

ORDINANCE NO. 2021- **All**

AN ORDINANCE OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING CHAPTER TEN, THE FUTURE LAND USE ELEMENT, OF THE CITRUS COUNTY COMPREHENSIVE PLAN BY ADOPTING A NEW FUTURE LAND USE CATEGORY ENTITLED THE CARDINAL MIXED-USE CATEGORY IN RELATION TO THE SUNCOAST PARKWAY INTERCHANGE AT W CARDINAL STREET, ESTABLISHING AN INTERCHANGE MANAGEMENT AREA BOUNDARY, WITH SUPPORTING TEXT, GOALS, OBJECTIVES AND POLICIES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, AND SCRIVENER'S ERRORS; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS the Citrus County Board of County Commissioners recognize the need to plan for orderly growth and development while protecting Citrus County's abundant natural resources, and

WHEREAS, the Board of County Commissioners adopted the Citrus County Comprehensive Plan, Ordinance No. 89-04 on April 18, 1989, and subsequent amendments, and

WHEREAS, Chapter 163, Florida Statutes provides for amendment to the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AS FOLLOWS:

SECTION 1. SHORT TITLE

THIS ORDINANCE shall be known as, cited as, and referred to as the Citrus County Comprehensive Plan Amendment CPA-20-11, Cardinal Mixed-Use, and shall be effective within the unincorporated areas of Citrus County, Florida.

SECTION 2. AUTHORITY

This Citrus County Comprehensive Plan Amendment CPA-20-11, adopting a new Future Land Use category and supporting policies into the Future Land use Element of the of the Comprehensive Plan, is adopted pursuant to Chapter 163, Florida Statutes.

SECTION 3. REVISIONS TO THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN

Revisions as presented in application CPA-20-11 and as further described in Exhibit "A" attached hereto and incorporated herein by reference.

SECTION 4. SEVERABILITY

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The Board of County Commissioners hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more section, subsections, sentences, clauses, or phrases be declared illegal, invalid or unconstitutional and all ordinances and parts of ordinances in conflict with the provisions of the ordinance are hereby repealed.

SECTION 5. INCLUSION IN THE COMPREHENSIVE PLAN

It is the intention of the Board of County Commissioners of Citrus County, Florida, and it is hereby provided that the provisions of this Ordinance shall become and be made a part of the Citrus County Comprehensive Plan (Citrus County Ordinance No. 89-04). To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "ordinance" may be changed to "section" "article" "policy" or other appropriate designation.

SECTION 6. MODIFICATIONS

It is the intention of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and Filed by the Clerk to the Board pursuant to Section 7.

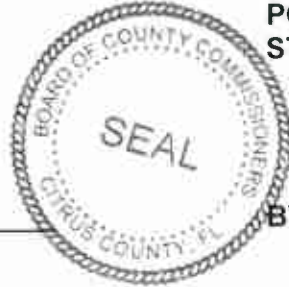
SECTION 7. EFFECTIVE DATE

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

DONE AND ADOPTED in regular meeting of the Board of County Commissioners of Citrus County, Florida, this 13th day of April 2021.

CITRUS COUNTY, FLORIDA, A
POLITICAL SUBDIVISION OF THE
STATE OF FLORIDA

ATTEST:



for *Angela Vick*
ANGELA VICK, CLERK OF COURT

BY: *Scott Carnahan*
SCOTT CARNAHAN, CHAIRMAN

APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY

Denise A. Dymond Lyn
DENISE A. DYMOND LYN,
COUNTY ATTORNEY

APPROVED

APR 13 2021

BOARD OF COUNTY
COMMISSIONERS

EXHIBIT A

AMENDMENT 1 – PROPOSED OBJECTIVE 17.35 – NEW FUTURE LAND USE MAP CATEGORY

CARDINAL MIXED-USE (CMU)

Amendment 1. Proposed new Future Land Use Map category

Objective 17.35 Cardinal Mixed-Use (CMU) Future Land Use Map (FLUM) category

The Cardinal Mixed-Use (CMU) FLUM category is intended to promote mixed-use residential and non-residential land uses as well as economic development opportunities in an area designated as the Cardinal Street Interchange Management Area (IMA). At the Cardinal interchange of the Suncoast Parkway, the CMU FLUM category is authorized for use within the EDTA and IMA areas established in 2020 and as provided for and identified by the Citrus County Comprehensive Plan Future Land Use Element. Areas directly adjacent to the on/off ramps of the interchange are considered Economic Development Target Areas (EDTA's) and the emphasis will be on job creating, light industrial and transportation related land uses. For areas outside of the designated EDTA's, Mixed-Use development with a minimum of two land uses is required. One of the land uses must be residential. Compact, concentrated, developed areas or nodes shall be the preferred pattern of development as opposed to sprawling or linear single use development.

(A) EDTA Permitted land uses

1. Light Industrial/manufacturing with supporting office development
2. Transportation and distribution
3. Travel centers with fuel
4. Restaurants
5. Parkway related uses

(B) Mixed-Use Permitted land uses

1. Single Family residential
2. Multi-family residential
3. General commercial, including, retail, restaurants and financial institutions
4. Hotel and travel accommodations
5. Institutional and Civic
6. Government offices and facilities
7. Personal services

(C) Prohibited Uses

1. Truck Stops for vehicle repair
2. Cement/Asphalt batch plants

3. Uses requiring outdoor storage
4. Low density residential

(D) EDTA Minimum Parcel Size:

The minimum size for a unified master plan of development in the EDTA is eight (8) acres. For development in the EDTA, all development must be planned, designed, and built to functionally integrate the project into future and or adjacent developments. Functional integration shall require linking developments with surrounding areas and uses by extending streets, drives and sidewalks directly into and across the development and across property lines, thereby providing convenient, direct pedestrian, bicycle, and vehicular access to adjoining development.

The minimum parcel size in the EDTA can be achieved by aggregating contiguous parcels within the IMA. Parcels may be aggregated across local streets, so long as the necessary access through the property is maintained. If the surrounding parcels have been approved by the County for EDTA or mixed-use development and are configured to preclude the aggregation of eight (8) acres, development may proceed with all the available contiguous parcels, regardless of the total acres, so long as the new development is accessible to the surrounding parcels.

(E) General Guidelines for development within Economic Development Target Areas (EDTA's)

Within the EDTA's, the CMU FLUM category is intended to support the attraction and development of job producing light industrial and transportation related land uses. The CMU FLUM category within the EDTA will also allow for supporting land uses and development that are functionally integrated into a larger development and reduce off site impacts.

The following general guidelines for job creating land uses in the EDTA areas include the following:

(1) Location

Areas directly adjacent to the on/off ramps of the interchange are considered Economic Development Target Areas (EDTA's).

(2) Allowable Land Uses

EDTA's allow single use and Mixed-Use development with a focus on job producing light industrial, manufacturing and transportation related land uses. The mix of uses shall allow supporting uses (personnel and office support services).

(3) Protection of adjacent properties from off-site impacts.

(F) General Guidelines for Mixed-Use Development

The CMU FLUM category outside of the EDTA is intended to support local and community commerce with commercial, retail, office as well as multi-family development mixed both vertically and horizontally. The CMU FLUM category is envisioned to have small scale, multi-story residential buildings with first floor retail/office space located at the core of the development surrounded by residential neighborhoods. The following general guidelines for job creating land uses in the Mixed-Use areas include the following:

(1) Mixed-Use Development Minimum Parcel Size:

The minimum size for a unified master plan of development in the Mixed-Use areas is eighteen (18) acres. Each individual phase of a mixed-use project shall plan for and to accommodate future adjacent development and contain adequate infrastructure, landscaping, and all other built conditions to allow the phase to stand alone if no other subsequent phases are developed.

The minimum parcel size can be achieved by aggregating contiguous parcels within the IMA. Parcels may be aggregated across local streets, so long as the necessary access through the property is maintained. If the surrounding parcels have been approved by the County for mixed-use development and are configured to preclude the aggregation of eighteen (18) acres, development may proceed with all the available contiguous parcels, regardless of the total acres, so long as the new development is accessible to the surrounding parcels.

(2) Mix of uses:

- a. Uses may be mixed horizontally and/or vertically.
- b. Uses may be in separate freestanding buildings or may be combined in multi-use buildings of single-story or multi-story design.
- c. Where residential uses are mixed with commercial or office uses, the residential uses should be located either above the commercial and/or office or located behind the commercial or office component on any floor where there is a distinct separation of uses and access, provided pedestrian connections are furnished as part of a unified development plan.

(3) Residential Density in Mixed-Use Developments:

Single family detached, attached townhouse, duplexes, triplexes, and multifamily apartments at minimum density of six (6) dwelling units per acre and a maximum of twenty (20) dwelling units per acre are allowed; no mixed-use development shall contain more than fifty (50) percent of the dwelling units provided as single-family detached.

(4) Preferred pattern of development

Neighborhoods, urban centers with a mix of uses shall be the preferred pattern of development.

(5) Compact Development

Create compact, bicycle and pedestrian oriented mixed-use neighborhoods and urban centers. Develop in clusters and keep the clusters small. Concentrate commercial development in compact centers rather than letting it spread out in strips.

(6) Placemaking

Create a variety of spaces small, medium, and large in size that offer opportunities for display of public art, education, history, icons, and focal points. Encourage spaces that allow people to spend quality time gathering and lingering.

(7) Balance Mix of Uses

Balance land uses to promote pedestrian scale and walkability in order to reduce the need for vehicle trips and to enhance sense of place and user experience. Mix land uses at the finest grain the market will bear and include civic uses in the mix. All mixed-use development must contain at least two land uses where one of the land uses is residential.

(8) Diversity of Housing Type

Promote a range of housing types and price levels to accommodate diverse ages and incomes within neighborhoods. Place higher density and senior housing near commercial centers and community facilities.

(9) Circulation System

Provide an efficient, safe, and well-defined, interconnected circulation system that links the users directly with building entries, public spaces, trails and transit, reduces the trips length and encourages transit, walking and bicycling.

(10) Block Length

Shorter block lengths are encouraged. Provide mid-block pass-through or plazas to facilitate pedestrian access to parking areas and surrounding uses and to create pedestrian gathering spaces.

AMENDMENT 2 – PROPOSED NEW OBJECTIVE AND NEW AND REVISED POLICIES

Amendment 2. Amended and New Policies to support the CMU FLUM category

To support and further the land use planning program for the W. Cardinal Street Interchange, a set of policies has been developed that addresses transportation and land use issues.

Multi-Modal Transportation Element

Policy 10B.5.2 For purposes of access management and development regulation, the limits of the IMA shall be that area around the Suncoast Parkway interchange ramps as adopted in the ~~Land Development Code~~ Comprehensive Plan.

[Staff comment - This policy modifies an existing policy to generally describe the extents of the Interchange Management Area and references the Comprehensive Plan.]

Future Land Use Element

Policy 17.15.11 The following density and open space standards shall apply to all new residential development except in the Interchange Management Areas (IMA):

Outside the PSA - in order to encourage conservation design in the transitioning rural areas of the County, Planned Development shall be allowed as follows:

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

Inside the PSA - specific open space standards shall be established in the LDC. The LDC shall be amended to require open space of not less than twenty (20) percent for all new residential subdivisions located within the Planned Service Area (PSA).

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

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

- Policy 17.35.1 The Future Land Use Map Series establishing the Cardinal Street Interchange Management Area (IMA) is adopted as part of the FLUM Map Series.
- Policy 17.35.2 All development permits issued within the Cardinal Street IMA shall conform to the CMU FLUM category.
- Policy 17.35.3 The County shall provide opportunities for non-residential and residential development that is designed to promote traffic safety, ensure compatibility with surrounding land uses, and promote highway beautification within the Cardinal Street (IMA) of the Suncoast Parkway.
- Policy 17.35.4 The County shall adopt enhanced development standards within the Land Development Code for development within IMAs with specific emphasis on control of access, use of frontage roads or joint and cross access, specified driveway throat distances, separation of access from interchange ramps and other transportation planning concerns, unified landscaping for quadrants, enhanced buffering along roadway, pedestrian circulation, subdivision regulations, signage, and lighting.
- Policy 17.35.5 Until land development regulations are included within the Land Development Code, All residential and non-residential development within the IMA, whether newly proposed, or deemed a change of use (occupancy classification), or an expansion of existing development, shall be considered through a Land Development Code Atlas Amendment

with an affiliated master plan of development as a Planned Unit Development (PUD). This requirement does not apply to development of parcels of record designated Rural Residential (RUR) and in existence prior to the adoption of the CMU Future Land Use Map category.

- Policy 17.35.6 The County shall not consider an Atlas Amendment within the IMA to allow for residential and/ or non-residential land use without central water and central sewer service.
- Policy 17.35.7 Non-residential uses approved within an IMA should be related to and supportive of the interstate highway function. Interchange areas classified as an IMA should not be developed with inappropriate uses which are locally oriented (i.e. neighborhood shopping centers, low-density residential development) that would generate unnecessary local traffic on the interstate highway.
- Policy 17.35.8 All new residential and non-residential land uses within the IMA shall be required to use central water and central sewer.
- Policy 17.35.9 Economic Development Target Areas (EDTA) are those areas shown and mapped on the Future Land Use Map series and are adjacent to the on/off ramps of the Suncoast Parkway/W. Cardinal Street interchange.
- Policy 17.35.10 Within the EDTA's development should be located, designed, and/or screened to minimize off-site impacts to nearby residential properties.
- Policy 17.35.11 Mixed-use development outside the EDTA shall contain at least two land uses, where one land use is residential and shall demonstrate that the proposed land uses will be functionally integrated.
- Policy 17.35.12 Mixed-use with a residential component shall demonstrate functional integration through the use of connected open spaces, pedestrian systems and street network in order to foster a sense of community by creating a strong pedestrian orientation through design, placement and organization of buildings connected to a common public space or spaces.
- Policy 17.35.13 Development within the IMA should be located, designed, and/or screened to minimize off-site impacts to nearby residential properties.
- Policy 17.35.14 Land development regulations shall be developed that reduce visual impacts from development on the edges of the IMA. These land development regulations could include landscaping, buffering, building step-back requirements for multi-story buildings.
- Policy 17.35.15 A mixture of residential, commercial, office, financial, institutional, lodging, medical, research and development, clean/green technology and civic uses are encouraged throughout the IMA.

- Policy 17.35.16 A range of housing options is encouraged and provides opportunities for a variety of residents of various ages and income levels to reside within the same community. Single-family attached, multi-family assisted, and independent living facilities are allowable residential uses.

- Policy 17.25.17 The use of gray water disposal systems shall be encouraged when feasible. New subdivisions and planned developments within the IMA shall install water lines for reused water to ensure the availability of lines for future service.

- Policy 17.35.18 For lots of record in existence at the time of adoption of the CMU FLUM category, all development and land use as envisioned by the Rural Residential District (RUR) shall continue to be allowed at the lot sizes, densities, and intensities of use as outlined in the Comprehensive Plan and LDC. For lots and parcels created after the adoption of the CMU FLUM category, all development shall conform to the CMU FLUM category requirements.

Amendment 3. Add W. Cardinal Street IMA to FLUM Map Series

MAP 1

W. CARDINAL STREET INTERCHANGE MANAGEMENT AREA (IMA) R1

