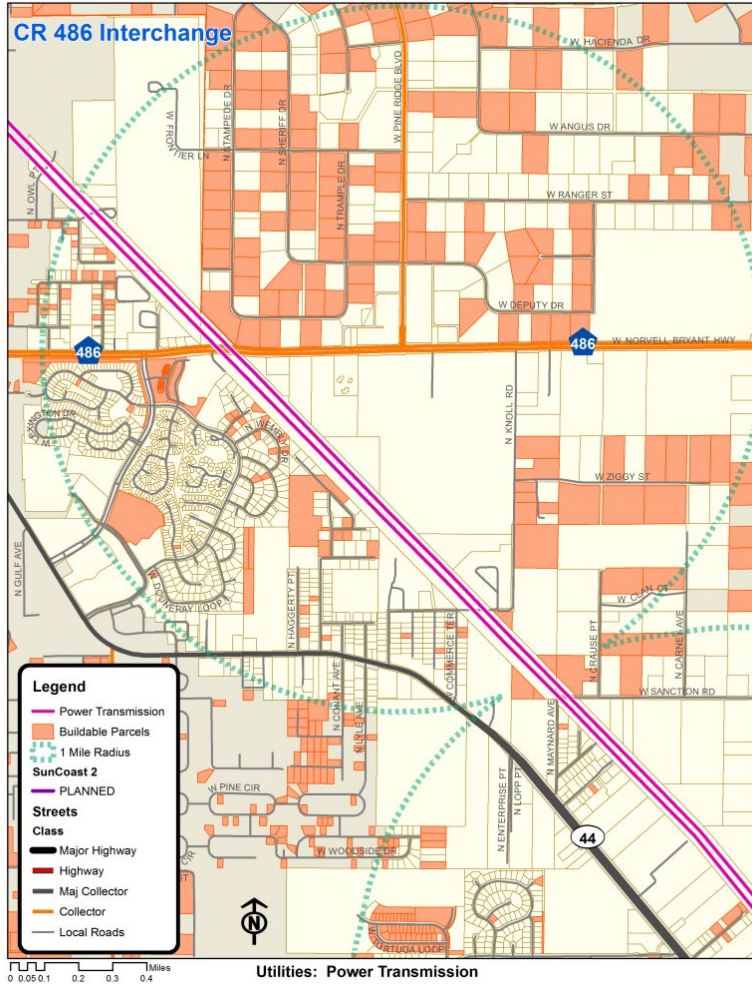
Water Mains



Sewer Mains



Power Transmission



Source: Florida's Turnpike, 2018; Citrus County GIS; TBRPC

APPENDIX TABLE 2.13: CR 486, COLLECTOR ROADS, BY EXISTING LAND USE

Existing Land Use	Parcels	Acreage	Just Value (USD)	% of Total Area (2,335 Total Ac)
Residential				
Single Family	3	11	879,730	0.10%
Vacant Residential	10	31	287,360	0.29%
Subtotal	13	42	1,167,090	0.39%
Commercial				
Office	1	21	1,611,776	0.19%
Mixed Use Commercial	1	2	587,580	0.02%
Vacant Commercial	5	5	284,190	0.05%
Subtotal	7	28	2,483,546	0.26%
Agricultural/Timberland				
Timberland	3	167	1,513,320	1.55%
Subtotal	3	167	1,513,320	1.55%
Public/Governmental				
Public/Utilities	4	15	292,436	0.14%
Transportation	1	0	90	0.00%
Vacant Governmental	5	24	230,680	0.22%
Subtotal	10	39	523,206	0.36%
Grand Total	33	276	5,687,162	2.56%

Source: Citrus County Property Appraiser, 2018

APPENDIX TABLE 2.14: CR 486, COLLECTOR ROADS, BY ZONING DISTRICT

Zoning District	Parcels	Acreage	Just Value (USD)	% of Total Area (2,335 Total Ac)
High Density Residential (HDR)	7	6	810,500	0.26%
Planned Develop. Overlay (PDO)	6	15	217,070	0.65%
Planned Develop. Residential (PDR)	1	3	90	0.11%
Professional/Service/Office (PSO)	2	23	1,761,846	1.00%
Rural Residential (RUR)	16	218	2,740,726	9.33%
Transport/Communic./Utilities (TCU)	1	11	156,930	0.45%
Grand Total	33	276	5,687,162	11.81%

Source: Citrus County Property Appraiser, 2018

APPENDIX TABLE 2.15: CR 486, COLLECTOR ROADS, BY FUTURE LAND USE

Future Land Use	Parcels	Acreage	Just Value (USD)	% of Total Area (2,335 Total Ac)
Residential				
Medium Density Residential	1	21	1,611,776	0.89%
Residential Mixed Use	22	232	2,911,180	9.96%
Subtotal	23	253	4,522,956	10.85%
Commercial				
General Commercial	7	6	810,500	0.26%
Professional Services/Offices	1	3	150,070	0.12%
Subtotal	8	9	960,570	0.38%
Public/Governmental				
Transportation, Communications, Utilities	2	14	203,636	0.59%
Subtotal	2	14	203,636	0.59%
Grand Total	33	276	5,687,162	11.82%

Sources: Citrus County Comprehensive Plan (GFLUM), 2018; Citrus County Property Appraiser, 2018

CR 486 INTERCHANGE, 1 MILE RADIUS

APPENDIX TABLE 2.16: CR 486, 1 MILE RADIUS, EXISTING LAND USES

Existing Land Use	Parcels	Acreage	Just Value (USD)	% of Total Area (2,335 Total Ac)
Residential				
Single Family	919	609	113,133,088	26.07%
Multi-Family	25	36	7,016,740	1.52%
Condominiums	33	1	2,465,296	0.03%
Mobile Homes	11	11	321,642	0.49%
Vacant Residential	192	495	4,502,960	21.21%
Subtotal	1,180	1,152	127,439,726	49.32%
Commercial				
Retail	5	16	3,051,740	0.70%
Office	15	39	7,104,142	1.69%
Restaurants	1	1	207,885	0.03%
Mixed Use Commercial	9	9	1,381,250	0.39%
Repair/Maintenance	1	1	267,730	0.05%
Storage/Wholesale	2	39	6,940,570	1.67%
Vacant Commercial	28	87	2,132,160	3.74%
Subtotal	61	193	21,085,477	8.27%
Industrial				
Manufacturing	1	7	2,452,423	0.31%
Warehousing	2	11	1,904,385	0.47%
Vacant Industrial	2	7	103,630	0.31%
Subtotal	5	25	4,460,438	1.09%

Agriculture/Timberland				
Agriculture	7	118	1,822,120	5.04%
Timberland	9	218	3,275,060	9.33%
Subtotal	16	336	5,097,180	14.37%
Public/Governmental				
Public/Utilities	21	416	6,962,019	17.81%
Recreation	1	5	774,535	0.20%
Schools	3	2	403,413	0.07%
Churches	2	11	1,852,020	0.48%
Transportation	20	77	2,230	3.30%
Vacant Governmental	18	73	679,410	3.13%
Subtotal	65	583	10,673,627	24.99%
Institutional				
Hospitals	2	2	413,430	0.09%
Aging Services	1	2	615,110	0.09%
Orphanages	3	29	3,882,150	1.26%
Vacant Institutional	2	2	28,040	0.07%
Subtotal	8	35	4,938,730	1.50%
Other Land Use Categories				
Not Available	5	11	-	0.45%
Subtotal	5	11	-	0.45%
Grand Total	1,340	2,335	173,695,178	100.0%

Sources: Citrus County Property Appraiser, 2018

APPENDIX TABLE 2.17: CR 486, 1 MILE RADIUS, ZONING DISTRICTS

Zoning District	Parcels	Acreage	Just Value (USD)	% of Total Area (Total 2,335 Ac)
General Commercial (GNC)	16	39	5,152,608	1.65%
High Density Residential (HDR)	13	14	1,504,493	0.62%
Industrial (IND)	6	187	8,733,670	8.02%
Low Density Residential (LDR)	4	25	131,430	1.07%
Low Density Res. - MH Allowed (LDR MH)	27	170	1,447,284	7.27%
Medium Density Residential (MDR)	192	238	19,473,385	10.20%
Medium Density Res. - MH Allowed (MDR MH)	2	5	972,730	0.23%
Planned Develop. Overlay (PDO)	63	205	7,910,437	8.80%
Planned Develop. Residential (PDR)	707	274	82,567,761	11.73%
Prof. Service Office- MH Allowed (PSO MH)	60	61	7,459,181	2.60%
Public/Semi-Public/Institution (PSI)	9	89	7,486,690	3.81%
Rural Residential (RUR)	205	721	26,731,154	30.87%
Rural Residential - MH Allowed (RUR MH)	21	38	803,300	1.62%
Transport/Communic./Utilities (TCU)	6	227	2,335,130	9.73%
Not Available	9	41	985,925	1.76%
Grand Total	1,340	2,335	173,695,178	100.00%

Sources: Citrus County Property Appraiser, 2018

APPENDIX TABLE 2.18 CR 486, 1 MILE RADIUS, FUTURE LAND USE

Future Land Use	Parcels	Acreage	Just Value (USD)	% of Total Area (2,335 Total Ac)
Residential				
Low Density Residential	30	194	1,571,044	8.31%
Medium Density Residential	195	335	23,760,222	14.34%
Residential Mixed Use	995	1,368	120,343,946	58.61%
Subtotal	1,220	1,897	145,675,212	81.25%
Commercial				
General Commercial	29	53	6,657,101	2.27%
Professional Services/Offices	64	49	6,940,109	2.09%
Subtotal	93	102	13,597,210	4.36%
Industrial				
Industrial	6	187	8,733,670	8.02%
Subtotal	6	187	8,733,670	8.02%
Public/Governmental				
Public/Semi-Public, Institutional	8	64	4,229,140	2.74%
Transportation, Communications, Utilities	4	44	474,021	1.87%
Subtotal	12	108	4,703,161	4.61%
Other Land Use Categories				
Not Available	9	41	985,925	1.76%
Subtotal	9	41	985,925	1.76%
Grand Total	1,340	2,335	173,695,178	100.00%

Sources: Citrus County Comprehensive Plan (GFLUM), 2018;
Citrus County Property Appraiser, 2018

APPENDIX 3: SUMMARY OF PLANNING AREA LAND USE

In this section TBRPC summarized all of three interchange areas by parcels adjacent to the collector roads and by parcels that intersect and are within a 1 mile buffer of the proposed interchanges. Based on Table 6.7, which compares the distribution of zoning districts by area of the planning area with the zoning districts of the County there are some clear differences between the Planning Area and the County as a whole.

Relative to the County, there is more public land in the Planning Area, but there is also more land zoned for professional/service/office uses (PSO) and somewhat more industrial zoned land (1.96% versus 0.57%) than the County. More land is zoned to accommodate mobile homes and High Density Residential uses than the County at large.

PLANNING AREA, COLLECTOR ROADS

APPENDIX TABLE 3.1: PLANNING AREA, COLLECTOR ROADS, BY EXISTING LAND USE

Existing Land Use	Parcels	Acreage	Just Value (USD)	% of Total Area (7,656 Total Ac)
Residential				
Single Family	4	14	1,107,428	0.18%
Mobile Homes	10	21	528,801	0.28%
Vacant Residential	18	57	452,340	0.74%
Subtotal	32	92	2,088,569	1.20%
Commercial				
Retail	2	3	261,440	0.04%
Office	1	21	1,611,776	0.27%
Mixed Use Commercial	1	2	587,580	0.03%
Repair/Maintenance	1	2	130,780	0.02%
Storage/Wholesale	1	22	1,017,190	0.29%
Vacant Commercial	7	35	1,678,120	0.45%
Subtotal	13	84	5,286,886	1.10%
Industrial				
Warehousing	1	15	1,290,130	0.19%
Subtotal	1	15	1,290,130	0.19%
Agricultural/Timberland				
Agriculture	5	31	525,139	0.40%

Timberland	3	167	1,513,320	2.18%
Subtotal	8	198	2,038,459	2.58%
Public/Governmental				
Public/Utilities	13	61	764,254	0.80%
Transportation	20	78	1,289,350	1.02%
Vacant Governmental	5	24	230,680	0.31%
Subtotal	39	3,272	20,002,774	2.13%
Other Land Use Categories				
Acreage not zoned agricultural	1	26	150,230	0.34%
Subtotal	1	26	150,230	0.34%
Grand Total	93	577	13,138,558	7.54%

Source: Citrus County Property Appraiser, 2018

APPENDIX TABLE 3.2: PLANNING AREA, COLLECTOR ROADS, BY ZONING DISTRICT

Zoning District	Parcels	Acreage	Just Value (USD)	% of Total Area (7,656 Total Ac)
General Commercial (GNC)	3	52	2,411,120	0.67%
High Density Residential (HDR)	7	6	810,500	0.08%
Industrial (IND)	1	15	1,290,130	0.19%
Planned Develop. Overlay (PDO)	7	27	1,497,290	0.36%
Planned Develop. Residential (PDR)	1	3	90	0.03%
Professional/Service/Office (PSO)	2	23	1,761,846	0.31%
Rural Residential (RUR)	16	218	2,740,726	2.85%
Rural Residential - MH Allowed (RUR MH)	45	177	1,999,178	2.32%
Transport/Communic./Utilities (TCU)	5	53	627,138	0.69%
Not Available	6	3	540	0.04%
Grand Total	93	577	13,138,558	7.54%

Source: Citrus County Land Development Code, 2018

APPENDIX TABLE 3.3: PLANNING AREA, COLLECTOR ROADS, BY FUTURE LAND USE

Future Land Use	Parcels	Acreage	Just Value (USD)	% of Total Area (7,656 Total Ac)
Residential				
Medium Density Residential	1	21	1,611,776	0.27%
Residential Mixed Use	66	404	4,910,268	5.28%
Mobile Home Park	1	12	1,280,220	0.16%
Subtotal	68	437	7,802,264	5.71%
Commercial				
General Commercial	10	58	3,221,620	0.75%
Professional Services/Offices	1	3	150,070	0.04%
Subtotal	11	60	3,371,690	0.79%
Industrial				
Industrial	1	15	1,290,130	0.19%
Subtotal	1	15	1,290,130	0.19%
Public/Governmental				
Transportation, Communications, Utilities	6	56	673,844	0.73%
Subtotal	6	56	673,844	0.73%
Other Land Use Categories				
Not Available	7	9	630	0.12%
Subtotal	7	9	630	0.12%
Grand Total	93	577	13,138,558	7.54%

Sources: Citrus County Comprehensive Plan (GFLUM), 2018;
Citrus County Property Appraiser, 2018

PLANNING AREA, 1 MILE RADIUS

APPENDIX TABLE 3.4: PLANNING AREA, 1 MILE RADIUS, EXISTING LAND USES

Existing Land Use	Parcels	Acreage	Just Value (USD)	% of Total Area (7,656 Total Ac)
Residential				
Single Family	1,488	1,422	190,451,158	18.57%
Multi-Family	28	58	7,487,500	0.76%
Condominiums	33	1	2,465,296	0.01%
Mobile Homes	487	922	24,872,344	12.04%
Vacant Residential	688	1,359	11,064,370	17.75%
Subtotal	2,724	3,762	236,340,668	49.13%
Commercial				
Retail	14	27	4,948,160	0.36%
Office	18	145	12,883,226	1.89%
Restaurants	1	1	207,885	0.01%
Mixed Use Commercial	14	54	3,005,140	0.70%
Repair/Maintenance	8	8	1,147,996	0.10%
Storage/Wholesale	3	61	7,957,760	0.80%
Vacant Commercial	62	216	6,194,510	2.82%
Subtotal	120	511	36,344,677	6.68%
Industrial				
Manufacturing	2	8	2,610,484	0.11%
Mining	4	141	841,920	1.84%
Warehousing	4	28	3,588,798	0.36%
Vacant Industrial	5	10	292,550	0.13%
Subtotal	15	186	7,333,752	2.43%

Agriculture/Timberland				
Agriculture	76	1,055	12,282,369	13.78%
Timberland				
Vacant Agricultural	0	0	0	0%
Subtotal	95	1,494	17,640,039	19.51%
Public/Governmental				
Public/Utilities	64	715	12,751,755	9.34%
Forests/Waters				
Recreation	4	17	1,697,485	0.22%
Schools	4	29	1,155,450	0.38%
Churches	5	37	18,586,418	0.49%
Transportation				
Vacant Governmental	59	137	849,550	1.79%
Subtotal	252	4,368	55,005,921	16.45%
Institutional				
Hospitals	2	2	413,430	0.03%
Aging Services	3	16	5,721,426	0.20%
Orphanages				
Vacant Institutional	3	3	34,330	0.04%
Subtotal	11	50	10,051,336	0.65%
Other Land Use Categories				
Acreage not zoned agricultural	20	373	1,737,940	4.87%
Not Available	9	21	0	0.27%
Subtotal	29	394	1,737,940	5.14%
Grand Total	3,245	7,656	346,735,843	100.00%

Source: Citrus County Property Appraiser, 2018

APPENDIX TABLE 3.5: PLANNING AREA, 1 MILE RADIUS, ZONING DISTRICTS

Zoning District	Parcels	Acreage	Just Value (USD)	% of Total Area (7,656 Total Ac)
Agricultural - MH Allowed (AGR MH)	1	1	90	0.01%
Extractive (EXT)	2	65	482,630	0.85%
Extractive - MH Allowed (EXT MH)	1	36	256,330	0.47%
General Commercial (GNC)	48	220	18,103,852	2.87%
High Density Residential (HDR)	13	14	1,504,493	0.19%
Industrial (IND)	16	211	11,023,211	2.75%
Low Density Residential (LDR)	109	264	7,605,104	12.72%
Low Density Res. - MH Allowed (LDR MH)	288	974	14,734,233	3.45%
Medium Density Residential (MDR)	264	346	24,197,232	4.52%
Medium Density Res. - MH Allowed (MDR MH)	30	366	3,902,933	4.78%
Planned Develop. Overlay (PDO)	65	218	9,190,747	2.85%
Planned Develop. Residential (PDR)	1,297	682	136,343,785	8.91%
Prof. Service Office- MH Allowed (PSO MH)	43	16	1,333,570	0.21%
Professional/Service/Office (PSO)	127	344	18,428,778	4.49%
Public/Semi-Public/Institution (PSI)	16	167	25,073,973	2.19%
Recreational (REC)	3	40	758,417	0.52%
Recreational Vehicle Park (RVP)	1	4	441,790	0.05%
Rural Residential (RUR)	205	721	26,731,154	9.42%
Rural Residential - MH Allowed (RUR MH)	660	2,368	38,134,506	30.93%
Transport/Communic./Utilities (TCU)	34	490	7,165,550	6.40%
Not Available	22	109	1,323,465	1.43%
Grand Total	3,245	7,656	346,735,843	100.00%

Source: Citrus County Land Development Code, 2018

APPENDIX TABLE 3.6: PLANNING AREA, 1 MILE RADIUS, FUTURE LAND USE

Future Land Use	Parcels	Acreage	Just Value (USD)	% of Total Area (7,656 Total Ac)
Residential				
Low Density Residential	397	1,258	23,972,167	16.43%
Medium Density Residential	299	845	31,774,212	11.04%
Residential Mixed Use	2,232	4,144	211,856,165	54.13%
Mobile Home Park	2	12	1,280,310	0.16%
Subtotal	2,930	6,260	268,882,854	81.76%
Commercial				
General Commercial	59	206	18,924,945	2.69%
Professional Services/Offices	172	270	17,019,446	3.52%
Recreational Vehicle Park/Campground	1	4	441,790	0.05%
Subtotal	232	479	36,386,181	6.26%
Industrial				
Industrial	15	209	11,023,121	2.73%
Extractive	3	101	738,960	1.32%
Subtotal	18	310	11,762,081	4.05%
Agriculture/Timberland				
Agriculture	1	1	90	0.01%
Subtotal	1	1	90	0.01%
Public/Governmental				
Public/Semi-Public, Institutional	15	142	21,816,423	1.86%
Transportation, Communications, Utilities	22	309	5,806,152	4.04%
Recreation	3	40	758,417	0.52%
Subtotal	41	3,600	46,099,482	6.42%
Other Future Land Use Categories				
Not Available	24	115	1,323,645	1.51%
Subtotal	24	115	1,323,645	1.51%
Grand Total	3,245	7,656	346,735,843	100.00%

Sources: Citrus County Comprehensive Plan (GFLUM), 2018;
Citrus County Property Appraiser, 2018

APPENDIX TABLE 3.7: PLANNING AREA VERSUS COUNTY ZONING DISTRIBUTION

Zoning District	% of Total Planning Area (10,765 Total Ac)	% of Total County Area (360,069 Total Ac)
Agricultural - MH Allowed (AGR MH)	0.01%	5.50%
Conservation (CON)	28.88%	32.38%
Extractive (EXT)	0.85%	1.85%
Extractive - MH Allowed (EXT MH)	0.47%	0.06%
General Commercial (GNC)	2.87%	1.27%
High Density Residential (HDR)	0.19%	0.02%
Industrial (IND)	2.75%	0.57%
Low Density Residential (LDR)	3.45%	2.96%
Low Density Res. - MH Allowed (LDR MH)	12.72%	4.36%
Medium Density Residential (MDR)	4.52%	1.95%
Medium Density Res. - MH Allowed (MDR MH)	4.78%	1.72%
Planned Develop. Residential (PDR)	6.34%	6.14%
Professional/Service/Office (PSO)	3.20%	0.26%
Public/Semi-Public/Institution (PSI)	1.56%	0.03%
Recreational (REC)	0.37%	2.18%
Rural Residential (RUR)	6.70%	5.75%
Rural Residential - MH Allowed (RUR MH)	21.99%	10.66%
Transport/Communic./Utilities (TCU)	4.55%	2.17%
Other	4.32%	20.18%
Grand Total	100.00%	100.00%

Sources: *Citrus County Comprehensive Plan (GFLUM), 2018;*
Citrus County Property Appraiser, 2018

APPENDIX 4. PLANNING AREA’S TREND CAPACITY ANALYSIS

Capacity analysis is an assessment of a study area’s future development potential, based on available land, land use controls, and expert knowledge of local conditions and future demand for land. This analysis addresses the type, quantity and scaling of the planning area’s capacity to meet the county’s future land use needs by category over a 30 year planning horizon.

TBRPC’s capacity analysis reviewed existing land uses from the Citrus County Property Assessor’s office for available land, zoning and future land use data from Citrus County, and traffic analysis zone data from the Hernando-Citrus Metropolitan Planning Organization (MPO) to assess future growth potential of each interchange area. TBRPC’s analysis focused on identifying:

- The future demand for land by land use in the planning area; and
- The supply of land by existing land use and comparison to demand

APPENDIX 4.1 THE FUTURE DEMAND FOR LAND BY LAND USE IN THE PLANNING AREA

Unlike county projections, which rely on demographic trends and economic indicators that can be assessed with robust and highly accurate forecasting methods, small area development patterns such as this study’s planning area must be treated as microcosms of countywide trends that are complicated by local land use conditions and decisions. In practice, this means that local projections are often more volatile than the projections for counties that they are located in and require expert knowledge of local conditions to estimate.

While there is no official forecast for this portion of Citrus County, TBRPC used the Traffic Analysis Zone (TAZ) estimates used in travel demand modeling for the 2040 Hernando-Citrus Long Range Transportation Plan (LRTP) produced by the Hernando-Citrus Metropolitan Planning Organization to consider one possible future growth trend.

TAZs are discrete geographic areas in Citrus County that are represented in a computer model of the transportation system, called the Regional Transportation Demand Model (RTDM). Since RTDM is used to evaluate future transportation investments, TAZ data include statistics on vehicle trips and modes, travel speeds, and data on current as well as anticipated future population, dwelling units and employment, as those factors generate the future trips that impact transportation system performance over time.

As such, TBRPC used TAZ distributions to estimate 2019 and 2050 population, housing and employment distributions by 1 mile radii around the proposed interchanges⁵. Since TAZ boundaries do not coincide perfectly with the planning area, TBRPC used GIS to calculate the proportional values of each TAZ that intersect and are within the 1 mile radius of each interchange. Table 2.4 summarizes the TAZ based analysis of expected change in population, dwelling units and jobs between 2019 and 2050.

Caution must be exercised with over-interpreting Table 4.1 numbers. First, the TAZ calculations of existing and future population and jobs are estimated as proportions of TAZs that only generally correspond to the planning area. Second, it is likely that future outcomes of the construction and opening of the Suncoast Parkway 2 will result in more intense development of the planning area, potentially even with existing land use controls. On the other hand, adverse future economic conditions may induce lower than expected outcomes. **As such, Appendix Table 4.1 is not a prediction of future growth but an indicator of one potential trend.**

Moreover, while zoning and land use controls are clearly important, they are tools which can be modified to meet county goals. Since the LRTP was adopted, Citrus County has committed to becoming more assertive about economic growth through the recent adoption of the Economic Development Business Plan.

Appendix Table 4.1: Planning Area (Prior To Suncoast Parkway Project)
Trend Growth Estimate 2019-2050

Areas	Growth in Population	Growth in Dwelling Units	Growth in Jobs
Cardinal	13	8	7
SR 44	1,081	604	920
CR 486	836	496	868
Total	1,930	1,108	1,795

Source: Hernando-Citrus 2040 LRTP; TBRPC analysis

⁵ The 2040 LRTP has a base year of 2015 and a horizon year of 2040. Since this study is focused on a 30 year planning horizon (2050), TBRPC adjusted the base year to 2019 and the horizon year to 2050. However, since the BEBR forecast for Citrus has been lowered since the LRTP was adopted, TBRPC is using the 2040 TAZ data estimates as the Study’s 2050 TAZ data horizon year.

APPENDIX 4.2 THE SUPPLY OF LAND BY EXISTING LAND USE AND COMPARISON TO DEMAND

For this analysis, TBRPC identified all vacant parcels as identified in data from the Citrus County Property Assessor. Vacant parcels were further subdivided by zoning districts. Zoning districts identify allowed land uses and for residential land uses will identify maximum residential densities.

TBRPC then divided the acreage per parcel by the highest allowed density for residential uses, ‘netting’ out area for roads and easements to obtain a rough estimate of potential housing units. In practice, however, parcels are rarely developed to their maximum allowed density, so development potential determinations are subjective even when allowed densities, zoning overlays and planned developments are considered. For overlay districts and planned development districts, TBRPC assumed an average build out density of surrounding residential zoning to obtain a conservative estimate of potential development.

Commercially zoned vacant parcels build out analysis also relies on various judgments. For example, in the future, commercial land may be developed with office uses, which average 150 square feet of leasable floor area per employee, or the property may be developed with retail uses, which average 300 square feet and up per employee while industrial and warehouses may use substantially more leasable area⁶. Commercial/industrial properties, like residential properties, must also have setbacks and meet height requirements. Parking requirements also impact the building envelope, with land –to-building ratios of 3:1 for shopping centers and even higher for regional shopping centers. For this analysis, TBRPC looked for plausible combinations of different commercial/industrial uses to obtain a general perspective on the relationship between vacant land and potential future growth.

⁶ <https://www.sandiego.edu/pipeline/documents/EstimatingOfficeSpaceRequirementsMay12012.pdf>

In Appendix Table 4.2, TBRPC compares the increase in population, dwelling units and jobs that are assumed by the TAZ distributions for the 1 mile radii around each interchange, as reflected in the 2040 LRTP to the total acreage of vacant residential and commercial/industrial land in each interchange 1 mile radius.

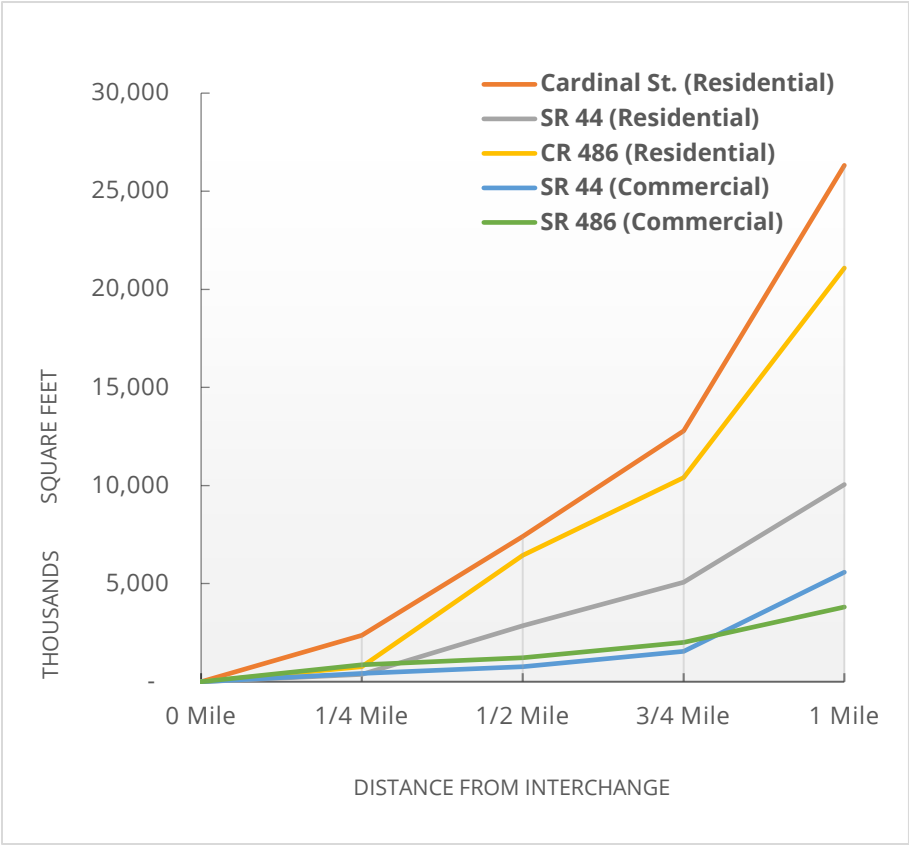
Appendix Figure 4.1 depicts the distribution of vacant residential and commercial/industrial land in terms of distance from their respective planned interchanges.

APPENDIX TABLE 4.2: PLANNING AREA GROWTH THROUGH 2050 AND PLANNED CAPACITY

Areas	Pre-Suncoast Trend Growth Estimate 2019-2050			Collector Roads		1 Mile Radius	
	Growth in Population	Growth in Dwelling Units	Growth in Jobs	Vacant Residential Acres	Vacant C/I* Acres	Vacant Residential Acres	Vacant C/I* Acres
Cardinal	13	8	7	26	0	620	0
SR 44	1,081	604	920	0	30	244	131
CR 486	836	496	868	31	5	495	87
Total	1,930	1,108	1,795	57	35	1,359	218

Source: Citrus County Property Appraiser; TBRPC analysis. *C/I is Commercial/Industrial Land

APPENDIX FIGURE 4.1: CUMULATIVE DISTRIBUTION OF VACANT LAND OVER DISTANCE FROM INTERCHANGES



Source: Citrus County Property Appraiser, TBRPC analysis

APPENDIX 5. 3D VISUALIZATIONS

APPENDIX FIGURE 5.1: 3D VISUALIZATION, FOCUSED GROWTH SCENARIO, CARDINAL STREET



APPENDIX FIGURE 5.2: 3D VISUALIZATION, FOCUSED GROWTH SCENARIO, SR 44



APPENDIX FIGURE 5.3: 3D VISUALIZATION, FOCUSED GROWTH SCENARIO, CR 486



APPENDIX FIGURE 5.4: 3D VISUALIZATION, RESILIENT CITRUS SCENARIO, CARDINAL STREET



APPENDIX FIGURE 5.5: 3D VISUALIZATION, RESILIENT CITRUS SCENARIO, SR 44



APPENDIX FIGURE 5.6: 3D VISUALIZATION, RESILIENT CITRUS SCENARIO, CR 486



APPENDIX 6. SOURCES

Boarnet, Marlon G. 1995. "New Highways & Economic Growth: Rethinking the Link." Access magazine.
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Concas, Sisinnio. 2013. "Accessibility and Housing Price Resilience: Evidence from Limited-access Roadways in Florida." *Transportation Research Record: Journal of the Transportation Research Board* (2357):66-76.

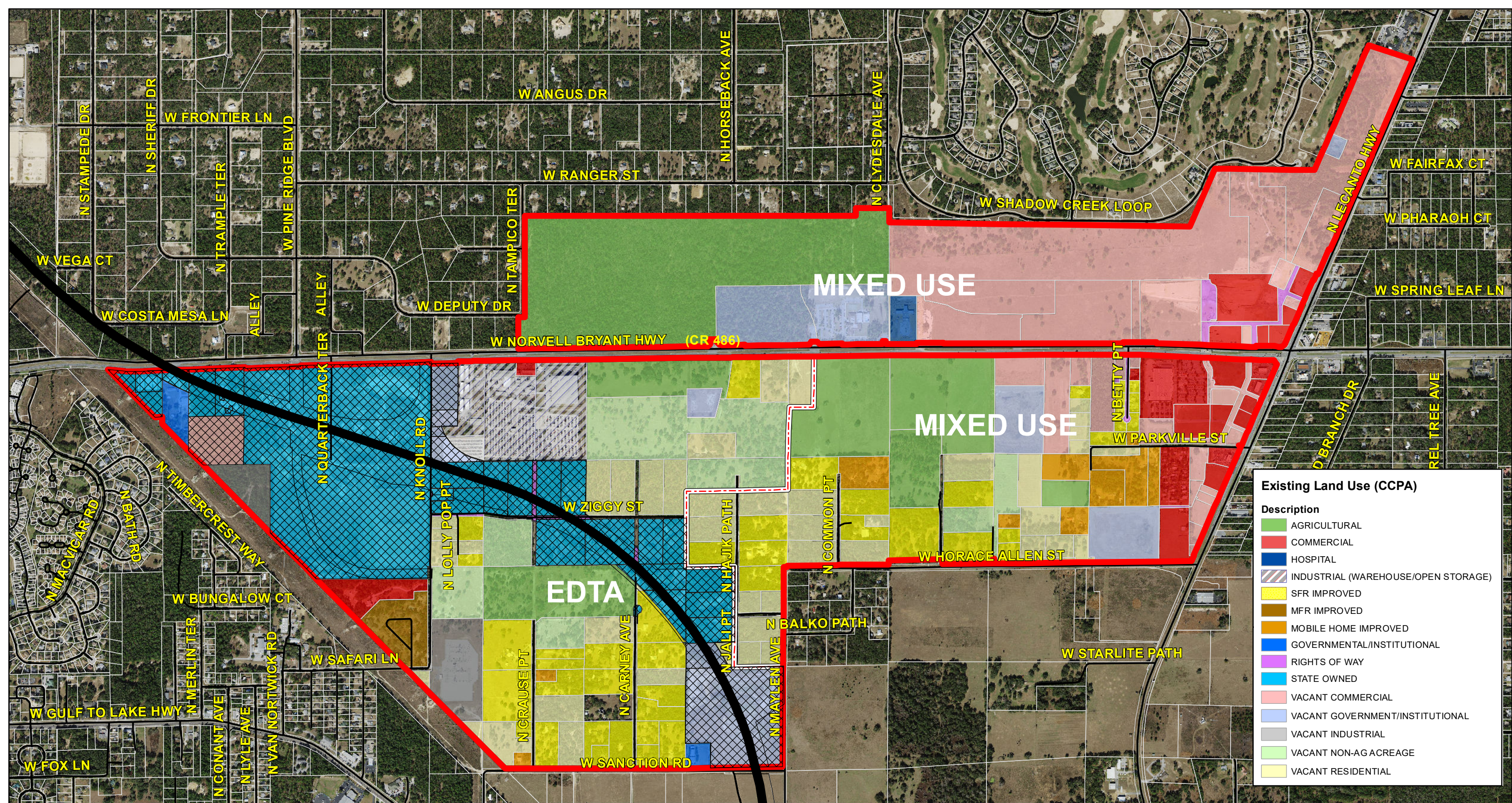
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Sanchez, Thomas. 2004." Land Use and Growth Impacts from Highway Capacity Increases. *Journal of Urban Planning and Development*" 130(2):75 · June 2004

Ten Siethoff, Brian, and Kara Kockelman. 2002. "Property Values and Highway Expansion: Timing, Size, Location, and Use Effects." *Transportation Research Record: Journal of the Transportation Research Board* (1812):191-200.



CRA-2026-00002 RCV'D 4.6.2026 Land Dev.



Existing Land Use (CCPA)	
Description	
	AGRICULTURAL
	COMMERCIAL
	HOSPITAL
	INDUSTRIAL (WAREHOUSE/OPEN STORAGE)
	SFR IMPROVED
	MFR IMPROVED
	MOBILE HOME IMPROVED
	GOVERNMENTAL/INSTITUTIONAL
	RIGHTS OF WAY
	STATE OWNED
	VACANT COMMERCIAL
	VACANT GOVERNMENT/INSTITUTIONAL
	VACANT INDUSTRIAL
	VACANT NON-AG ACREAGE
	VACANT RESIDENTIAL

COUNTY ROAD 486 IMA

Existing Land Use Map (Current)

CR 486 EDTA

CR 486 Mixed Use

CR 486 IMA Boundary

FDOT Suncoast Parkway

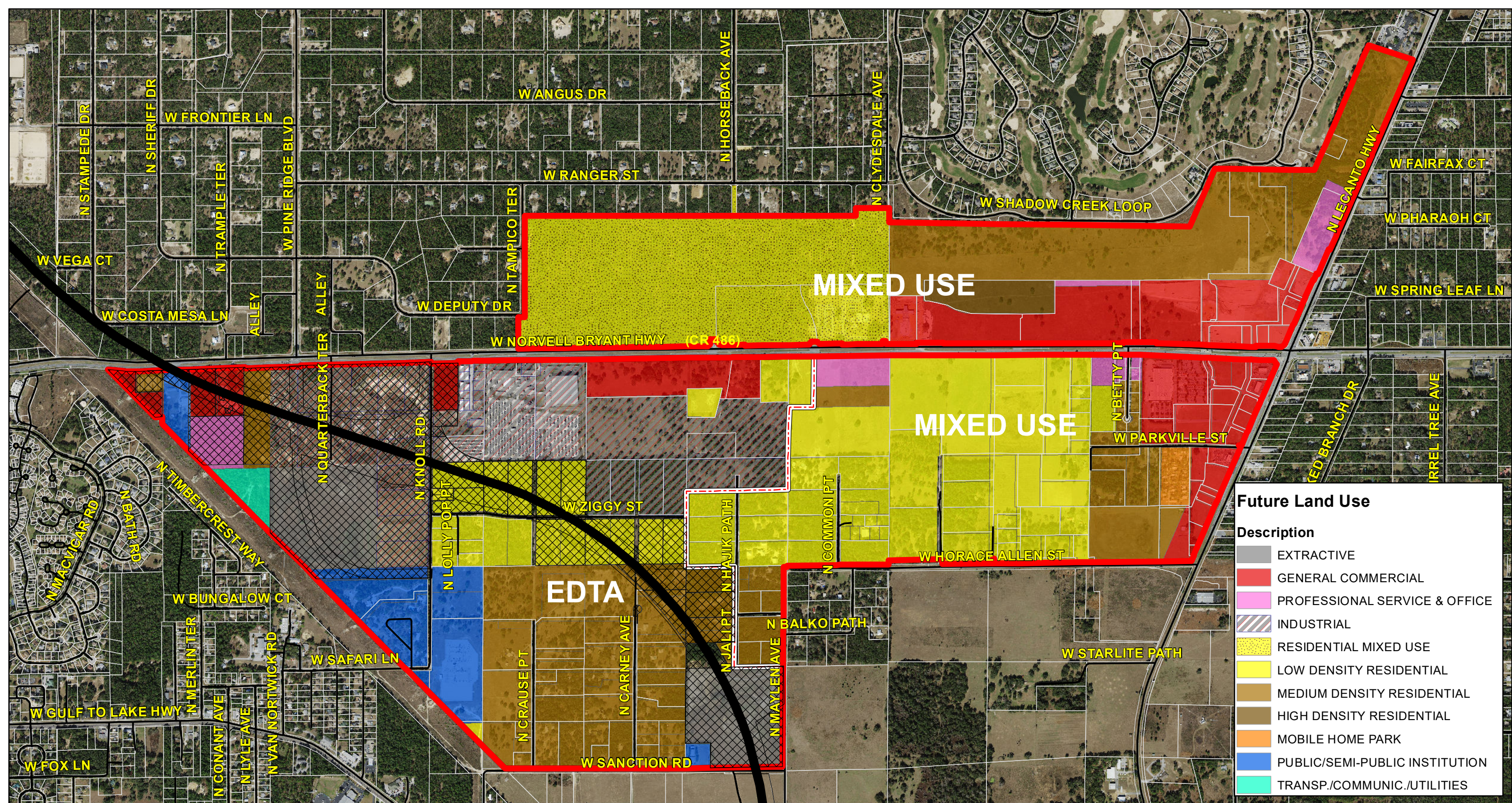
FDOT Properties

CCPA Parcels

CCGIS Street Centerlines

CPA-2026-00002 RCV'D 4.6.2026 Land Dev

Version: October 31, 2025
Page 223 of 291



Future Land Use	
Description	
EXTRACTIVE	
GENERAL COMMERCIAL	
PROFESSIONAL SERVICE & OFFICE	
INDUSTRIAL	
RESIDENTIAL MIXED USE	
LOW DENSITY RESIDENTIAL	
MEDIUM DENSITY RESIDENTIAL	
HIGH DENSITY RESIDENTIAL	
MOBILE HOME PARK	
PUBLIC/SEMI-PUBLIC INSTITUTION	
TRANSP./COMMUNIC./UTILITIES	

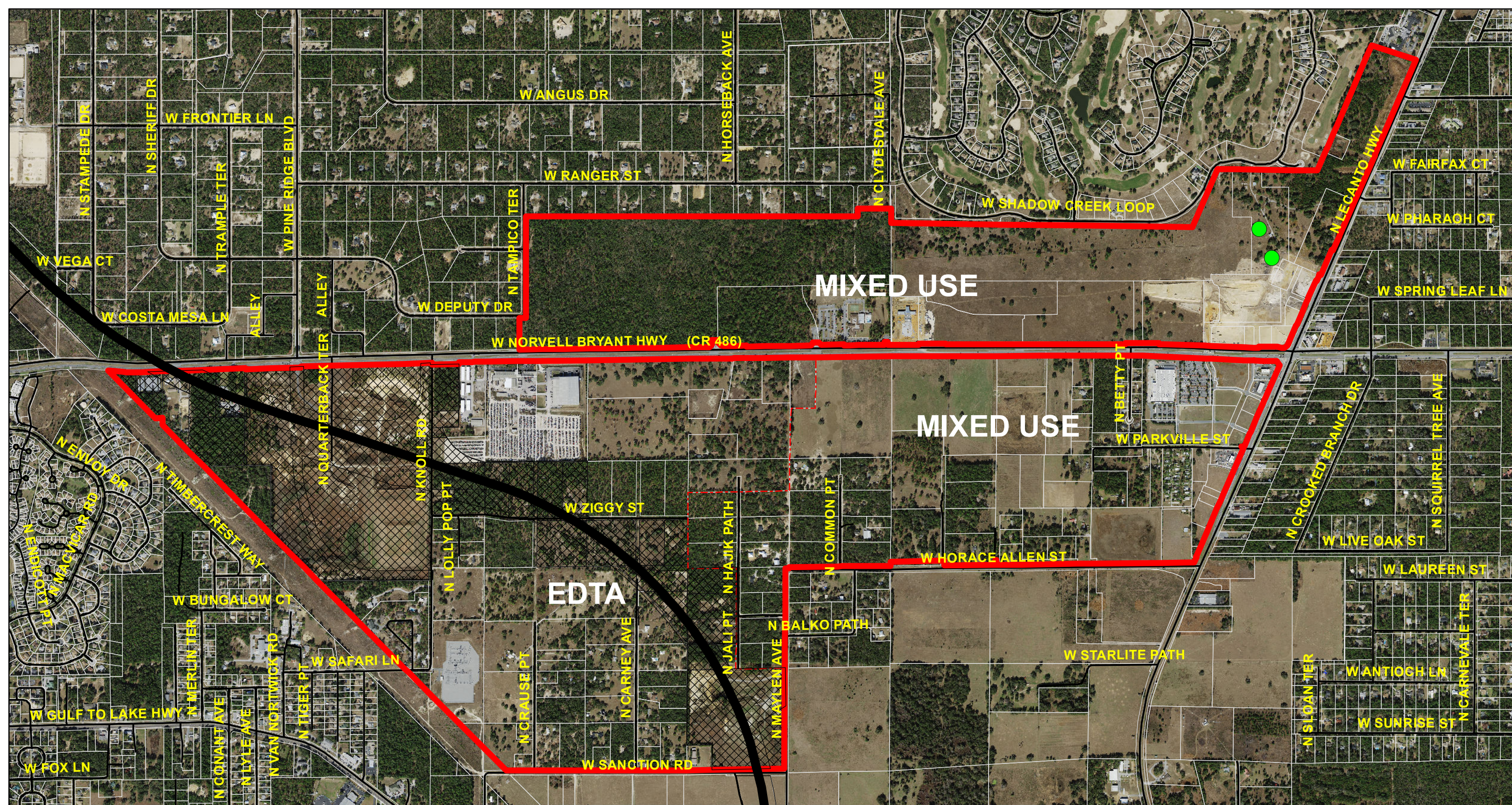
COUNTY ROAD 486 IMA

Future Land Use Map (Current)

CR 486 EDTA	FDOT Suncoast Parkway	CCPA Parcels
CR 486 Mixed Use	FDOT Properties	CCGIS Street Centerlines
CR 486 IMA Boundary		

CPA-2026-00002 RCV'D 4.6.2026 Land Dev

Version: October 29, 2025
Page 224 of 291

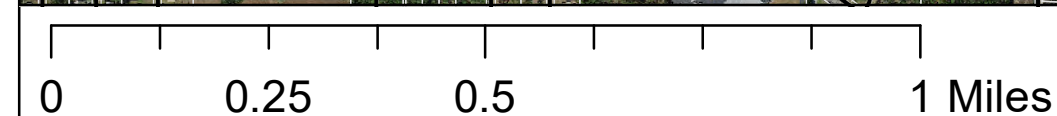


MIXED USE



MIXED USE

EDTA



COUNTY ROAD 486 IMA

Historic Resources

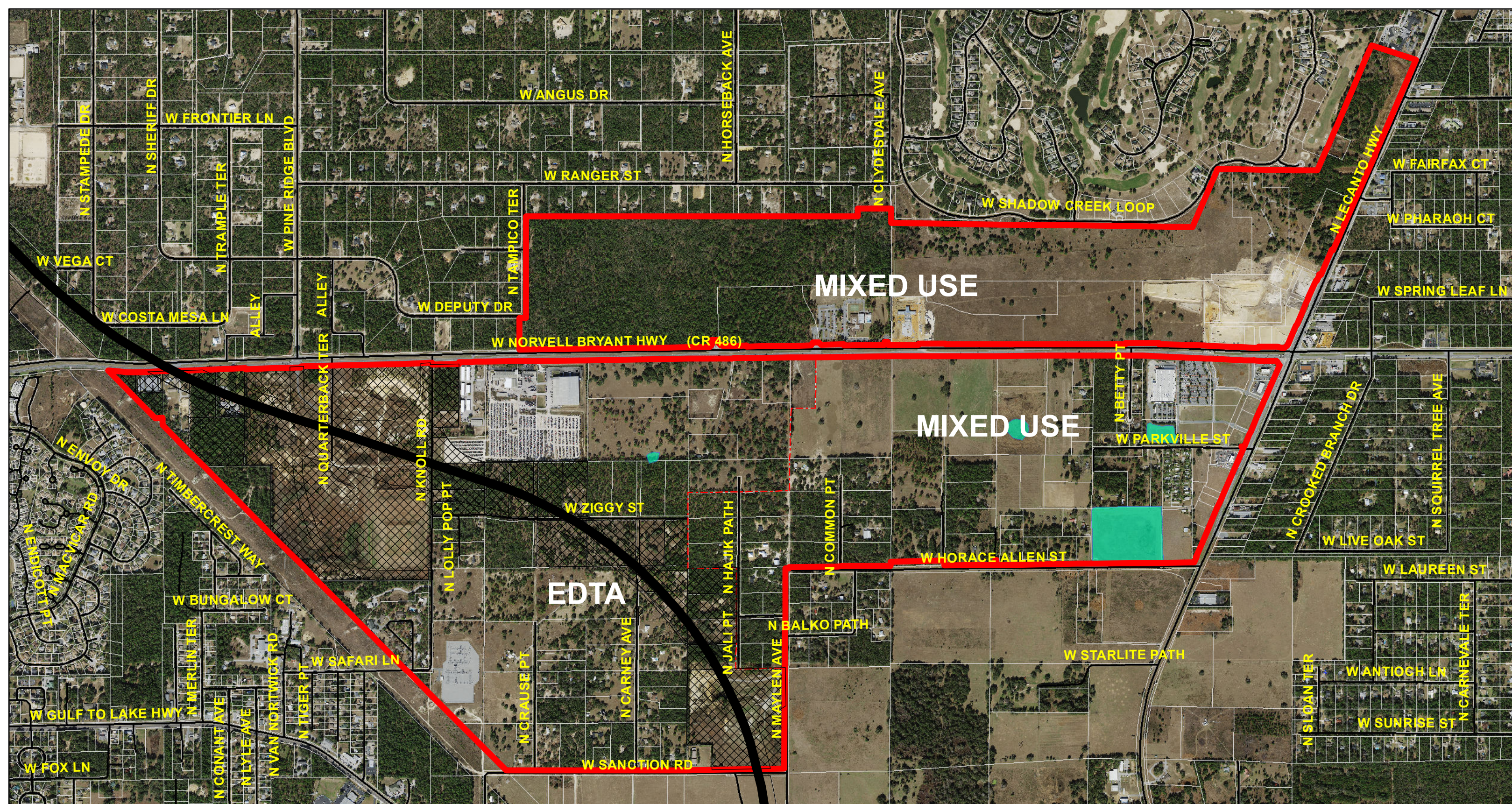
-  SHPO Structures, Non-NRHP (2026)
  CR 486 IMA Boundary
  FDOT Suncoast Parkway
-  CR 486 EDTA/Mixed Use
  FDOT Properties
-  CCGIS Street Centerlines
-  CCRA Parcels
- Page 225 of 291

Version: April 2, 2026

Source: Citrus County Property Appraiser Parcel Data, Street Centerlines (2025); State Historic Preservation Office (SHPO) Florida Master Site File (2026); APlus Aerial Photography (2023)

CPA-2026-00002 RCV'D 4.6.2026 Land Dev.

Page 225 of 291

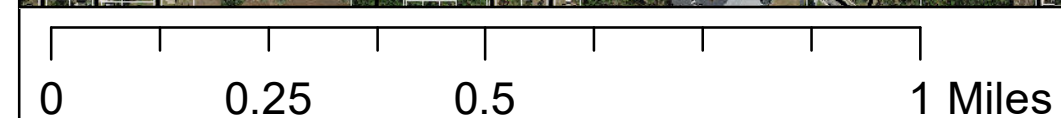


MIXED USE



MIXED USE

EDTA



COUNTY ROAD 486 IMA

Wetlands

 Wetlands (NWI, SWFWMD)

 CR 486 IMA Boundary

CR 486 EDTA/Mixed Use

FDOT Suncoast Parkway

FDOT Properties

— CCGIS Street Centerlines

CCPA Parcels

Version: April 2, 2026

Source: Citrus County Property Appraiser Parcel Data, Street Centerlines (2025); National Wetlands Inventory (2024); SWFWMD FLUCS (2023); APlus Aerial Photography (2023)

CPA-2026-00002 RCV'D 4.6.2026 Land Dev.



From: [Joanna L. Coutu](#)
To: [Warner, Amanda](#)
Subject: Fw: [EXTERNAL]486 IMA
Date: Tuesday, November 18, 2025 3:10:16 PM

This message originated outside of Wade Trim

Just an FYI

Joanna L. Coutu, AICP
Deputy Director, Dept of Growth Management
(352) 527-5310

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From: Law Office <caslaw@tampabay.rr.com>
Sent: Monday, November 17, 2025 10:38 AM
To: Joanna L. Coutu <JOANNA.COUTU@citrusbocc.com>
Subject: [EXTERNAL]486 IMA

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Joanna:

As to policy 17,39.10 – need to exempt out uses like government, YMCA and expansion of existing uses i.e. adding on to an existing office etc. Should such just apply to vacant parcels say > 5 acres?

Clark A. Stillwell
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Inverness, Florida 34450
(352) 726-6767
(352) 726-8283-Facsimile
caslaw@tampabay.rr.com

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From: [Joanna L. Coutu](#)
To: [Warner, Amanda](#)
Subject: Fw: [EXTERNAL]CR 486 IMA
Date: Monday, November 10, 2025 8:09:49 AM
Attachments: [WadeTrim CR 486 IMA CPA \(Admin Draft 1\) 09162025 with numbers 11-3-25.docx](#)

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FYI only...

Joanna L. Coutu, AICP
Deputy Director, Dept of Growth Management
(352) 527-5310

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From: G Hall <gastonhall@tampabay.rr.com>
Sent: Wednesday, November 5, 2025 4:02 PM
To: Joanna L. Coutu <Joanna.Coutu@citrusbocc.com>
Cc: Eric J. Landon <Eric.landon@citrusbocc.com>
Subject: [EXTERNAL]CR 486 IMA

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Joanna,

The following Policies do not seem to address issues discussed at the last meeting.

Policy 17.39.5 minimum size should be five (5) acres issues. West Horace Allen Street North side and N Maylen Ave West side, parcels on these roads will be frozen as they are currently.

Policy 17.39.7 Convenience stores with gas not listed as Permitted Uses. Will a project like the RaceTrac at 75 and 98 be allowed in 486 EDTA area?

Policy 17.39.10 Requiring both non-residential and residential on all Mix-Use projects should not be required. The parcels that do not have frontage on either 491 or 486 will become useless.

Policy 17.39.21 After talking to utilities no water or sewer lines are planned for Horace Allen Street or N. Maylen Ave..

It also appears that several parcels that do not have access. NW side of the map between the power lines and FDOT lands.

Thank you,
Gaston Hall

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From: [Joanna L. Coutu](#)
To: [Warner, Amanda](#)
Cc: [Eric J. Landon](#); [Joseph C. Hochadel](#)
Subject: Fw: [EXTERNAL]CPA-2025-00008
Date: Thursday, October 30, 2025 3:37:22 PM
Attachments: [WadeTrim CR 486 IMA CPA \(Admin Draft 1\) 09162025 with numbers.docx](#)

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We can discuss this during our call tomorrow a.m.

Joanna L. Coutu, AICP
Deputy Director, Dept of Growth Management
(352) 527-5310

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From: G Hall <gastonhall@tampabay.rr.com>
Sent: Tuesday, October 28, 2025 1:14 PM
To: Joanna L. Coutu <JOANNA.COUTU@citrusbocc.com>
Cc: Clark Stillwell <caslaw@tampabay.rr.com>
Subject: [EXTERNAL]CPA-2025-00008

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Joanna,

How many existing structures, sites currently under development, or approved site plans will not meet policies 17.39.5 or 17.39.10?

**Thank you,
Gaston Hall**

From: Joanna L. Coutu <JOANNA.COUTU@citrusbocc.com>
Sent: Monday, October 27, 2025 4:46 PM
To: gastonhall@tampabay.rr.com
Subject: Re: [EXTERNAL]CPA-2025-00008

These are the same documents I sent earlier. No changes yet as this is a workshop to gather input.

Joanna L. Coutu, AICP
Deputy Director, Dept of Growth Management
(352) 527-5310

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From: G Hall <gastonhall@tampabay.rr.com>
Sent: Monday, October 27, 2025 10:25 AM
To: Joanna L. Coutu <Joanna.Coutu@citrusbocc.com>
Subject: [EXTERNAL]CPA-2025-00008

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Joanna,

Please email me a copy of CPA-2025-00008.

Thank you,
Gaston

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From: [Joanna L. Coutu](#)
To: [Warner, Amanda](#)
Cc: [Cornelius, Brad](#); [Baird, Connor](#)
Subject: Fw: [EXTERNAL]RE: Ct. Rd. 486 IMA - EBTA
Date: Monday, October 27, 2025 4:44:29 PM

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FYI

Joanna L. Coutu, AICP
Deputy Director, Dept of Growth Management
(352) 527-5310

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From: Law Office <caslaw@tampabay.rr.com>
Sent: Monday, October 27, 2025 11:55 AM
To: Joanna L. Coutu <JOANNA.COUTU@citrusbocc.com>
Subject: [EXTERNAL]RE: Ct. Rd. 486 IMA - EBTA

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Joanna:

Reviewing the data from the consultant on the existing land uses, the 486 EBTA area has significantly more residential parcels (both vacant and developed) than the St. Rd. 44 IMA . (One existing and 2 small vacant lots.) The presence of this residential use in 486 EBTA raises the potential for future compatibility issues with anticipated EBTA IND uses. To minimize such I would suggest the following:

1. No new residential uses as per text;
2. Add a policy on compatibility which essentially states:
Industrial Development in the 486 EBTA area which is consistent with Plan EBTA
authorized
uses and plan/ LDC standards shall be presumed to be compatible.

Essentially the policy create a presumption which can be rebutted by competent, substantial

evidence.

In the mixed-use area, the MF density is too low. I would suggest up to twelve (12) units per acre and same policy on compatibility

Clark A. Stillwell
Law Office of Clark A. Stillwell, LLC
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From: [Joanna L. Coutu](#)
To: [Warner, Amanda](#)
Subject: Fw: [EXTERNAL]Re: Proposed CR-486 Interchange Management Area (IMA)
Date: Wednesday, October 15, 2025 4:42:34 PM

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Additional comments

Joanna L. Coutu, AICP
Deputy Director, Dept of Growth Management
(352) 527-5310

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From: Paul Gibbs <paul@communitylanddesign.com>
Sent: Wednesday, October 8, 2025 9:20 AM
To: Joanna L. Coutu <JOANNA.COUTU@citrusbocc.com>
Subject: [EXTERNAL]Re: Proposed CR-486 Interchange Management Area (IMA)

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Hi Joanna,

Thanks for sending me the draft 486 IMA information. Below are my comments so far, some of which may be directed more towards the future LDC standards to be developed:

1. At the bottom of page 3, the policy states that "Residential development in the Mixed-Use subarea must be a minimum density of 6 du/ac. Residential density may be a maximum of 8 du/ad if approved by PUD." Does this mean that a proposed project of 6 du/ac does not require a PUD? The difference between 6 du/ac and 8 du/ac PUD requirements is not clear.
2. Page 5, second paragraph, first sentence "Development within the CR 486 IMA shall be located, designed, and/or screened to minimize off-site impacts to nearby residential properties." This may need to be reworded for clarity and possibly separated from the remaining portion of this policy. "Nearby residential properties" should be expanded upon for clarity. I assume this would include residential properties per the Future Land Use Map designation as well as existing residential uses even within non-residential future land use designated areas. More detailed compatibility buffers or performance buffers should be expanded within the 486 IMA LDC standards and eventually throughout the LDC for all projects. The compatibility / performance buffers would better address buffering standards between different residential densities as well as

residential to non-residential uses of varying intensities and building heights etc. For the 486 IMA, my compatibility buffer suggestion is intended to apply more towards compatibility with areas outside of the IMA area and not necessarily internally within mixed-use development that is part of a PUD.

3. Page 5, second paragraph, second and third sentences may be better as a separate policy from the first sentence in this section as these two sentences appear to focus on properties that abut CR 486 or the Suncoast Parkway right-of-way. This section is more about visual impacts from development. I think that the 44 IMA only required a Type B buffer where it was adjacent to the Suncoast Parkway. A Type B buffer would provide minimal aesthetic value and I would prefer to see more intense buffering standards such as a Type C buffer. Perhaps the buffer requirements where adjacent to CR 486 or the Suncoast Parkway could be varied depending on the intensity of the proposed project. Since the IMA is encouraging more intense development throughout the IMA, maybe keep it simple and require a Type C buffer adjacent to these roadways for all development.
4. The Suncoast Parkway buffer requirements need to be further clarified as to location. FDOT has significant land ownership between SR 44 & CR 486 that is far beyond the actual driving lanes of the Suncoast Parkway. Since this section of the Policy is focused on visual impact from CR 486 & the Suncoast Parkway, this specific buffering should not necessarily apply to FDOT land boundaries that are 1/2 mile away from the actual driving lanes of these roads for example.

I will look forward to the opportunity to provide future review and input as the 486 IMA Comp Plan Amendment and LDC Standards are being drafted.

Paul Gibbs, Principal Landscape Architect
COMMUNITY LAND DESIGN, Inc.
Creating Land Design Solutions since 2000
7476 SW 64th Place
Ocala, FL 34474
352-637-1742
paul@communitylanddesign.com
www.communitylanddesign.com

On Wed, Oct 1, 2025 at 9:24 AM Joanna L. Coutu <JOANNA.COUTU@citrusbocc.com> wrote:

This email is being sent to stakeholders who have expressed specific interest in the CR-485 Interchange Management Area. Wade Trim has assumed the role as the County's consultant for this IMA responsibility and has prepared the attached draft for the comprehensive plan along with a map of the proposed IMA boundaries. The application is scheduled for a workshop with the Planning and Development Commission on 11/20/25, but if there are any written comments you would like added to the PDC packet just let me know. As always, we appreciate the review and input.

Joanna L. Coutu, AICP
Deputy Director, Dept of Growth Management
(352) 527-5310

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From: [Joanna L. Coutu](#)
To: [Warner, Amanda](#)
Subject: Fw: [EXTERNAL]Ct. Rd 486 IMA Plan Draft Text
Date: Monday, October 13, 2025 11:25:57 AM

This message originated outside of Wade Trim

FYI - some early comments.

Joanna L. Coutu, AICP
Deputy Director, Dept of Growth Management
(352) 527-5310

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From: Law Office <caslaw@tampabay.rr.com>
Sent: Monday, October 13, 2025 11:05 AM
To: Joanna L. Coutu <JOANNA.COUTU@citrusbocc.com>
Cc: Sid Ansbacher <sfansbacher@ubulaw.com>; Rebecca Bays <rebecca.bays@citrusbocc.com>; Diana L. Finegan <diana.finegan@citrusbocc.com>; Holly L. Davis <holly.davis@citrusbocc.com>; Jeff S. Kinnard <Jeff.Kinnard@citrusbocc.com>; Janet A. Barek <Janet.Barek@citrusbocc.com>
Subject: [EXTERNAL]Ct. Rd 486 IMA Plan Draft Text

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Joanna:

First, the prior problematic text including making all existing uses in IMA district as non-conforming has been eliminated – thanks.

To evaluate the EBTA area land uses and necessary text, the following would help.

1. The total # of acres in EBTA and total parcels of record;
2. # of vacant parcels and total acreage;
3. # of developed parcels and acreage
4. # of parcels titled in FDOT – note these have potential can be declared surplus and sold to non-public entities;

5. # of SF residences in EBTA

Note 5 is critical as to future compatibility issues as EBTA is built out.

Thanks, please keep me posted. Still reviewing draft text and will supplement my comments.

Clark A. Stillwell
Law Office of Clark A. Stillwell, LLC
320 US Hwy 41 S – 2nd floor
Inverness, Florida 34450
(352) 726-6767
(352) 726-8283-Facsimile
caslaw@tampabay.rr.com

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[EXTERNAL]486 IMA

From G Hall <gastonhall@tampabay.rr.com>
Date Wed 4/29/2026 12:15 PM
To Joanna L. Coutu <joanna.coutu@citrusbocc.gov>
Cc Eric J. Landon <eric.landon@citrusbocc.gov>

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Horace Allen is on the south side of the 486 IMA it will be very expensive to develop: no water, no fire hydrants, no sewer, no drainage.
Plus having to enlarge the roadway from 491 to 44 will cost prohibitive.

Having pasture lands on the southside of Horace Allen is another hurdle, finding tenants for commercial development.

Does the consultant believe that any project requiring both Commercial and Residential structures will be developed on Horace Allen?
Is the County looking to require Commercial development on Horace Allen?

Please add these comments to the PDC backup materials

Thank you,
Gaston Hall

From: Joanna L. Coutu <joanna.coutu@citrusbocc.gov>
Sent: Monday, April 20, 2026 10:45 AM
To: gastonhall@tampabay.rr.com; Eric J. Landon <eric.landon@citrusbocc.gov>
Cc: 'Warner, Amanda' <awarner@wadetrim.com>
Subject: Re: [EXTERNAL]486 IMA

Understood. The areas are different but your comments are well noted. Thanks as always for your input!

Joanna L. Coutu, AICP
Deputy Director, Dept of Growth Management
(352) 527-5310

Please note that emails from our office will only use citrusbocc.gov or citrusbocc.com as part of our email address. Other email addresses that may include usa., gmail, yahoo or any other domains are not utilized by our office. In addition, our office does not solicit payment via wire or any other mechanism other than directly to the County's webportal at <https://portal.citrusbocc.com>.



AGENDA MEMORANDUM

FROM:	Eric Landon, Growth Management Director																
SUBJECT:	CU-2026-00001 Furman for AVI Properties, LLC																
AGENDA DATE:	May 7, 2026																
<u>BRIEF OVERVIEW:</u> Request for a Conditional Use approval to allow for light manufacturing in the General Commercial District, pursuant to Section 2412, <u>General Commercial District (GNC)</u>, as specified in the LDC. The site is approximately 0.96 acres located <u>Section 36, Township 18 South, Range 19 East</u>; specifically, Lots 18, 19, and 20, Keller's Subdivision, recorded in Plat Book 2, Page 36, and Lots 13, 14, and 15, Hernando City Heights as recorded in Plat Book 3, Page 111, Block N, Alt Key 3517067, which address is 1577 N. Florida Ave., Hernando, FL.																	
<u>STRATEGIC PLANNING ELEMENT:</u>																	
<u>BUDGET IMPACT/FUNDING SOURCE:</u> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Account No.</th> <th style="text-align: left;">Account Title</th> <th style="text-align: left;">Current Budget</th> <th style="text-align: left;">YTD Expenditure</th> <th style="text-align: left;">Encumbrances</th> <th style="text-align: left;">Available Balance</th> </tr> </thead> <tbody> <tr> <td colspan="6">N/A Applicant Responsibility</td> </tr> </tbody> </table>						Account No.	Account Title	Current Budget	YTD Expenditure	Encumbrances	Available Balance	N/A Applicant Responsibility					
Account No.	Account Title	Current Budget	YTD Expenditure	Encumbrances	Available Balance												
N/A Applicant Responsibility																	
<u>RECOMMENDED ACTION:</u> Conduct a public hearing on May 7, 2026, to review and consider application CU-2026-00001 Furman for AVI Properties, LLC. (Eric Landon, Director, Growth Management)																	
<u>ATTACHMENTS:</u> 1. Coordinator's PowerPoint 2. Applicant's PowerPoint 3. Narrative from applicant 4. Application pages																	

5. Site Plan
6. Boundary Survey
7. Public input
8. Planner's PowerPoint
9. PDC Staff Report and Map



CU-2026-00001

**FURMAN FOR AVI
PROPERTIES, LLC**

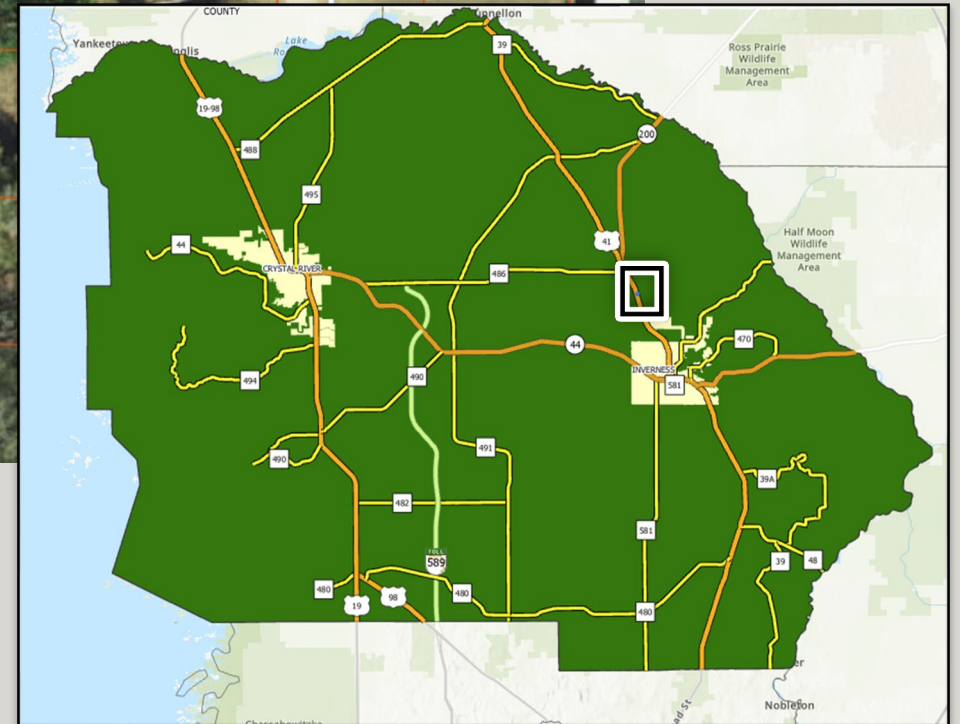
**CONDITIONAL USE REQUEST TO ALLOW FOR
LIGHT MANUFACTURING IN THE GNC
ZONING DISTRICT.**

SUBJECT PROPERTY

E. JULIA WAY



N. FLORIDA AVE.





VIEW OF SUBJECT PROPERTY



NORTHERN VIEW ON N. FLORIDA AVE.





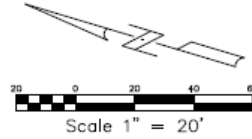
SOUTHERN VIEW ON N. FLORIDA AVE.



VIEW ACROSS FROM THE SUBJECT PROPERTY.



SITE PLAN



DESCRIPTION:

LOTS 18, 19 & 20, KELLER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 36, INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
AND
LOTS 13, 14 & 15, BLOCK N, HERNANDO CITY HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 111, INCLUSIVE OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

NOTE:

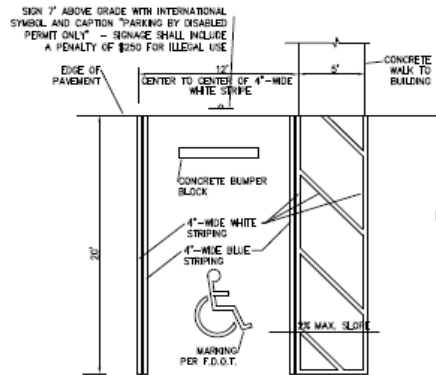
- 1.) THE CITRUS COUNTY LAND USE CLASSIFICATION IS GENERAL COMMERCIAL (GNC).
- 2.) THE PROPOSED USE IS THE EXPANSION OF AN EXISTING MARBLE AND GRANITE SUPPLY BUSINESS. SEE BUILDING PLANS BY OTHERS.
- 3.) THIS FACILITY IS SERVED BY AN EXISTING ON-SITE WELL. PROVIDE A TEMPORARY BARRICADE AROUND THE EXISTING WELL FOR PROTECTION DURING CONSTRUCTION.
- 4.) THE EXISTING WASTEWATER SYSTEM WILL BE ABANDONED AND A NEW SYSTEM INSTALLED AT THE LOCATION SHOWN ON THE PLANS. A PERMIT FROM THE FLORIDA DEPARTMENT OF HEALTH WILL BE OBTAINED. FURMAN CIVIL DESIGNS, INC. ASSUMES NO RESPONSIBILITY THAT THERE IS SUFFICIENT UNOBTAINED AREA FOR THE SYSTEM UPGRADE.
- 5.) FDOT APPROVAL WILL BE OBTAINED FOR THE DRIVEWAY MODIFICATIONS AND FOR DRAINAGE CONNECTION.
- 6.) THE STORMWATER MANAGEMENT SYSTEM WILL BE PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT.
- 7.) THE EXISTING BUSINESS SIGN WILL BE REPLACED OR RELOCATED AS SHOWN. A SEPARATE PERMIT APPLICATION WILL BE SUBMITTED FOR THE SIGN.
- 8.) SEE SHEET 10 FOR A SUGGESTED DETAIL FOR DUMPSTER SCREENING.
- 9.) THE LARGEST DELIVERY VEHICLE WILL BE SIMILAR TO WB-20.
- 10.) ACCESS TO THE AREA NORTH OF THE GATE AT THE SOUTHEAST CORNER OF BUILDING 1 WILL BE LIMITED TO DELIVERY VEHICLES, CONTRACTORS AND EMPLOYEES.
- 11.) THE BICYCLE PARKING AREA WILL BE PAVED AND A RACK WILL BE PROVIDED.
- 12.) REFER TO FIRE CODE 8TH ADDITION.

LEGEND

- ♿ = HANDICAP PARKING SPACE
➔ = DIRECTION OF TRAFFIC CIRCULATION

SITE SCHEDULE

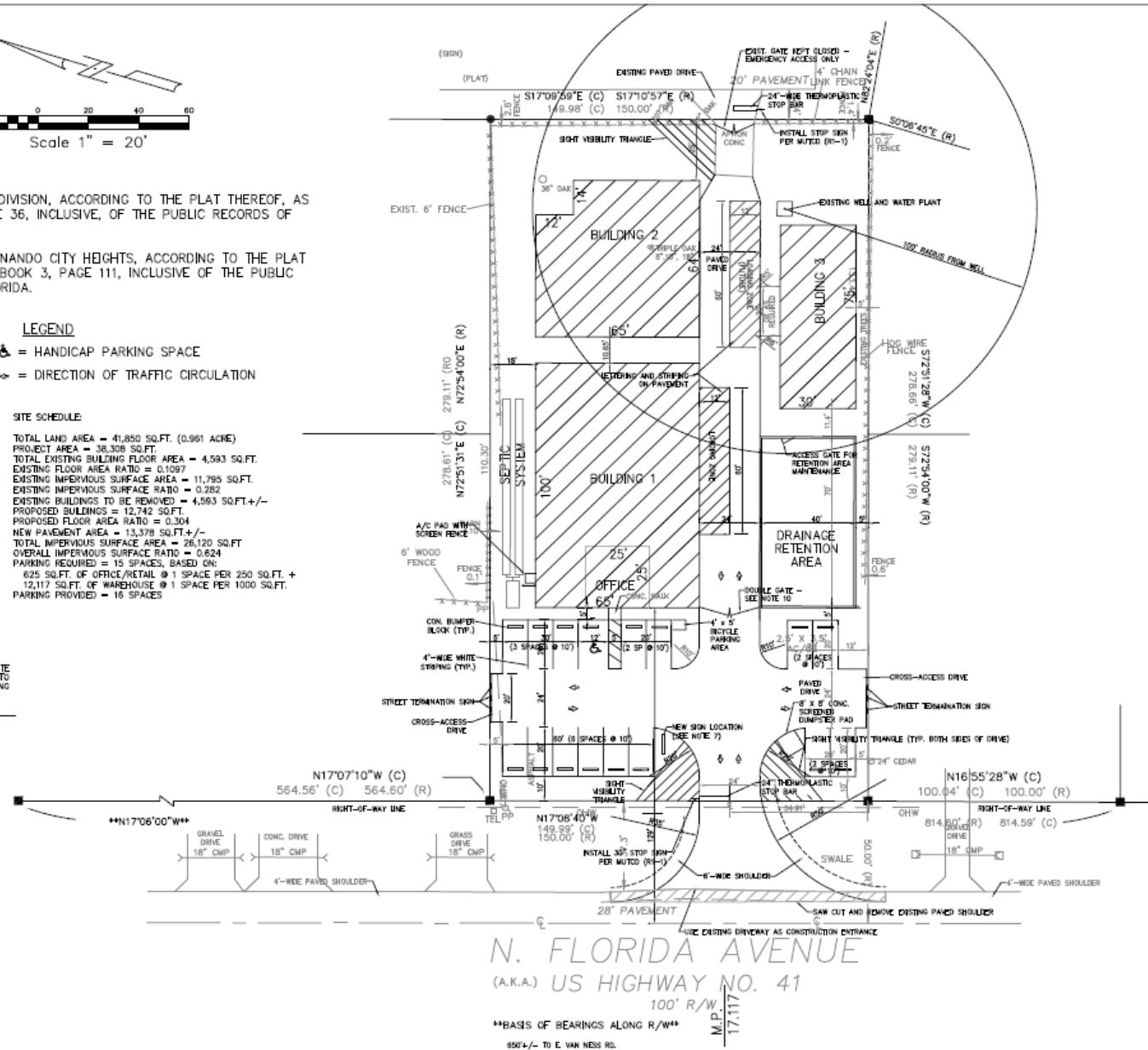
TOTAL LAND AREA = 41,850 SQ.FT. (0.961 ACRE)
PROJECT AREA = 38,308 SQ.FT.
TOTAL EXISTING BUILDING FLOOR AREA = 4,593 SQ.FT.
EXISTING FLOOR AREA RATIO = 0.1097
EXISTING IMPERVIOUS SURFACE AREA = 11,795 SQ.FT.
EXISTING IMPERVIOUS SURFACE RATIO = 0.282
EXISTING BUILDINGS TO BE REMOVED = 4,593 SQ.FT. +/-
PROPOSED BUILDINGS = 12,742 SQ.FT.
PROPOSED FLOOR AREA RATIO = 0.304
NEW PAVEMENT AREA = 13,378 SQ.FT. +/-
TOTAL IMPERVIOUS SURFACE AREA = 26,120 SQ.FT.
OVERALL IMPERVIOUS SURFACE RATIO = 0.624
PARKING REQUIRED = 15 SPACES, BASED ON:
625 SQ.FT. OF OFFICE/RETAIL @ 1 SPACE PER 250 SQ.FT. +
12,117 SQ.FT. OF WAREHOUSE @ 1 SPACE PER 1000 SQ.FT.
PARKING PROVIDED = 16 SPACES



HANDICAP PARKING SPACE
STRIPING AND SIGNAGE DETAIL

NOTE:

- 1.) THE MATERIALS USED FOR MARKINGS SHALL BE RETROREFLECTIVE AND SHOULD PROVIDE THE SPECIFIED COLOR THROUGHOUT THEIR USEFUL LIFE.
- 2.) ALL PAVEMENT MARKINGS AND PAVEMENT AND SIDEWALK SLOPES SHALL BE ACCORDING TO THE 2012 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.



N. FLORIDA AVENUE
(A.K.A.) US HIGHWAY NO. 41
100' R/W
M.P. 17.117

BASIS OF BEARINGS ALONG R/W
850° +/- TO E. VAN NESS RD.

DESIGN
DRAFTING
INSPECTIONS

DESIGNER OF RECORD:
MICHAEL D. WILSON, P.E.
LICENSE NO. 70001
FURNAL CITY, FL 34406
PHONE (888) 497-5304

ALL Properties LLC - 1677 N. Florida Ave. - Phase 1 Plan

SHEET # of 10

DATE: July 2025

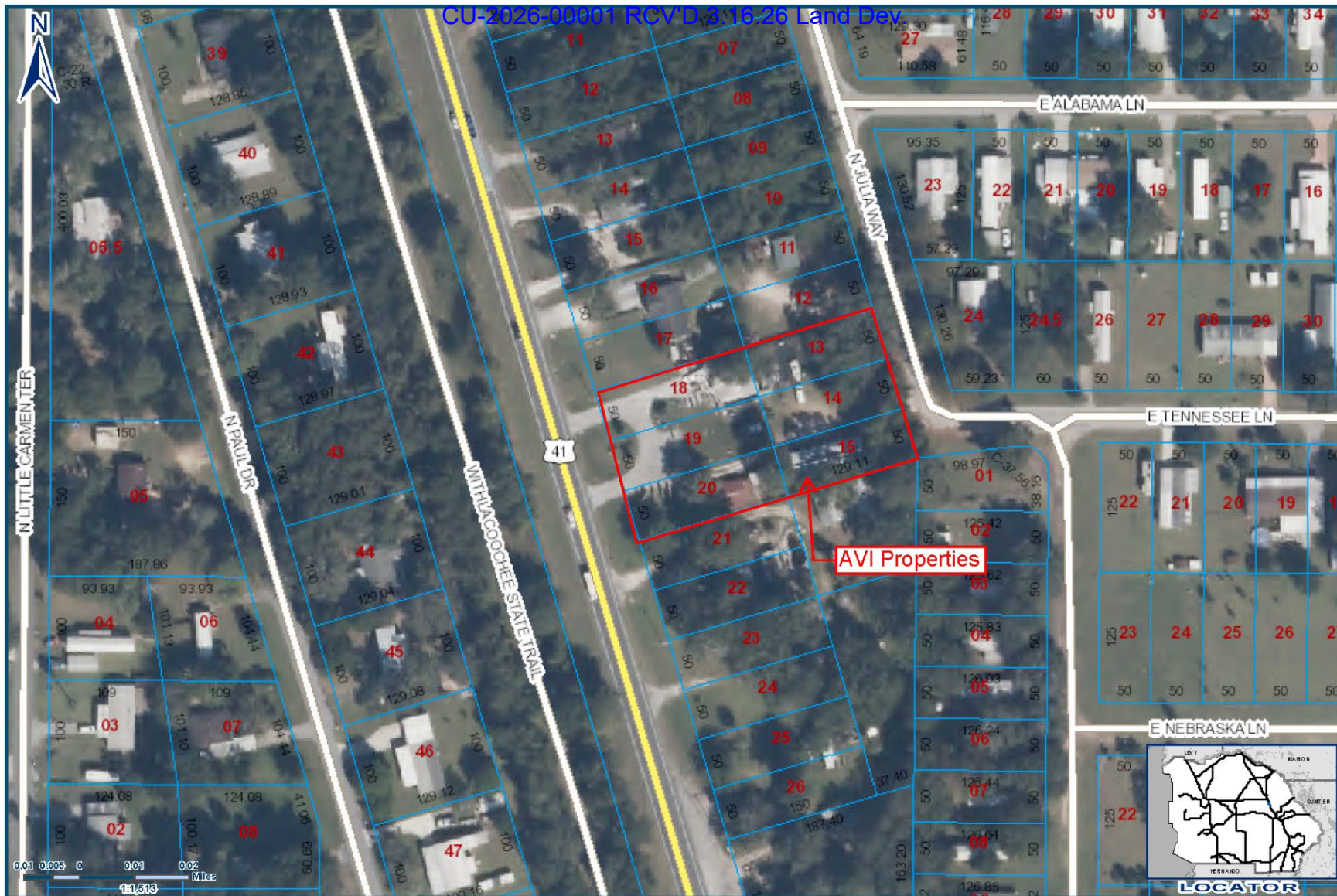
SCALE: 1"=20'



CERTIFICATE OF
AUTHORIZATION
32355

AVI Properties

1577 N. Florida Ave



AVI Properties

Geographic Information Systems

Prepared By : Web User

Date: 9/21/2016

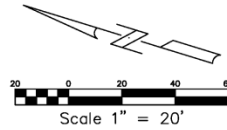
Source: Enterprise Geodatabase

Copyright © 2014 Citrus County B.O.C.C.

Jim Faulkner
Director

The information is to be used for general purposes only. The Citrus County Geographic Information Systems Division releases any and all data without warranty as to the accuracy or the data or the information. Citrus County is not responsible for any errors or omissions in the data or the information. Citrus County is not responsible for any errors or omissions in the data or the information. Citrus County is not responsible for any errors or omissions in the data or the information.



**DESCRIPTION:**

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AND
LOTS 13, 14 & 15, BLOCK N, HERNANDO CITY HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 111, INCLUSIVE OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

NOTE:

- 1) THIS DRAWING IS BASED ON A SURVEY DRAWING FILE PROVIDED BY THE OWNER. FURMAN & HILPERT ENGINEERING, INC. HAS ADDED MANY OF THE EXISTING TREES AND ADJACENT DRIVEWAYS BASED ON APPROXIMATE FIELD MEASUREMENTS.
- 2) EXISTING TREES WERE NOT INCLUDED ON THE SURVEY AND HAVE BEEN IDENTIFIED AND APPROXIMATELY LOCATED BY FURMAN & HILPERT ENGINEERING, INC.

LEGEND

- AB-# = LOCATION OF SOIL BORING
- #\" DIA. TREE = EXISTING TREE PRESERVED
- ✕ #\" DIA. TREE = EXISTING TREE REMOVED

NOTE:

- 1) THERE ARE 17+ EXISTING TREES ON THE SITE. 13 OF THEM WILL BE REMOVED FOR THIS PROJECT. ONE OF THE TREES TO BE REMOVED IS A SPECIMEN TREE.
- 2) FOR THIS 0.96-ACRE SITE, A TOTAL OF 10 PRESERVED TREES ARE REQUIRED.
- 3) SEE SHEET 8 FOR A GENERALIZED LANDSCAPING PLAN.

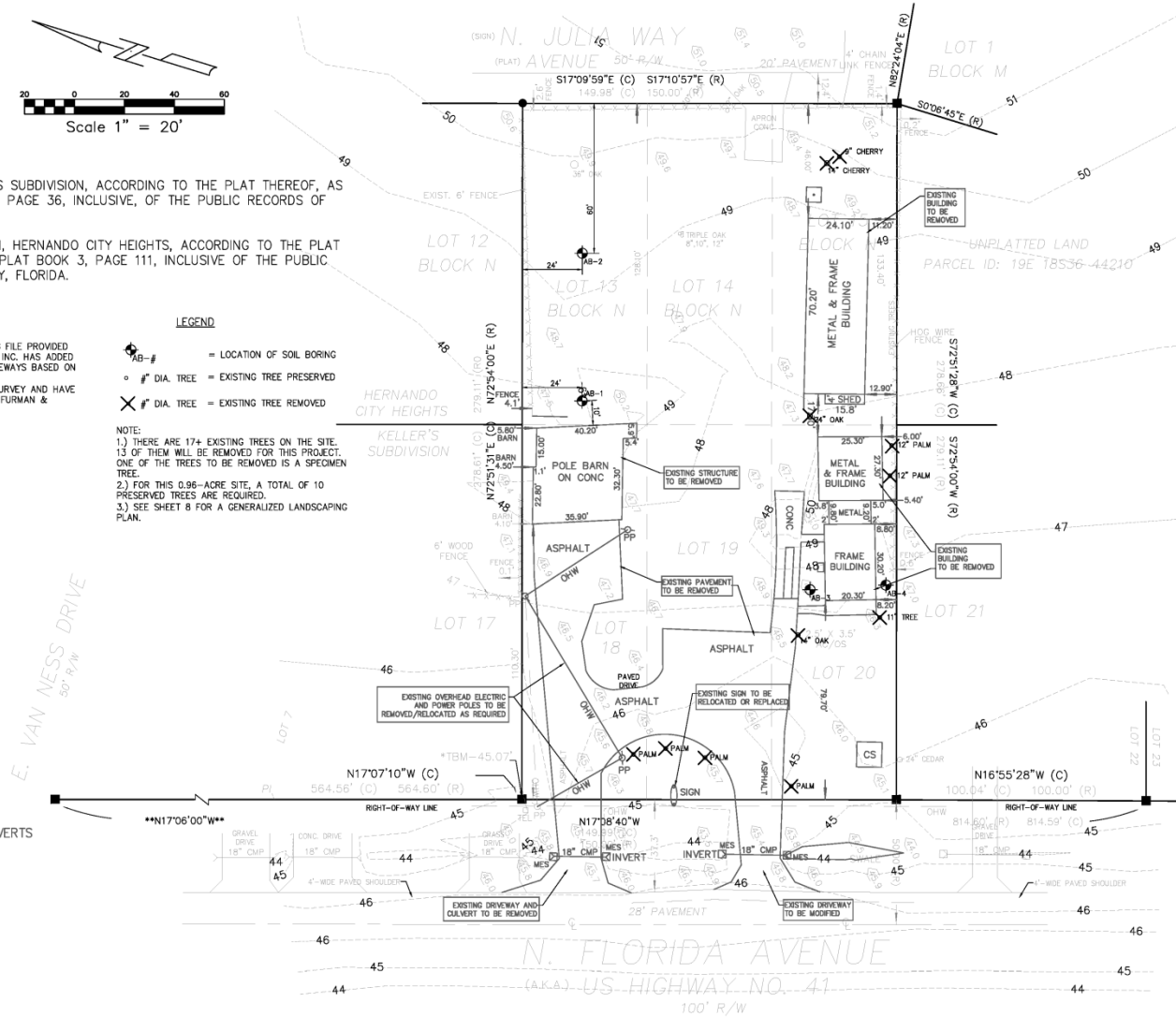
SURVEY DATA FOR EXISTING DRIVEWAY CULVERTS

EXISTING DRIVEWAY	SOUTH INVERT ELEVATION	NORTH INVERT ELEVATION
AW SOUTH	43.8	43.5
AW NORTH	43.9	43.5
ADJACENT NORTH	43.9	44.0
ADJACENT SOUTH	NO INFO	NO INFO

*TBM—TEMPORARY BENCHMARK—TOP OF 4\" X 4\" C.M. PLAIN ELEV. @ 45.07' (NAVD '88)

BASIS OF BEARINGS ALONG R/W

REVISION	DATE	DESCRIPTION



DESIGN

INSPECTIONS

AVI Properties LLC - 1677 N. Florida Ave. - Phase 1 Plan



CERTIFICATE OF AUTHORIZATION
32355

DESIGNER OF RECORD:
Paul Formy
13454 Brookville Road
Beverly Hills, Florida 33414
352-232-2049
pformy@earthlink.net

ENGINEER OF RECORD:
MICHAEL D. WILSON, P.E.
LICENSE NO. 74061
PO BOX 938
FEDERAL CITY, FL 34438
PHONE (352) 497-5384

SHEET 3 of 10
SCALE: 1"=20'
DATE: July 2025
Existing Condition, Demo Plan & Tree Pres Plan















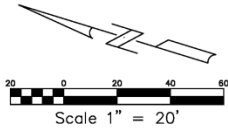












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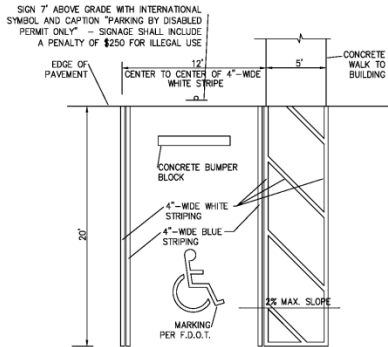
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- 3.) THIS FACILITY IS SERVED BY AN EXISTING ONSITE WELL. PROVIDE A TEMPORARY BARRICADE AROUND THE EXISTING WELL FOR PROTECTION DURING CONSTRUCTION.
- 4.) THE EXISTING WASTEWATER SYSTEM WILL BE ABANDONED AND A NEW SYSTEM INSTALLED TO SERVE THE PROPOSED FACILITY. THE CDDP WILL BE REQUIRED BY THE FLORIDA DEPARTMENT OF HEALTH WILL BE OBTAINED. FURMAN CIVIL DESIGNS, INC. ASSUMES NO RESPONSIBILITY THAT THERE IS SUFFICIENT UNOCCUPIED AREA FOR THE SYSTEM.
- 5.) FOOT APPROVAL WILL BE OBTAINED FOR THE DRIVEWAY MODIFICATIONS AND FOR DRAINAGE CONNECTION.
- 6.) THE STORM DRAINAGE SYSTEM WILL BE PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT.
- 7.) THE EXISTING BUSINESS SIGN WILL BE REPLACED OR RELOCATED AS SHOWN. A SEPARATE PERMIT APPLICATION WILL BE SUBMITTED FOR THE SIGN.
- 8.) THE EXISTING DRIVEWAY WILL BE REPAVED AND CURB REPAIRING.
- 9.) THE LARGEST DELIVERY VEHICLE WILL BE SIMILAR TO WB-20.
- 10.) ACCESS TO THE AREA NORTH OF THE GATE AT THE SOUTHEAST CORNER OF BLOCK 10 WILL BE LIMITED TO DELIVERY VEHICLES. CONTRACTORS AND EMPLOYEES WILL BE REQUIRED TO USE THE DRIVEWAY TO THE NORTH OF THE GATE.
- 11.) THE BEST PAVING AREA TO BE PAVED AND A RACK WILL BE PROVIDED.
- 12.) REFER TO FIRE CODE 8TH ADDITION.

LEGEND

-  = HANDICAP PARKING SPACE
 = DIRECTION OF TRAFFIC CIRCULATION

SITE SCHEDULE:

TOTAL LAND AREA = 41,850 SQ.FT. (0.961 ACRE)
PROJECT AREA = 38,308 SQ.FT.
TOTAL EXISTING BUILDING FLOOR AREA = 4,593 SQ.FT.
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TOTAL IMPERVIOUS SURFACE AREA = 26,120 SQ.FT
OVERALL IMPERVIOUS SURFACE RATIO = 0.624
PARKING REQUIRED = 15 SPACES, BASE PER 250 SQ.FT. +
625 SQ.FT. OF OFFICE/RETAIL, 1 SPACE PER 250 SQ.FT. +
12,117 SQ.FT. OF WAREHOUSE 1 SPACE PER 1000 SQ.FT.
PARKING PROVIDED = 16 SPACES

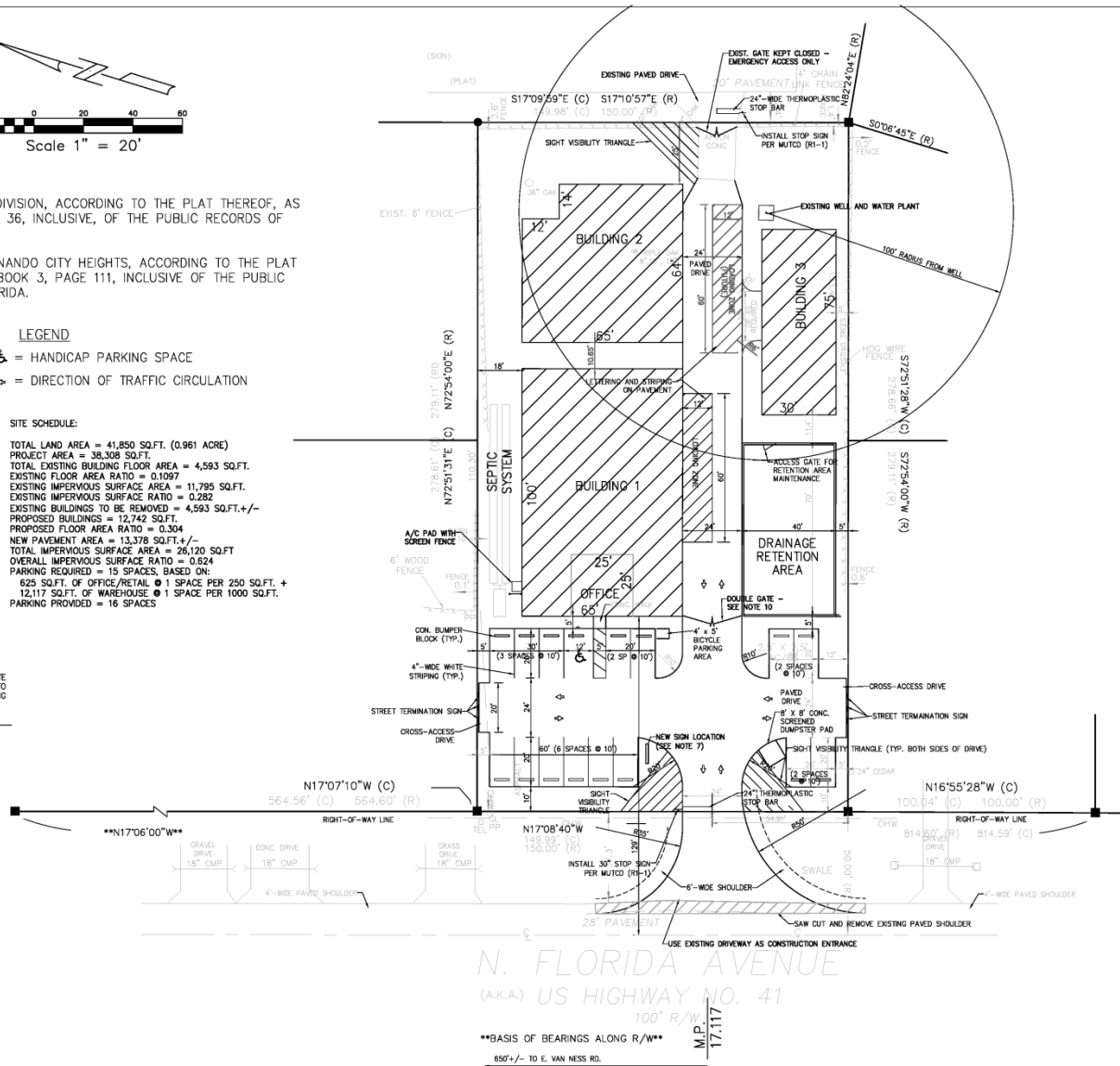


HANDICAP PARKING SPACE STRIPING AND SIGNAGE DETAIL

NOTE: N.T.S.

1.) ~~THE MATERIALS USED FOR MARKINGS SHALL BE RETROREFLECTIVE AND SHOULD PROVIDE THE SPECIFIED COLOR THROUGHOUT THEIR USEFUL LIFE.~~

2.) ~~ALL PAVEMENT MARKINGS AND PAVEMENT AND SIDEWALK SLOPES SHALL BE ACCORDING TO THE 2012 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.~~



DESIGN

DESIGNER OF RECORD:
Paul Farnas
13424 Brookville Road
Brookville, Florida 34614
352-232-2849
pfarnas@bellsouth.net

CTIONS

ENGINEER OF RECORD:
MICHAEL D. WILBURN, P.E.
LICENSE NO. 76061
PO BOX 938
FEDERAL CITY FL 34436
PHONE (352)-697-5384

AVI Properties LLC - 1677 N. Florida Ave. -Phase 1 Plan

FCD Project No.: 24-133

DATE: July 2025

Site Master Plan



CERTIFICATE OF
AUTHORIZATION
32355

FURMAN CIVIL DESIGNS, INC.

13424 BROOKSVILLE ROCK ROAD, BROOKSVILLE, FLORIDA 34614
TELEPHONE: (352) 232-2849

AVI Properties LLC Conditional Use Permit Application

Narrative for Application:

The site plan for this project was originally prepared by Furman & Hilpert Engineering, Inc. and was submitted for permitting by Citrus County in 2016 (Application 2016 02288). That permit was approved but the owner did not pick it up or pay for it.

Another site plan was submitted by Furman & Hilpert Engineering, Inc. in 2018 (Application 2018 00052) for Phase 1 of the project with a temporary drainage retention area that would be replaced during Phase 2. That permit was also approved but the owner did not pick it up or pay for it.

In 2024, the owner wanted to revive the project. Furman Civil Designs, Inc., working with Local Engineering, Inc., resubmitted site plans that were similar to the original 2016 plans (Application 2025 00043). During the County review of the plans, Planner Frankie Piland insisted that a Conditional Use Permit would be needed for Light Manufacturing in a GNC District. This was unanticipated, as the proposed expansion of this existing granite and cabinet shop was previously approved without a CUP.

This existing business will expand from 4,593 square feet to 12,742 square feet. Office/retail/showroom area will be 625 square feet and the other 12,117 square feet will be for warehousing granite slabs and cabinets along with manufacturing related to these components for the local residential housing industry.

The new site plan will provide paved parking for customers and employees and a new stormwater management system. A SWFWMD permit has been issued. FDOT permits for the upgrade of the existing driveway and for a drainage connection have been applied for.

The project has an existing well. One new onsite wastewater system will be constructed. Central water and sewer are not available.



Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT

LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 141

Lecanto, FL 34461

Telephone: (352) 527-5239 Fax (352) 527-5428

Toll Free (352) 489-2120 TTY (352) 527-5312

Web Address: www.citrusbocc.com

CITRUS COUNTY LAND DEVELOPMENT CODE CONDITIONAL USE APPLICATION

Application No.: _____ Date: _____

* Written Authorization is required if Applicant is different than Owner.

Applicant*

Name: Furman Civil Designs, Inc.

Address: 13424 Brooksville Rock Road

City: Brooksville

State: Florida Zip: 34614

Home No.: _____ Cell No.: 3522322849

Work No.: _____ Fax No.: _____

Email: pfurman@bellsouth.net

Property Owner

Name: AVI Properties LLC

Address: 1577 N. Florida Ave

City: Hernando

State: Florida Zip: 34442

Home No.: _____ Cell No.: 3523021543

Work No.: _____ Fax No.: _____

Email: vycainc@hotmail.com

Property Description: Section: 36 Township: 18 South Range: 19 East

Legal Description: Lots 18, 19 & 20 Kellers Subdivision + Lots 3, 14 & 15, Block N, Hernando City Heights

Subdivision: _____

Lot(s): _____

Block/Parcel: _____

Alternate Key #: 357067

Parcel ID: 19E18S360020 000N0 0130

Acreage: 0.96

Is this hearing being requested as a result of a Code Violation Notice? Yes _____ No X

If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.

Conditional Use Request: Allow warehouse use in GNC + allowance for 16 parking spaces + allowance for perimeter landscaping adjacent to parking areas to also apply to parking area landscaping

Describe how it will/will not affect surrounding development: Existing granite and cabinet shop is expanding Building walls now isolate shop activity from neighbors. Shop activity previously conducted in open buildings. Warehouse use only for granite slabs, previously stored outdoors, and cabinets.

I am aware that if the property cannot be located using information from the submitted application, this application may be rescheduled to a later hearing date. I also understand that a sign must be placed (and marking flags may be placed) on the property by the Land Development Division at least seven days prior to the scheduled meeting.

I understand that approval for the proposed use shown hereon does not in any way relieve me of the responsibility of observing and complying with any deed restrictions applicable to the subject property.

I hereby authorize Citrus County or its agents to enter upon the property, which is the subject of this application and the date of the hearing thereon, at any time between the hours of 8:00 AM and 5:00 PM for the purpose of gathering any information relevant to this application.



Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT

LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 141

Lecanto, FL 34461

Telephone: (352) 527-5239 Fax (352) 527-5428

Toll Free (352) 489-2120 TTY (352) 527-5312

Web Address: www.citrusboecc.com

I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

STATE OF FLORIDA
COUNTY OF CITRUS

Signature:

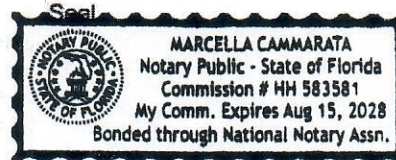
Paul Furman
Paul Furman, Furman Civil Designs, Inc.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Paul Furman, who is personally known to me or provided Drivers License as identification and who did not take an oath.

WITNESS my hand and official seal this 09 day of January 2026

Marcella Cammarata
Printed Name

[Signature]
Notary Public - State of Florida



For Staff Use Only

Date: _____

Time: _____

Initials: _____

ATF: _____

QTR: _____

LUD: _____

FZ: _____



Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT

LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 141

Lecanto, FL 34461

Telephone: (352) 527-5239 Fax (352) 527-5428

Toll Free (352) 489-2120 TTY (352) 527-5312

Web Address: www.citrusbocc.com

APPEAL NOTICE

I, the undersigned, understand that the actions of the Citrus County Planning and Development Commission and/or the Board of County Commissioners are subject to Quasi-judicial proceedings which provide for parties in opposition to intervene, cross-examine and/or provide expert witnesses in regard to your application (**ORD NO. 2017-A22 Quasi-Judicial Proceedings**). Further, the actions of the Planning Development Commission and/or the Board of County Commissioners is subject to appeal within 30 days of said action. Appeals of decisions of the Planning and Development Commission and/or the Board of County Commissioners quasi-judicial actions shall be as required by law.

Signature: Paul Thurman

Date: 1-12-26



Board of County Commissioners
 DEPARTMENT OF GROWTH MANAGEMENT
 LAND DEVELOPMENT DIVISION
 3600 W. Sovereign Path, Suite 140
 Lecanto, FL 34461
 Telephone: (352) 527-5239
 TTY Dial 711
 Web Address: www.citrusboce.com

AUTHORIZATION

APPLICATION REQUEST: (check one)

☐ Variance ☒ Conditional Use ☐ Minor Subdivision ☐ Lot Reconfiguration
☐ Plat Vacation ☐ Street Vacation ☐ Comprehensive Plan Amendment
☐ Atlas Amendment ☐ Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Section 36 Township 18 Range 19 Alternate Key # 3517067
 Lot/Parcel _____ Block _____
 Subdivision Kellers Subdivision & Hernando City Heights

I, Ivan Espinoza, AVI Properties LLC, owner of the above described property,
 (Name of Owner)

authorize Paul Furman of Furman Civil Designs, Inc. to
 (Name of Representative) (Name of Business)

serve as agent on my behalf for the purpose of making application for the proposed request. No further authorization is expressed or implied, than that which is described herein.

SIGNATURE: _____

(Signature of Owner)

STATE OF FLORIDA
 COUNTY OF CITRUS

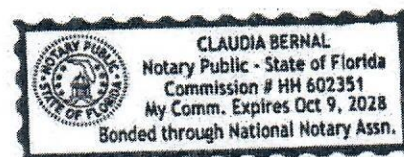
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Juan C. Espinoza Alfaro, who is personally known to me or provided Florida Driver License as identification and who did not take an oath.

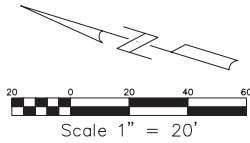
WITNESS my hand and official seal this 8th day of January, 2026.

Claudia Bernal
 Printed Name

Seal

[Signature]
 Notary Public - State of Florida





DESCRIPTION:

LOTS 18, 19 & 20, KELLER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 36, INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

AND

LOTS 13, 14 & 15, BLOCK N, HERNANDO CITY HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 111, INCLUSIVE OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

NOTE:

- 1) THE CITRUS COUNTY LAND USE CLASSIFICATION IS GENERAL COMMERCIAL (GNC).
- 2) THE PROPOSED USE IS THE EXPANSION OF AN EXISTING MARBLE AND GRANITE SUPPLY BUSINESS. SEE BUILDING PLANS BY OTHERS.
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- 8) SEE SHEET 10 FOR A SUGGESTED DETAIL FOR DUMPSTER SCREENING.
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- 11) THE BICYCLE PARKING AREA WILL BE PAVED AND A RACK WILL BE PROVIDED.
- 12) REFER TO FIRE CODE 8TH ADDITION.

LEGEND

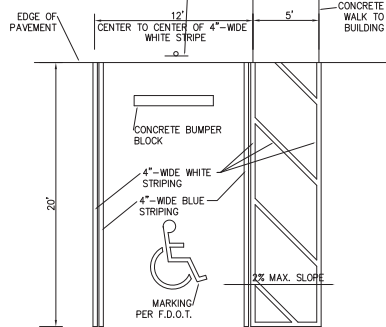
♿ = HANDICAP PARKING SPACE

→ = DIRECTION OF TRAFFIC CIRCULATION

SITE SCHEDULE:

TOTAL LAND AREA = 41,850 SQ.FT. (0.961 ACRE)
 PROJECT AREA = 38,308 SQ.FT.
 TOTAL EXISTING BUILDING FLOOR AREA = 4,593 SQ.FT.
 EXISTING FLOOR AREA RATIO = 0.1097
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 PROPOSED BUILDINGS = 12,742 SQ.FT.
 PROPOSED FLOOR AREA RATIO = 0.304
 NEW PAVEMENT AREA = 13,378 SQ.FT. +/-
 TOTAL IMPERVIOUS SURFACE AREA = 26,120 SQ.FT.
 OVERALL IMPERVIOUS SURFACE RATIO = 0.624
 PARKING REQUIRED = 15 SPACES, BASED ON:
 625 SQ.FT. OF OFFICE/RETAIL @ 1 SPACE PER 250 SQ.FT. +
 12,117 SQ.FT. OF WAREHOUSE @ 1 SPACE PER 1000 SQ.FT.
 PARKING PROVIDED = 16 SPACES

SIGN 7" ABOVE GRADE WITH INTERNATIONAL SYMBOL AND CAPTION "PARKING BY DISABLED PERMIT ONLY" - SIGNAGE SHALL INCLUDE A PENALTY OF \$250 FOR ILLEGAL USE

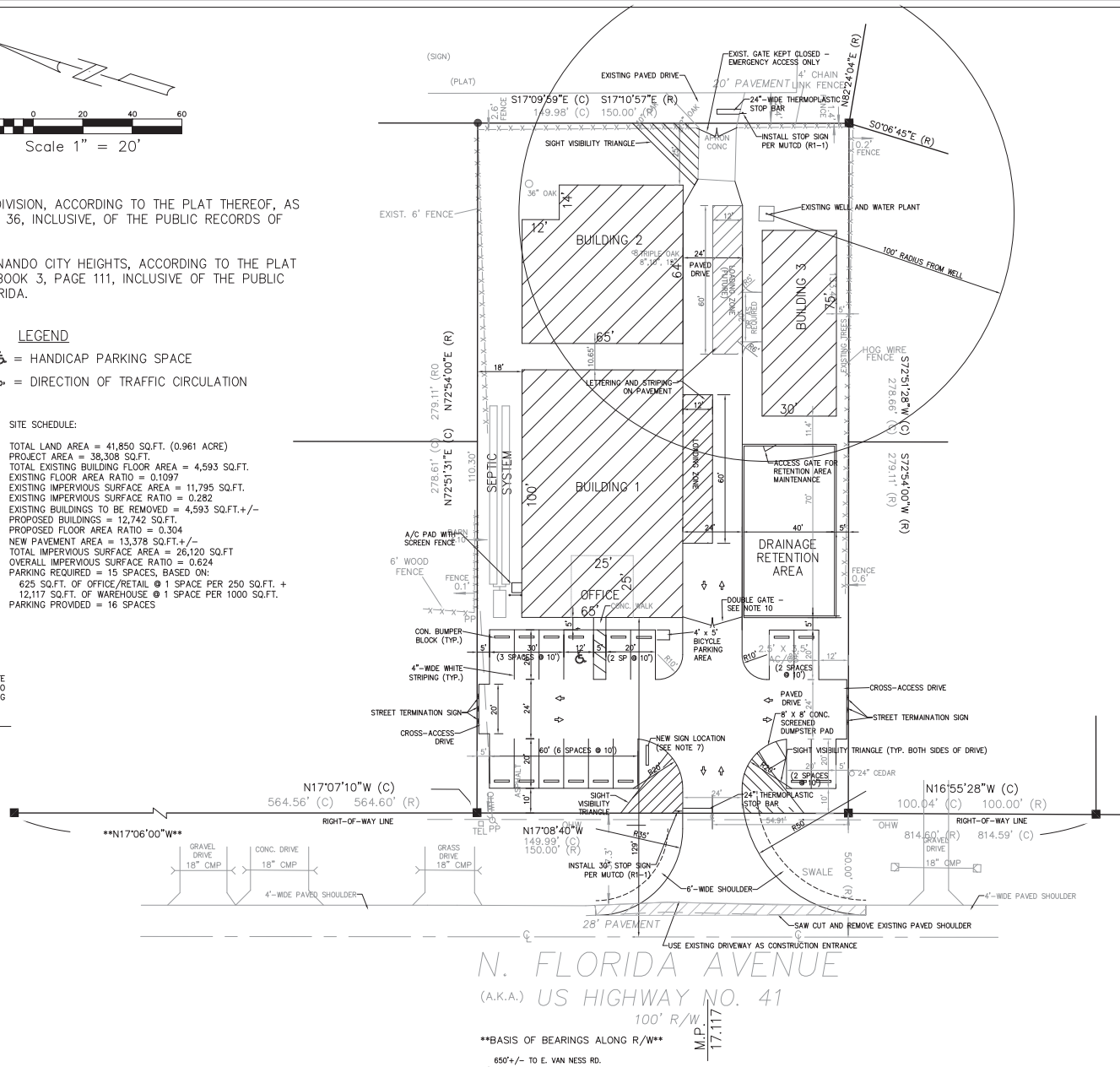


HANDICAP PARKING SPACE STRIPING AND SIGNAGE DETAIL

NOTE:

N.T.S.

- 1) THE MATERIALS USED FOR MARKINGS SHALL BE RETROREFLECTIVE AND SHOULD PROVIDE THE SPECIFIED COLOR THROUGHOUT THEIR USEFUL LIFE.
- 2) ALL PAVEMENT MARKINGS AND PAVEMENT AND SIDEWALK SLOPES SHALL BE ACCORDING TO THE 2012 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.



N. FLORIDA AVENUE
 (A.K.A.) US HIGHWAY NO. 41

BASIS OF BEARINGS ALONG R/W

650' +/- TO E. VAN NESS RD.

DESIGNER OF RECORD: Paul F. Furr 17424 E. Dunwoody Road, Road Building 100 3352-232-3919 pfurr@cfclmarch.com	
ENGINEER OF RECORD: MICHAEL D. WILSHURN, P.E. LICENSE NO. 76001 PO BOX 938 FLORENCE CITY, FL 34436 PHONE (352) 469-5344	
ALL Properties LLC - 1677 N. Florida Ave. - Phase 1 Plan SHEET 4 of 10 SCALE: 1"=20' DATE: July 2025	FCD Project No.: 24-133 DATE: July 2025 Site Master Plan
 LOCAL ENGINEERING, INC.	
CERTIFICATE OF AUTHORIZATION 32355	

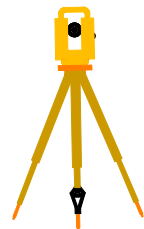
MAP OF SURVEY – BOUNDARY SURVEY

CERTIFIED TO THE FOLLOWING ONLY:
IVAN ESPINOZA / AVI PROPERTIES

DESCRIPTION:

LOTS 18, 19 & 20, KELLER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 36, INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
AND
LOTS 13, 14 & 15, BLOCK N, HERNANDO CITY HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 111, INCLUSIVE OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

SECTION: 36 TWP. 18 S RANGE: 19 E

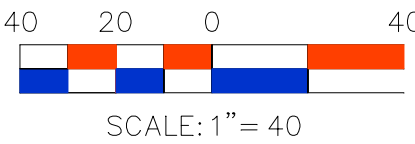
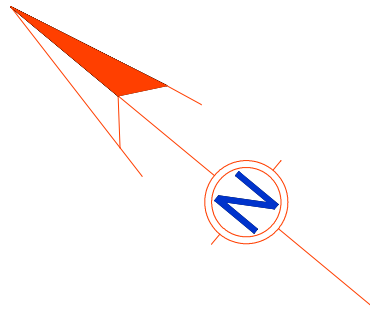
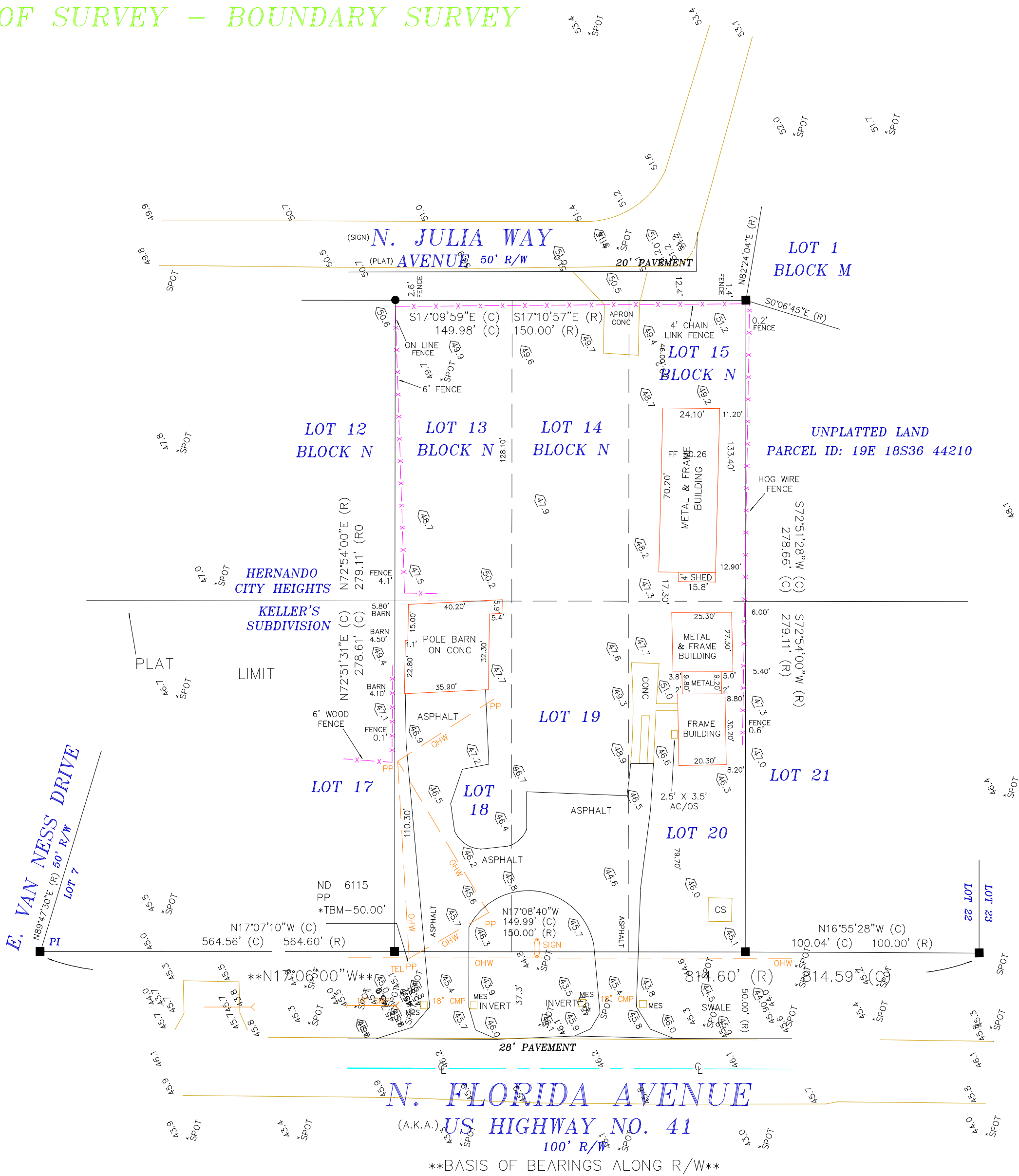


DENNIS V. MOYLAN, P.S.M.

LAND SURVEYS
5342 Birchwood Road
Spring Hill, FL 34608

(352) 666-3627 FAX (352) 684-9955

Party Chief: D. MOYLAN 15-138
Drawn By: J. CALLERI DATE OF MAP: 04/10/16
Checked By: D. MOYLAN F.B. 83 PG. 49



SURVEYORS NOTES

- Survey based on the description furnished by the client and without benefit of a title search.
- Bearings shown hereon are assumed by this Surveyor and Mapper in accordance with the Record Plat or Deed and the location of the line used for the **BASIS FOR BEARINGS is depicted by ** next to the bearing.
- Underground utilities and improvements not located or shown.
- There are no visible encroachments unless shown hereon.
- The ownership of fences, if any, which exist on or near property lines is not known by this Surveyor and Mapper.
- Fences located near the property line are not to scale. The distances shown as ties to said fences are correct.
- The distances shown hereon as ties to existing occupation are at right angles to subject property line.
- Gutters, overhangs, underground foundations and irrigation systems are not located unless shown hereon.
- The property shown hereon may be subject to the Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. The requirements of said Rules, Regulations, Ordinances and/or the limits of said Jurisdictions are not shown hereon, unless stated otherwise.
- Prior to construction and/or reliance on Flood Zone Note, the County Building Department should be contacted for verification of Flood Zone.
- All easements shown hereon are for drainage and/or utilities unless shown otherwise.
- The property shown hereon is subject to Reservations, Restrictions, and Easements of Record and not of Record.

ABBREVIATIONS LEGEND

AC Air Conditioner	PL Property Line
AGP Above Ground Pool	PLTR Planter
ALUM Aluminum	POB Point of Beginning
ASNS Aluminum Shed No Slab	POC Point of Commencement
ASOS Aluminum Shed on Slab	POL Point on Line
BM Benchmark	PP Power Pole
C Calculated from field measurements	PPF Pool Pump & Filter
C1 Curve #1	PRC Point of Reverse Curve
CALC Calculated	PRM Permanent Reference Monument
CB Catch Basin	PS Power Stub
CBS Concrete Block Structure	PT Point of Tangency
CC Concrete Curb	Power
CDS Cul-De-Sac	R Record Plot or Deed
CE Covered Entry	RAD Radius
CH Chord Bearing & Distance	RCP Reinforced Concrete Pipe
CLF Chain Link Fence	RES Residence
CM Concrete Monument	ROS Roof over Slab
CMP Corrugated Metal Pipe	ROW Roof over Wingwall
CONC Concrete	RNS Roof No Slab
CP Carport	R/W Right of Way
CP&D Concrete Pool & Deck	RNG Range
CR County Road	SECE Screened Covered Entry
C/S Concrete Slab	SEC Section
CW Concrete Walk	SECP Screened Enclosed Concrete Pool
D Delta or Central Angle	SEFP Screened Enclosed Fiberglass Pool
DL Decorative Ledge	SES Screened Enclosed Slab
DOT Department of Transportation	SEVP Screened Enclosed Vinyl Pool
DRA Drainage Retention Area	SEW Sewer
DROW Drainage Right-of-way	STR Stucco Over Frame Residence
EL Elevation	SIS Sewer in Street
ED Edge of pavement	SP Screen Porch
DWL Decorative Wall	SR State Road
FB Field Book	SRDS Suspended Roof Over Slab
FT Finished Floor	STA Station
FH Fire Hydrant	STY Story
FM Field Measurement	SUB Subdivision
FP&D Fiberglass Pool & Deck	SV Screen & Vinyl Enclosure
FR Florida Room	T Telephone Box
FW Field Wire	TAN Tangent
GW Guy Wire	TBM Temporary Bench Mark
HWF Hog Wire Fence	TB Top of Bank
IOV Irrigation Valve box	TR Tract
L-1 Line #1	TRANS Transformer
LP Land Surveyor Business	TV Television
LPL Light Pole	TWP Township
LPL Lamp Post	UGPS Underground Power Service
LS Land Surveyor	UP Underground Power
MES Mitered End Section	VP&D Vinyl Pool & Deck
MH Manhole	WC Witness Corner
MOL More or Less	WD Wood
MP Meter Pole	WF Wire Fence
MSL Mean Sea Level	WM Water Meter
N&D Nail & Disk	WMN Water Main
NTS Not to Scale	WO Work order
OE Overhead Electric Wire	WPWF Wood Post Wire Fence
OR Official Record	WRP Wood Rail Fence
OTW Overhead Telephone Wire	WV Water Valve
OTV Overhead Television Wire	WV Water Valve
PB Plat Book	WV Water Valve
PC Point of Curvature	WV Water Valve
PCC Point of Compound Curve	WV Water Valve
PE Plat Error	WV Water Valve
PI Point of Intersection	WV Water Valve
PK Parker Kalon Nail	WV Water Valve

** ** = Basis of Bearings

SHEET 1 of 1

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.

DENNIS V. MOYLAN
Professional Surveyor and Mapper
Florida Registration # 6115

Date of Last
field work

Unless it bears the signature and original raised seal of a Florida Licensed Surveyor and Mapper, this drawing sketch, plat or map is for informational purposes only and is not valid.

CONTROL & CORNER LEGEND

● Found Iron Rod	■ Found CM
○ Found Iron Rod	■ Found CM
○ Set 1/2" Iron Rod LS# 6115	□ Set 4"X4" CM LS# 6115
○ Found Iron Pipe	△ Set N&D

Elevations shown refer to: ☐ NGVD or ☐ Assumed Datum

Flood Plane Certification: According to the F.I.R.M. Map Community Panel Dated: The property appears to be Flood Zone(s) and the Base Flood Elevation is NGVD.	REVISIONS	DATE

March 17, 2026

Planning and Development Commission
Land Development Division
3600 West Sovereign Path, Ste 140
Lecanto, FL 34461

RE: CU-2026-00001 Furman for AVI Properties, LLC

Dear Board Members,

With respect to the recent mailing I received requesting approval to allow "light manufacturing" in the general vicinity near my residence. I am going to have to oppose these changes for the following reasons:

- 1) I do not understand what "light manufacturing" entails.
- 2) I cannot attend such meeting as it occurs during my normal work hours.
- 3) Being as such meeting overlaps my work hours I will not have opportunity to understand meaning of "light manufacturing".
- 4) I feel there are enough vacant commercial sites in Inverness to accommodate a company for "light manufacturing" without imposing on an adjacent neighborhood.

For these reasons I adamantly OPPOSE any kind of manufacturing in close proximity to my residence due to potential noise, traffic and/or pollution. Please consider my concerns for any future developments.

Thank you,
Susan Deslongchamps
4216 E. Nebraska Lane
Hernando, FL. 34442

RECEIVED

MAR 23 2026

CU-2026-00001
Land Development Division



March 11, 2026

NOTIFICATION OF PENDING APPLICATION AFFECTING THE USE OF LAND

The Citrus County Board of County Commissioners proposes to adopt or change: A regulation affecting the use of land; Comprehensive Plan; the Land Development Code; and/or the use of land within and for the area shown on the map in this notice. The overall impact of these proposals may be significant. **This notice is being sent to all affected property owners and adjacent property owners of record located within 500 ft. of the affected properties.**

Interested parties may appear at the meetings and be heard regarding the following proposed amendment(s) to the Citrus County Comprehensive Plan, the Citrus County Future Land Use Map, the Citrus County Land Development Code, and/or the Citrus County Land Use Atlas Map:

Application No.	CU-2026-00001 Furman for AVI Properties, LLC
CONDITIONAL USE REQUESTED:	Request for a Conditional Use approval to allow for light manufacturing in the General Commercial District, pursuant to Section 2412, <u>General Commercial District (GNC)</u> , as specified in the LDC.
Description:	<u>Section 36, Township 18 South, Range 19 East</u> ; specifically, Lots 18, 19, and 20, Keller's Subdivision, recorded in Plat Book 2, Page 36, and Lots 13, 14, and 15, as recorded in Plat Book 3, Page 111, Block N, Hernando City Heights, Alt Key 3517067, whose address is 1577 N. Florida Ave., Hernando, FL. A complete legal description is on file with the Land Development Division.
Acreage:	Approximately 0.96 acres
Planning and Development Commission (PDC)	Public Hearing: April 2, 2026, at 9:00 A.M. Lecanto Government Building 3600 W. Sovereign Path, Room 166 Lecanto, FL 34461
Contact Information:	(Please include application number named above in all correspondence) Land Development Division 3600 West Sovereign Path, Suite 140 Lecanto, FL 34461 (352) 527-5310

If you are unable to attend, you may state your position in writing and forward it to the Land Development Division at the Lecanto address listed above.

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact Carlton Hall, ADA Coordinator, Citrus County, 3600 W. Sovereign Path, Lecanto, FL 34461, (352) 527-5477, at least two days before the meeting. If you are hearing or speech impaired, dial 7-1-1, 800-955-8771 (TTY) or 800-955-8770 (v), via Florida Relay Service. If you need a Spanish translator, dial 7-1-1, 800-955-8771 (TTY) or 800-955-8773 (v), via Florida Relay Service.

If any person decides to appeal any decision made by the Commission with respect to any matter considered at this hearing, he or she will need a record of the proceedings and, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based. Copies of the proposed application will be available for inspection and/or purchase between the hours of 8:00 AM and 5:00 PM, Monday through Friday, in the Department of Growth Management, Land Development Division, 3600 West Sovereign Path, Suite 140, Lecanto, FL 34461.

Si usted necesita un traductor en español, marque 7-1-1 o (800) 955-8771 (TTY) o (800) 955-8773 (v), a través del Servicio de Retransmisión de Florida.

If you have any questions regarding this application, please call the Land Development Division at (352) 527-5310.

fp/cfc – PL2-26-30

A handwritten signature in black ink, appearing to be "FP".



Application #: CU-2026-00001

Proposal: Light Industrial in GNC

LDC Atlas: GNC

Applicant: Furman for AVI Properties, LLC

Location: 1577 N. Florida Ave., Hernando

S-T-R - 36-18-19

Prepared By: Susan O'Connell

Date: February 13, 2026

Source: Enterprise Geodatabase

Map Number: CU-2026-00001

Planner Initials: _____

Date: _____

Geographic Information Systems

Cynthia P. Stielhorn
Director

This document is to be used for general purposes only. The City of Hernando is not responsible for any errors or omissions in this document. It is not intended to be used for legal purposes. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.

CU-2026-00001

**FURMAN FOR AVI
PROPERTIES, LLC**

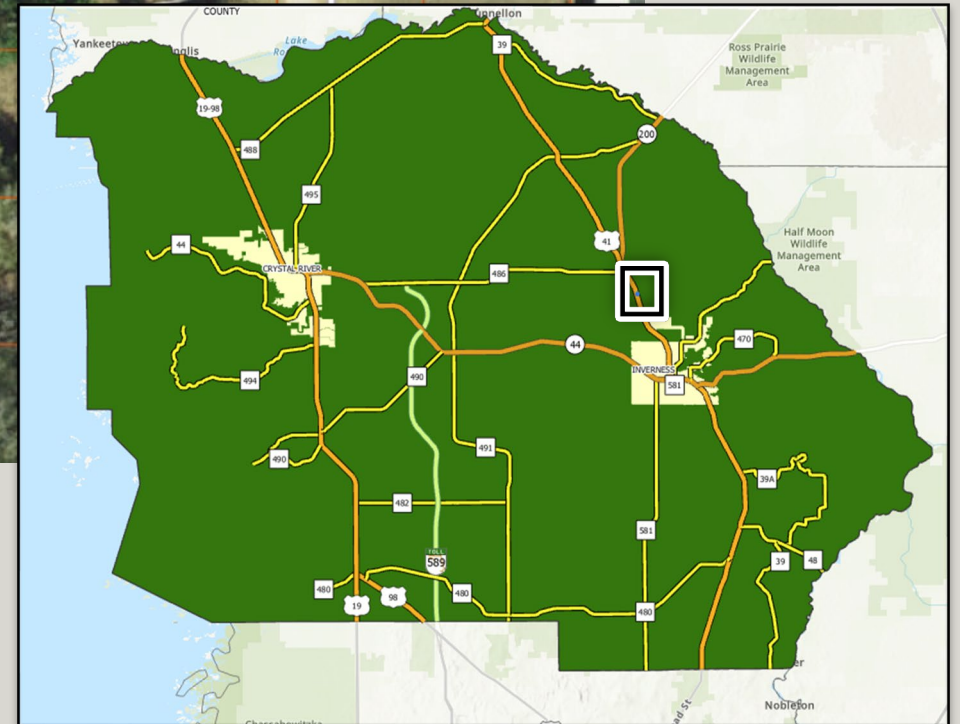
**CONDITIONAL USE REQUEST TO ALLOW FOR
LIGHT MANUFACTURING IN THE GNC
ZONING DISTRICT.**

SUBJECT PROPERTY

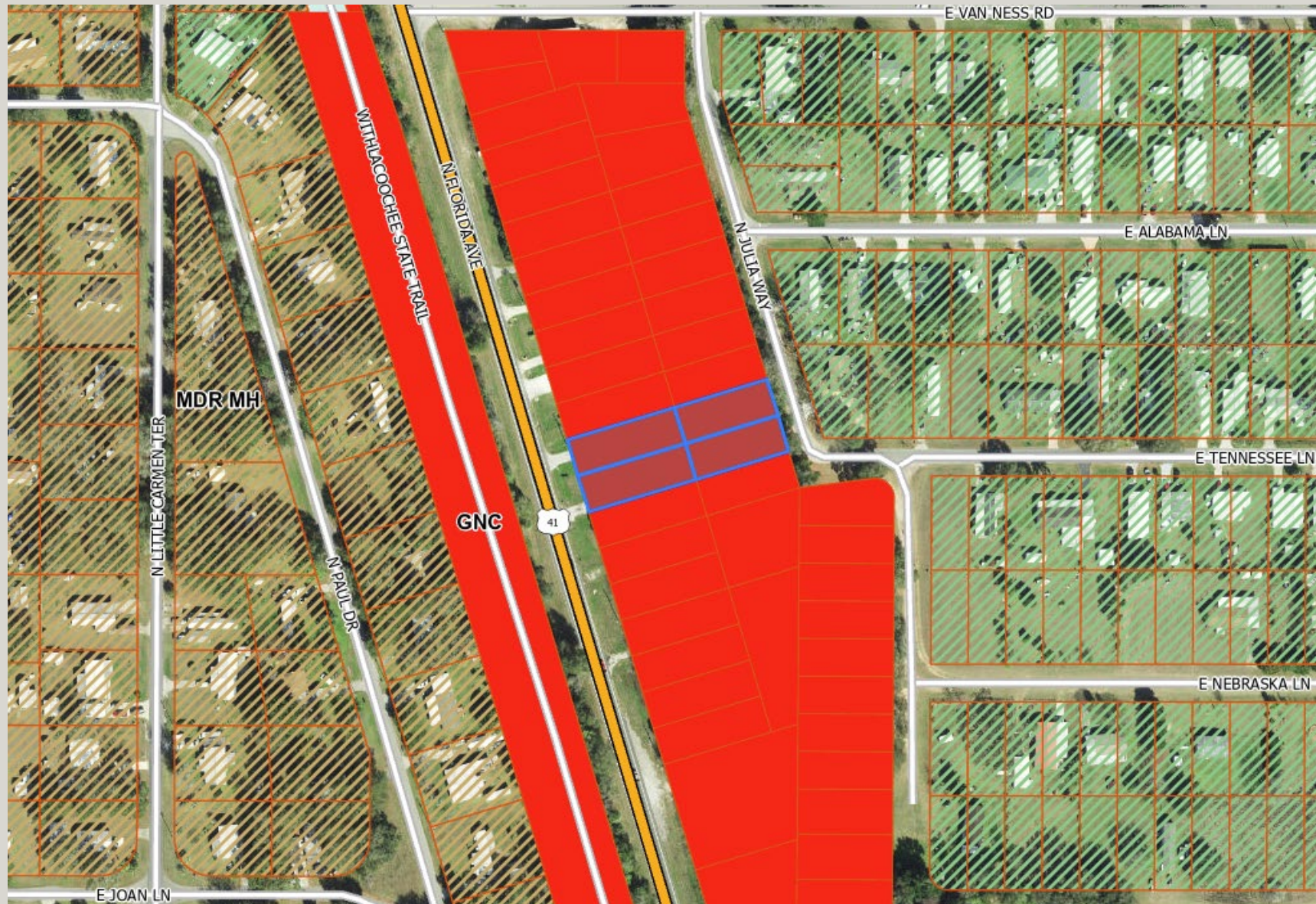
E. JULIA WAY



N. FLORIDA AVE.



Zoning Map: GNC Zoning



VIEW OF SUBJECT PROPERTY



NORTHERN VIEW ON N. FLORIDA AVE.



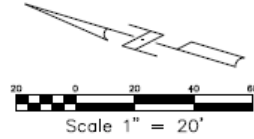
SOUTHERN VIEW ON N. FLORIDA AVE.



VIEW ACROSS FROM SUBJECT PROPERTY.



SITE PLAN



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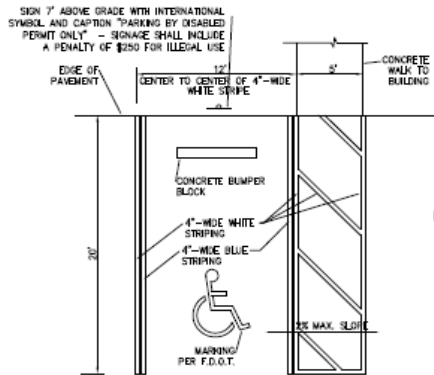
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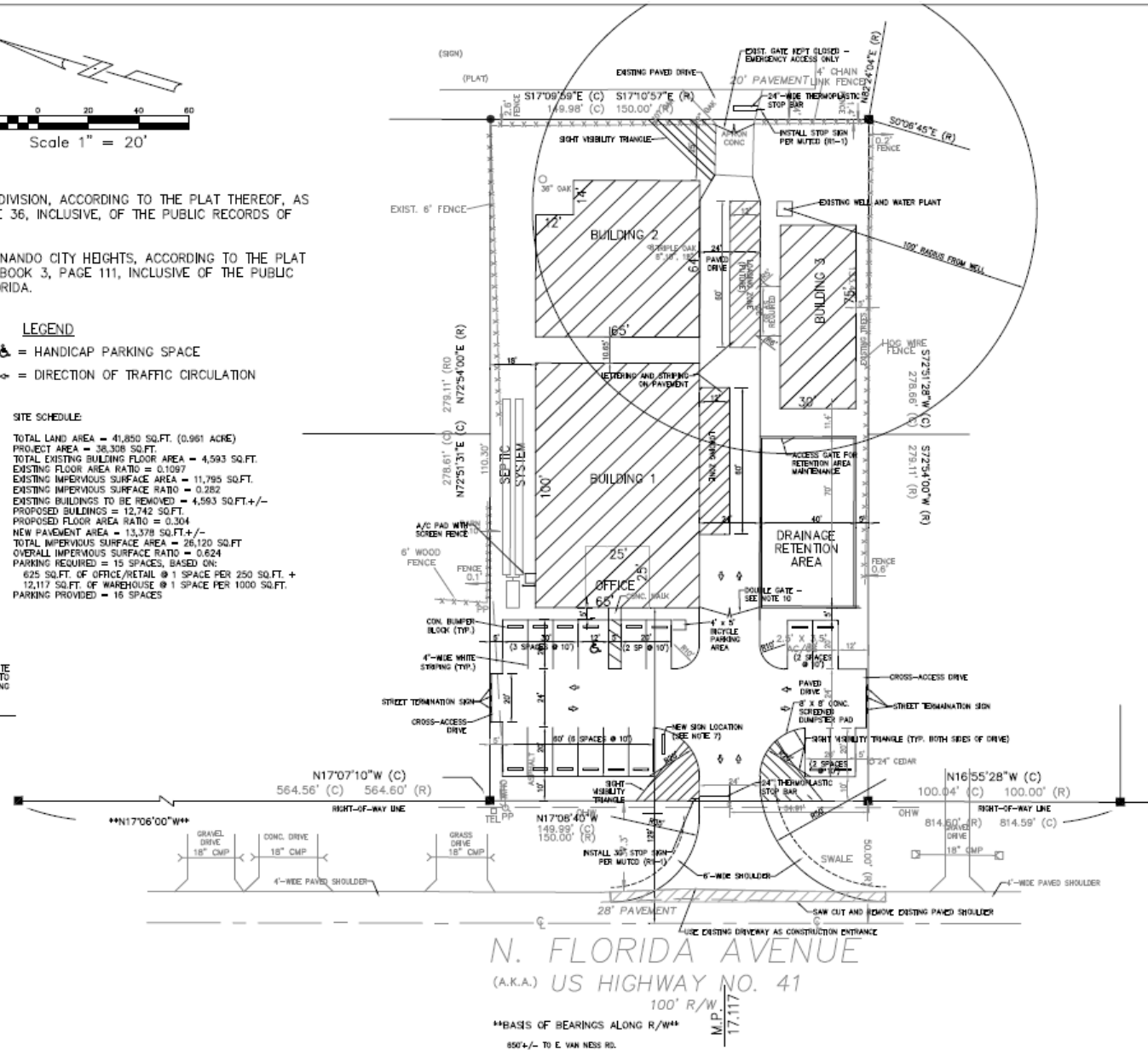


HANDICAP PARKING SPACE
STRIPING AND SIGNAGE DETAIL

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N.T.S.



N. FLORIDA AVENUE
(A.K.A.) US HIGHWAY NO. 41
100' R/W
M.P. 17.117

BASIS OF BEARINGS ALONG R/W
850° +/- TO E. VAN NESS RD.

DESIGN
DRAWING
ENGINEERING
INSPECTIONS

DESIGNER OF RECORD:
MICHAEL D. WILSON, P.E.
LICENSE NO. 70001
FURNAL CITY, FL 34466
PHONE (888) 497-5384

ALL Properties LLC - 1677 N. Florida Ave. - Phase 1 Plan

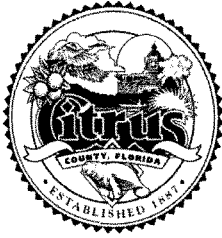
SHEET # of 10

DATE: July 2025

SCALE: 1"=20'



CERTIFICATE OF
AUTHORIZATION
32355



PM2-26-24

**DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
STAFF FINDINGS REPORT
TO THE
PLANNING AND DEVELOPMENT COMMISSION**

APPLICATION NUMBER CU-2026-00001 Furman for AVI Properties,

LLC DATE: March 3, 2026

PREPARED BY: Frankie Piland, Planner, Land Development Division

CONDITIONAL USE REQUESTED	Request for a Conditional Use approval to allow for light manufacturing in the General Commercial District, pursuant to Section 2412, <u>General Commercial District (GNC)</u> , as specified in the LDC. Specifically, the request is to allow for light manufacturing uses which include the fabrication and finishing of granite countertops and cabinets.
SUBJECT PROPERTY	<u>Section 36, Township 18 South, Range 19 East</u> ; specifically, Lots 18, 19, and 20, Keller's Subdivision, recorded in Plat Book 2, Page 36, and Lots 13, 14, and 15, Hernando City Heights as recorded in Plat Book 3, Page 111, Block N, Alt Key 3517067, which address is 1577 N. Florida Ave., Hernando, FL. A complete legal description is on file with the Land Development Division.
ACREAGE	Approximately 0.96 acres
LAND USE/ZONING:	General Commercial District on the Future Land Use Map; General Commercial District on the Land Development Code Atlas Map
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), the subject property is located in Flood Zone X, as found on Community Panel Number 12017C0238D.
SURROUNDING LDC ATLAS DESIGNATIONS	North – GNC, General Commercial District South– GNC, General Commercial District East – CLR MH, Coastal and Lakes Residential District with mobile homes allowed West – GNC, General Commercial District
SURROUNDING FLUM DESIGNATIONS	North – GNC, General Commercial District South– GNC, General Commercial District District East – CL, Low Intensity Coastal and lakes District West – REC, Recreation District

SURROUNDING EXISTING LAND USE	North – Office South – Vacant residence East – N. Julia Way West – State Road 41 (N. Florida Ave.)
SOIL INFORMATION	According to the <i>Soil Survey of Citrus County</i> (1988), the soil types in the area are primarily Lake Fine Sand, 0 to 5 percent slopes . Limitations to building site development are slight.

BACKGROUND AND ANALYSIS:

The subject property is comprised of six platted commercial lots which total approximately 0.96 acres in size. The three western lots are located within the Kellers subdivision, and the three eastern lots are located within the Hernando City Heights subdivision. The property has frontage on both N. Florida Ave., a principal arterial highway, and N. Julia Way, a local County road, with a proposed two-way access drive off N. Florida Ave and an emergency access gate on N. Julia Way. The site is currently developed with various improvements which include a pole barn, multiple shed structures, and an office building. During a site visit, staff observed outdoor storage on site with slabs of granite and/or other stone materials on display.

A review of aerial and street-view imagery suggests that the property has been utilized for countertop sales and manufacturing for more than a decade with visual displays of granite and/or other stone slabs seen stored and displayed outdoors. However, county records reflect the last permitted use for the site was a temporary construction office for Vandervalk Construction in 2008, via permit 200806570. Site permits were applied for in 2016 and in 2018 for the redevelopment of the site for office, retail, and showroom uses associated with the proposed granite countertop business, however, permits were never finalized.

This application is a request for Conditional Use approval to allow for light manufacturing uses associated with the fabrication and finishing of granite countertops and cabinets in the General Commercial District.

SUMMARY OF PUBLIC COMMENTS: Public comments have not been received as of the writing of this staff report.

Consistency with the Comprehensive Plan – All development applications shall demonstrate complete compliance with the Comprehensive Plan. The following policies are relevant to this application:

Policy 17.2.7 The County shall guide future development to the most appropriate areas, as depicted on the GFLUM, specifically those with minimal environmental limitations and the availability of necessary services.

Staff Comment: *The subject property is within the Planned Service Area. Onsite well and septic systems are proposed. There are existing commercial buildings already distributed on site.*

Policy 17.2.8 The County shall utilize land use techniques and development standards to achieve a functional and compatible land use framework which reduces incompatible land uses.

Staff Comment: The proposed use may present concerns for neighboring properties due to factors such as noise, vibration, and air pollution associated with countertop and cabinet fabrication. The site's proximity to residential zoned properties may create a compatibility concern, although it appears that this unpermitted use has been in place for some time.

Consistency with the Land Development Code (LDC) – Staff reviewed this application under the standards of Section 2412, General Commercial District (GNC), and Section 4500, Conditional Uses, as specified in the LDC.

The Land Development Code allows for commercial uses such as light manufacturing in the GNC district with an approved Conditional Use. The subject parcel consists of approximately 0.96 acres and appears to be large enough to accommodate the use and meet all development requirements. The applicant will need to demonstrate that noise, vibration and air pollution standards as outlined in Ch. 21 of the Citrus County Code of Ordinances will be adhered to.

Impervious Surface: The applicant provided an impervious surface ratio (ISR) calculation of 62.4 percent for the site. The maximum allowed in GNC is 70 percent. The proposed ISR is consistent with the Land Development Code.

Access Management/Transportation: The Technical Services Division (formerly the Engineering Division) has reviewed the application request and noted the following conditions:

Cross access must be constructed to the north and south property line as shown on the site plan.

Applicant will need to contact the FDOT Brooksville Operations Center regarding proposed access to N Florida Ave.

Landscaping: The provided landscape plan demonstrates sufficient plantings to meet the requirements for landscape buffers. Parking lot landscaping will need to meet the standards of LDC Section 3745, Design Standards For Small Nonresidential Development Projects at time of permitting.

Parking: The site plan proposes 16 parking spaces. The applicant provided a parking study under permit BLD202511143 to support the number of parking spaces provided.

PROPOSED FINDINGS OF FACT

Pursuant to Section 4500, Conditional Uses, of the Citrus County Land Development Code (LDC), a Conditional Use application which meets the objective criteria of the LDC for that use shall be presumed entitled to approval. Such presumption may be rebutted by competent, substantial evidence that the applicable LDC criteria have not been met. Following completion of the public hearing, the PDC shall approve, disapprove, amend, and approve the proposal, or approve the proposal with conditions. Any action taken shall be accompanied by the findings of the PDC upon

which the action was based. Approval of a Conditional Use application shall be granted by the PDC only if all the following are positive:

1. **The proposed uses and structures would not violate the land uses, densities, or other directives of the adopted Comprehensive Plan or the LDC.** *Light manufacturing may be permitted in the GNC District with an approved Conditional Use.*
2. **The proposed uses and structures would be incompatible with the uses, structures, and activities on adjacent and nearby lands.** *The subject property is surrounded by properties to the north and south that are zoned GNC. However, there are residentially zoned properties to the west of the Withlacoochee State Trail and to the East on N. Julia Way. The light manufacturing activities may present a concern for nearby lands due to the potential for noise, vibration, and air pollution associated with countertop and cabinet fabrication use.*
3. **The proposed uses and structures would not violate health, safety, welfare, and/or convenience of those residing, working, or owning land in the vicinity of the proposed use or structure, specifically with respect to:**
 - a. **The use or structure would not exceed the applicable density or bulk regulations except as specifically authorized, nor shall the use or structure result in overcrowding of land or buildings.** *The site appears to meet all LDC requirements for bulk and density, but nonresidential standards will need to be demonstrated at the time of permitting. The submitted site plan indicates a proposed ISR of 62.4%.*
 - b. **The use or structure would not impair pedestrian or vehicular movement in adjoining streets so as to violate adopted level of service standards.** *The proposed use would not impair or violate any of these standards. The applicant has not proposed any routine use of N. Julia Way, a local County roadway. The proposed site plan shows gated emergency access on N. Julia Way.*
 - c. **The use or structure would not create a fire hazard.** *The application as proposed will not create a fire hazard if Fire Code requirements are met.*
 - d. **The use or structure will result in noise, odor, glare, vibration or other similar characteristic, which is detectable at the property line, and which exceeds the level which result from permitted uses.** *The use may result in noise, odor, glare, vibration, or other similar characteristics detectable at the property line which will need to be addressed. Noise standards at the property line must be met as outlined within the Citrus County Code of Ordinances.*
 - e. **The use or structure would not prevent an adjoining landowner from the legal use of his property pursuant to the LDC.** *The use of the current structure would not prevent any adjoining landowner from the legal use of his/her property pursuant to the LDC, but impacts from noise, odor, glare, vibration, or other similar characteristics may be present unless mitigated.*

- f. The use or structure would not violate a requirement or limitation of any applicable state or federal law or regulation.** *The proposed use of the property would not violate applicable state law or federal regulations.*
 - g. The use or structure would not result in the inadequacy or inability of any public facility or service to meet adopted standards.** *The subject property is within the Planned Service Area. The property has an existing well and septic system. The applicant has indicated that the septic system will be replaced. The proposed use would not impact public facilities.*
- 4. Termination and/or expiration of Conditional Uses – The PDC may specify a term for the duration of a Conditional Use. A Conditional Use will terminate if no development activity under the Conditional Use commences within three years of the date of approval, or if the approved use ceases for a period of three years. The property owner may seek an extension by applying to the PDC. The applicant has not requested an extension of the three-year term.**

PROPOSED CONDITIONS (if this application is approved):

- 1.** This Conditional Use shall allow for light manufacturing of granite, or like material countertops and cabinets as outlined on the site plan date stamped received 01/26/2026, by the Land Development Division.
- 2.** Noise, Vibration and Air Pollution standards as outlined in Ch. 21 of the Citrus County Code of Ordinances and/or state standards must be adhered to.
- 3.** At the time of permitting, the applicant must demonstrate compliance with applicable development standards for the extended driveway per LDC requirements.
- 4.** Any proposed use must meet the requirements of Chapter 7, Transportation System Standards, as outlines in the LDC.
- 5.** All signage must be permitted in accordance with Chapter 9, Signs, as outlined in the LDC.
- 6.** Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.

FP/cfc



Application #: CU-2026-00001

Applicant: Furman for AVI Properties, LLC

Proposal: Light Industrial in GNC

Location: 1577 N. Florida Ave., Hernando

LDC Atlas: GNC

S-T-R - 36-18-19

Planner Initials: _____ Date: _____

Geographic Information Systems

Prepared By : Susan O'Connell

Date: February 13, 2026

Source: Enterprise Geodatabase

Map Number: CU-2026-00001

Cynthia P. Skelhorn
Director

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