

Pre-Application Meeting Land Development Division Review

DATE:	PROJECT NAME:	APPLICANT:
SEC _____	TWP _____	RNG _____
LOT _____	BLOCK/PARCEL _____	SUB _____
SITE ADDRESS _____		AK _____
PROPOSED USE: _____		



Citrus County Land Development Division
3600 West Sovereign Path, Suite 141, Lecanto, Florida 34461
Telephone (352) 527-5239; FAX (352) 527-5252

Visit our web site at www.bocc.citrus.fl.us, and then click on "Departments" and then "Planning & Development" to find "Land Development" and then scroll down to click on bulleted information, including the Land Development Code (LDC) and Impact Fees.

✓	LDC Section	Non-residential Development Standards – must be shown on site plan together with supporting documentation <input checked="" type="checkbox"/> Indicates applicability
	2400	Land Use District –
	2400	Allowable Use <i>or</i> Requires Public Hearing Process -
	2300	Building Setback Requirements: Building Setback from Right-of-way – _____ Required as measured from centerline row – _____ Building Setback from 2 nd Right-of-way – _____ Required as measured from centerline row – _____ Building Setbacks from Side Yard – _____ Building Setbacks from Rear Yard – _____
	2300	Building Height: Maximum Height allowed - Section 3540 CHHA Applicability
	2400	Floor Area Ratio (FAR) Maximum -
	2400	Impervious Surface Ratio (ISR) Maximum -
	3740	Respond to: Building facades, details and materials; Roof treatments; Mechanical equipment; Entryway treatments; Pedestrian circulation; Parking lot design; Landscaping; Exterior Lighting; Coordinated signage design; Outdoor storage/sales; Dumpster; Ground area coverage.
	3745	
	3740	Landscape Buffer Requirements: Type "_____" landscape buffer is required along the <u>North</u> property line.
	3745	Type "_____" landscape buffer is required along the <u>South</u> property line.
	5400	Type "_____" landscape buffer is required along the <u>East</u> property line. Type "_____" landscape buffer is required along the <u>West</u> property line.
	7110	Requirement for interconnection (cross-access) for projects proposed on principal and minor arterials and major collectors.
	7130	Access: Limited to _____ access point (s) from:
	7140	Access Management for County Controlled Roadway _____; Driveway Throat Distance Required
	7150	Access Management for State Highway _____; Driveway Throat Distance Required

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	7160	Pedestrian Facilities (sidewalks)
	7170	Drive-up Facilities
	7180	Clear Visibility Triangle (at intersecting streets and/or nonresidential driveway entrances)
	7230	Parking (paved) required at _____ space (s) per _____ <i>or</i> Parking Study required
	7270	Transit/Bus Stop Area (with parking requirement >250 vehicles; or multifamily with > 175 dwelling units)
	7280	Bicycle Parking
	7290	Loading Areas – Minimum No. of spaces required _____ ; 10'x20' for trucks ≤ 2 tons <i>or</i> 12'x60' for trucks > 2 tons
<input type="checkbox"/> 3170 Assisted Care Facility; <input type="checkbox"/> 3180 B&B; <input type="checkbox"/> 3300 MH Park; <input type="checkbox"/> 3310 RV Park; <input type="checkbox"/> 3360 Used MH Sales; <input type="checkbox"/> 3540 CHHA; <input type="checkbox"/> 3600 Floral City Overlay District; <input type="checkbox"/> 3700 Homosassa Overly District; <input type="checkbox"/> 3750 Towers; <input type="checkbox"/> 3760 Alcohol; <input type="checkbox"/> 4300 Planned Unit Development; <input type="checkbox"/> 4800 Mining/Extraction; <input type="checkbox"/> 5735 Canopy Tree Protection; <input type="checkbox"/> 11000 Platting/Subdividing; <input type="checkbox"/> 10100 Nonconforming Use;		
✓	LDC Section	Additional Documentation Required
	4003	Site Development Plan – See submittal requirements in Land Development Code
	4102	Site Improvement Plan – See submittal requirements in Land Development Code
	3560	Biological Study Required (> 5 acres)
	3570	Historical/Archeological Study Required
	5725	Tree Preservation Plan Required
	7500	Airport Airspace Height Limitation Zones: Inverness Airport; Crystal River Airport; n/a
	9230	Signage–show location (setback), square footage and height of freestanding sign, and placement and square footage of wall sign(s).
	Other	Redevelopment Incentive Form (Request for Waiver or Reduction)
	Other	Impact Fees Assessed: _____ Per Schedule _____ ; <i>or</i> Per Individual Assessment
	Other	Requires “Acknowledgement of Contiguous Sustainable Agricultural land” (Section 163.3163, Florida Statutes)
NOTES:		
<p>Notice to Applicants: This checklist is intended to provide general assistance to the applicant prior to submission of a development project and is non-binding. Comments are based upon the information presented at the pre-application meeting. Changes in this information may result in additional requirements. To expedite the review process, and to avoid delays, please submit all required information at time of application submittal. Applicants are responsible for compliance of their project with the Land Development Code standards and all other applicable standards required by Citrus County ordinances in effect at time of submittal. It is important that the applicant contact the Building Division if there have been changes to the approved plans. Failure to do so may result in a failed inspection (s).</p>		
Reviewing Agent:		Hansen Entry