

**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.

**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.