

APPENDIX 10.5

LAND USE DESCRIPTIONS

10.5 Land Use Descriptions

The current comprehensive plan general future land use map (FLUM) designation and land atlas map district for the Citrus Combined Cycle (CCC) Site is Extractive (EXT). Duke Energy Florida, Inc. (DEF), is currently pursuing amendments to the general FLUM and land atlas map to change the designation from EXT to Transportation/Communications/Utilities (TCU). The proposed TCU designation will then be consistent with the CCC Project, as well as being consistent with DEF's adjacent Crystal River Energy Complex (CREC) property. As of the date of the filing of this CCC Site Certification Application (SCA), the Citrus County Board of County Commissioners (BOCC) has approved the atlas amendment on first reading and approved the transmittal of the comprehensive plan amendment to state agencies for review. The BOCC adoption hearing on these amendments is anticipated to be held in September, with the amendments becoming effective in mid-October 2014.

This appendix provides the following excerpts from the Citrus County current and effective comprehensive plan:

- Cover page of the plan.
- Cover page of the future land use element (Chapter 10).
- Future land use designations:
 - 14—Extractive, existing land use designation.
 - 16—Transportation/Communications/Utilities, proposed land use designation.
- Future development pattern—Future Transportation, Communications, and Utilities land use.
- Citrus County Resolution 14-082.

Citrus County

Comprehensive Plan 2005 - 2030



All Elements to this Plan were prepared by:
Citrus County Department of Development Services
Division of Community Development
3600 West Sovereign Path, Suite 140
Lecanto, FL 34461
(352) 527-5239

CHAPTER TEN

FUTURE LAND USE ELEMENT

**Updated:
EAR BASED AMENDMENTS
July 11, 2006, Ord. No. 2006-A12**

**July 10, 2007, Ord. No. 2007-A19
December 11, 2007, Ord. No. 2007-A37
December 9, 2008, Ord. No. 2008-A31
August 25, 2009, Ord. No. 2009-A14
November 10, 2009, Ord. No. 2009-A-24
December 6, 2011, Ord. No. 2011-A32
February 14, 2012, Ord. No. 2012-A03
August 28, 2012, Ord. No. 2012-A19
February 26, 2013, Ord. No. 2013-A04
February 25, 2014, Ord. No. 2014-A06**

- The designation of lower density development outside the urban service areas where the supporting infrastructure is not available or proposed
- Limiting development to low density and intensity uses within the Coastal, Lakes, and Rivers Areas of the County
- Limiting the development of new mobile home parks, hospitals, congregate living facilities, correctional facilities, and similar uses or facilities serving special needs populations within the Coastal High Hazard Area
- Protecting natural and historic resources in the County by designating low intensity and compatible uses adjacent to conservation areas
- Establishment of commercial nodes at appropriate locations to limit strip commercial development, reduce sprawl, take advantage of economies of scale, reduce travel times and distances, increase commercial viability, and to protect the County's rural character between nodes
- Allowing the co-location of residences and businesses on commercial parcels in order to enable property owners to work and live on the same property thereby reducing costs, improving financial stability, improving security, and improving the design and maintenance of commercial property
- Requiring the permanent preservation of open space in all new residential subdivisions and mixed use developments
- Utilization of a County Land Development Code which will set standards for development throughout the County

D. Future Land Use Categories

The land use categories described in this section are illustrated on the Generalized Future Land Use Map. The 1995 Generalized Future Land Use Map was produced at a scale (one inch = one mile) where it was not feasible to show parcels less than 10 acres in size. Thus, the current map is not parcel-specific.

All land uses less than 10 acres not depicted on the map will be recognized based on:

- The residential density limitations set forth in this Plan
- The land use category assigned in the adopted Land Use Atlas
- The zoning designation in the official zoning atlas
- The vested plan of development, if any

With the exception of vested projects, no residential development shall exceed the residential density limitations set forth in this Plan.

The maximum permitted densities for each land use category on the GFLUM is presented in Table 10-22, and the tabulation of acres is in Table 10-23.

The capacity of the GFLUM to accommodate future population is estimated for the maximum permitted densities. If the maximum density by right is applied to all assigned residential categories, the result is a maximum potential population of 603,100 persons (refer to Appendix F).

New RV parks shall be required to preserve thirty percent (30%) of the gross site area as permanent open space, consistent with Policy 17.15.11 of this Plan.

In addition to RV/campsite development, the following land uses as detailed in the Land Development Code, shall be allowed provided the permitted use is compatible with the surrounding area, and standards for development are met as specified in the County Land Development Code:

- Recreational Uses
- Agricultural and Silvicultural Uses
- Public/Semi-Public, Institutional Facilities
- Convenience retail and personal services to serve park visitors and guests, up to one percent of the gross site area, not to exceed 5,000 square feet, located within the development and not accessible from any external road

13. Industrial (IND)

This land use category is intended for manufacturing, processing, storage and warehousing, wholesaling, and distribution. The Industrial category allows for any industrial use or transportation, communication, utility use, which conforms to performance standards as specified in the County Land Development Code.

14. Extractive (EXT)

The Extractive land use category allows for surface mining operations, and encompasses areas rich in limestone and dolomite. This category permits rock quarries, as well as, strip mines such as clay, sand, and gravel. Industrial complexes where the extracted material is refined, packaged, or further processed are also allowed in this category.

In addition to mining, the following land uses shall be allowed provided standards for development are met as specified in the County Land Development Code:

- Limited Recreation Use
- Agricultural Uses
- Rail rights-of-way, including switching, freight, or storage yards
- Communication Towers
- A single Caretaker Residence

15. Public/Semi-Public, Institutional (PSI)

This District definition consists of public or private facilities/uses designed to serve the cultural needs of the County. The facilities are generally owned or operated by public bodies or by nonprofit entities. Public uses mean those owned or operated by a public entity. Semi-Public uses serve the public but are owned

or operated by a non-public body such as a nonprofit organization or may include some private for profit uses fitting into the character and purpose of, for example: hospitals, nursing homes, and theaters. The intent of this District is to provide cultural facilities rather than to provide for commercial uses.

Included within this category are uses and facilities of the categories of 1) educational such as nature centers; 2) government; 3) health/medical; 4) religious; 5) cultural, such as art galleries, museums, theaters, playhouses, and libraries; and 6) limited recreation that fit into the character and purpose of uses such as primitive/summer/scout camps, arboretums, playgrounds, and outdoor ballfields or courts, rather than commercial recreation.

16. Transportation, Communications, and Utilities (TCU)

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

17. Recreation (REC)

This land use category designates those areas, public and private, where outdoor recreation is the primary land use. Other related recreational or supporting ancillary uses are allowed within this land use category including marinas, golf courses, fishing and hunting camps, and recreational vehicle (RV) parks provided RV density is limited to no more than seven units per acre and intensity does not exceed 30 percent of the total recreation site. For example, a 100 acre site that is designated for recreation could include up to a 30 acre RV park component as long as the remaining 70 acres is used for outdoor recreation.

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

18. Agriculture (AGR)

This land use category designates those areas suitable for crops, pasture, forestry, and rangeland.

All agricultural uses are permitted, as well as, single family residences at a maximum density of one unit per 10 acres. Higher density developments, up to one unit per five acres, are only permitted if additional standards for development are met. No land within a Planned Service Area may be designated as agriculture. Planned Development is only permitted subject to the following open space preservation requirements.

E. Future Development Pattern

The Inventory and Analysis Sections indicated that the land use pattern in Citrus County can be described as discontinuous growth, which is development occurring at random throughout the County. This type of development does have advantages such as providing for a variety of densities and locations and reducing overcrowding. However, discontinuous growth also contributes to sprawl which is costly in terms of providing services and infrastructure. This type of growth is also inefficient since roads and services will need to be extended over long distances.

Given the more than 73,000 acres of platted land throughout the County, a compact growth plan is not possible. However, urban sprawl, strip commercial development, and failure to consider environmental limitations also are not acceptable development patterns for the future. Therefore, this Plan must achieve a balance between discontinuous growth and compact growth while considering environmental, social, and fiscal interests.

To accomplish such a task, Planned Service Areas, Corridor Planning Zones, and commercial nodes have been established in different areas of the County. The designation of these areas or zones in addition to the utilization of other growth management techniques is intended to encourage cluster development of fairly intense development. In addition, design criteria for various types of land use also have been established.

Community design criteria are guiding statements and principles that identify the most efficient use of land for various activities within the Future Land Use Plan. These criteria result from an analysis of existing development, local economic and environmental conditions, and developments in the early stages of construction. The analysis of these conditions is discussed in detail in the preceding chapters, which identify local conditions and trends. The criteria reflect this analysis and are developed using the Goals, Objectives, and Policies of the entire Comprehensive Plan.

Many times community design criteria are performance standards, which define desired results and allow uses to occur where they meet specific limits of acceptability. Such standards are well defined for some things such as air and water quality. However, performance standards vary from general to specific depending upon the information available in particular jurisdictions (Chapin and Kaiser, 1979, pages 371-372).

1. Planned Service Areas

Policy 16(b)(2) of the State Comprehensive Plan calls for the County to provide systems of incentives and disincentives to discourage urban sprawl. To further

8. Future Transportation, Communications, and Utilities Land Use

Transportation, Communications, and Utility Uses are identified on the Generalized Future land Use Map. In addition, TCU uses are permitted within the Industrial land use category. Communication towers are permitted in Low Intensity Coastal and Lakes, Rural Residential, Coastal and Lakes Residential, Extractive, and Agricultural Categories. Public utilities shall be permitted in all of the future land use categories including Planned Developments and DRIs throughout the County, which conform to performance standards as specified in the County Land Development Code.

In order to serve the growth in residential, commercial, and industrial uses, new public water and sewer facilities will be needed throughout the County. These proposed facilities shall be identified on the Generalized Future Land Use Map.

Citrus County's road network will increase to provide accessibility to new development. Future roads, including extensions and improvements, are addressed in the Traffic Circulation Element. All future development must conform and coordinate with the Traffic Circulation Plan and the Goals, Objectives, and Policies.

A substantial amount of TCU acreage has been designated in northwest Citrus County, encompassing the area around Florida Power's Crystal River Power Plant. The designated acreage will allow for future expansion or additions at the power plant.

9. Future Public/Semi-Public, Institutional Uses

Public/Semi-Public, Institutional uses are illustrated on the General Future Land Use Map. In order to serve the increase in population, it will be necessary to expand these facilities. A new County Government Center is located in the Lecanto area and Figure 10-33 indicates the location of new school sites.

An amendment to Section II of Chapter 163, of the Florida Statutes, relating to growth management, requires that local government shall encourage co-location of public schools with other public facilities such as libraries, parks, and community centers, to the extent possible. The County will coordinate with the school board to facilitate co-location of such uses in order to make more effective shared use of public facilities, and to assist in reducing land acquisition and school construction costs. Furthermore, the location of public schools proximate to urban residential areas is encouraged in order to minimize drive time.

Other Public/Semi-Public, Institutional uses such as churches and community centers will be necessary in the future; however, their exact location cannot be identified. Therefore, Public/Semi-Public uses are also permitted in all

GOALS, OBJECTIVES, AND POLICIES

GOAL #17 - The Future Land Use Plan is intended to enhance the quality of life of the citizens of Citrus County through: provisions for adequate housing, services, and facilities; protection of the environment; creation of favorable economic conditions; and the elimination of incompatible land uses, hazards, and nuisances.

Growth and Development

- | | |
|----------------|---|
| Objective 17.1 | A unified County Land Development Code (LDC) which provides standards and procedures for the implementation and enforcement of the Comprehensive Plan shall be adopted within one year of the adoption of the Comprehensive Plan. |
| Policy 17.1.1 | The County LDC shall contain development regulations and detailed provisions to implement the Comprehensive Plan, including at a minimum: subdivision regulations, tree protection, protection of open space, protection of potable water sources, regulation of areas subject to seasonal and periodic flooding, and provision for drainage and stormwater management, protection of environmentally sensitive lands, regulation of signs, and protection of natural and historic resources. |
| Policy 17.1.2 | The County LDC shall contain performance standards which address buffering between incompatible uses, protection of historically significant properties, potable water wellfields, and environmentally sensitive land. |
| Policy 17.1.3 | The County LDC shall contain standards for development which will implement the Generalized Future Land Use Map (GFLUM) and the prescribed types and intensities of land uses found within the Plan. |
| Policy 17.1.4 | The GFLUM shall be recognized as the primary document used by Citrus County in land use regulation and to guide future growth. |
| Policy 17.1.5 | The County LDC shall implement the Comprehensive Plan through specific standards for development. Therefore, development may be phased through the Development Code to allow for adequate transportation and public facilities to become available to the designated 2030 land uses. |
| Policy 17.1.6 | Performance standards shall be established in the County LDC providing for, but not limited to, drainage, flood protection, utilities, separation of uses and buffering, densities, parking, |

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

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

Utilities

- | | |
|-----------------|--|
| Objective 17.14 | The County shall create a land use category entitled Transportation, Communications, and Utilities on the GFLUM and contain adequate acreage for utilities, as described in the Future Land Use Plan, necessary to support proposed development. |
| Policy 17.14.1 | Communication towers shall be permitted in the following land use districts: Low Intensity Coastal and Lakes, Rural Residential, Coastal and Lakes Residential. |
| Policy 17.14.2 | Public Utilities shall be permitted in all future land use districts including Planned Residential Developments, provided that performance standards are met. |

Community Character

- | | |
|-----------------|--|
| 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. |
| Policy 17.15.1 | Nonconforming uses can only expand if clear and convincing evidence is shown that the expansion is for the physical |

RESOLUTION NO. 14- 082

A RESOLUTION AUTHORIZING TRANSMITTAL TO THE STATE LAND PLANNING AGENCY A PROPOSED AMENDMENT TO THE CITRUS COUNTY COMPREHENSIVE PLAN BY AMENDING THE CITRUS COUNTY FUTURE LAND USE MAP BY REDESIGNATING THE FUTURE LAND USE OF APPROXIMATELY 400 ACRES FROM THE EXTRACTIVE DISTRICT, TO THE TRANSPORTATION, COMMUNICATION, UTILITIES DISTRICT.

WHEREAS, Citrus County, a political subdivision of the State of Florida, pursuant to Section 163.3161, Florida Statutes, the Community Planning Act, is required to prepare and adopt a comprehensive plan; and

WHEREAS, the Citrus County Board of County Commissioners adopted the Citrus County Comprehensive Plan, Ordinance 89-04, on April 18, 1989, and subsequent amendments; and

WHEREAS, the Community Planning Act of 2011 provides authority for local governments to amend their respective comprehensive plans and outlines certain procedures to amend adopted comprehensive plans pursuant to Section 163.3184 and 163.3187, Florida Statutes; and

WHEREAS, the Citrus County Planning and Development Commission, acting as the Local Planning Agency, has considered the proposed amendments to the Comprehensive Plan pursuant to the authority granted to it by Section 163.3174, Florida Statutes, and has recommended approval of said amendments to the Board of County Commissioners; and

WHEREAS, upon receipt of Citrus County's proposed Comprehensive Plan Amendments, various State agencies and the State Land Planning Agency must review the proposed Amendments and transmit in writing, to Citrus County, its comments; and

WHEREAS, Citrus County, upon receipt of the written comments from the State Land Planning Agency and other state and regional agencies must adopt, adopt with changes or not adopt the proposed Comprehensive Plan Amendments, in accordance with timelines provided in the Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Citrus County, Florida, that:

The Board of County Commissioners hereby authorizes transmittal of the proposed Comprehensive Plan Amendments, attached hereto as Exhibit A and incorporated by reference herein, for the purpose of transmittal to the State Land Planning Agency thereby initiating the State review process.

THIS RESOLUTION ADOPTED after motion; second and majority vote this 10th day of June, 2014.

ATTEST:



for Tyana L. White
Angela Vick, Clerk

BOARD OF COUNTY COMMISSIONERS
OF CITRUS COUNTY, A POLITICAL
SUDIVISION OF THE STATE OF
FLORIDA

J. J. Kenney
J. J. Kenney, Chairman

APPROVED AS TO FORM AND CORRECTNESS:

Kerry Parsons
Kerry Parsons, County Attorney