

Roger C. Wood, D.B.A.

From: Jennifer L. Perkins <jennifer.perkins@citrusbocc.gov>
Sent: Friday, August 21, 2026 12:34 PM
To: Roger C. Wood, D.B.A.
Cc: Jesse S; Julie Farrar
Subject: RE: [EXTERNAL]FW: Citrus County Parcel Alt Key 1182174

Hi Roger,

Those parcels are zoned Low Density Residential District. Please see the link below to the LDC. Click on Chapter 2 and see Section 2405 for allowable uses in LDR. Note that some of those uses require a Conditional Use. The parcels cannot be rezoned to General Commercial District because no new GNC is allowed along US-19 outside of established commercial nodes.

https://migration.revize.com/revize/citruscountyboardfl/departments/growth_management/land_development/land_development_code.php

Jen Perkins
Senior Planner
Citrus County Land Development Division
Citrus County Board of County Commissioners
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From: Roger C. Wood, D.B.A. <rwood@jrwwproperties.com>
Sent: Wednesday, August 19, 2026 12:56 PM
To: Jennifer L. Perkins <jennifer.perkins@citrusbocc.gov>
Cc: Jesse S <jesse@357investments.com>; Julie Farrar <julie.farrar@aol.com>
Subject: [EXTERNAL]FW: Citrus County Parcel Alt Key 1182174
Importance: High

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2405. LOW DENSITY RESIDENTIAL DISTRICT (LDR)

This category allows for residential development at a maximum of up to 2.0 dwelling units per acre. Higher density developments, 2.1 to 6.0 units per acre, may be allowed provided additional standards are met, including a PUD as outlined in Chapter Four.

NOTE: The uses noted may have additional requirements as outlined in this LDC.

<u>LDR District</u>		<u>Key – Level of Review</u>	
		P = Permitted	C = Conditional Use
Uses			
Residential (uses listed below)			
Single Family	P	Group Home ¹	C
Duplex	C	Accessory Structure (must have principal residential structure in place)	P
Institutional (uses listed below)			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	C
Day Care Centers	C	Halfway Houses ¹	C
Houses of Worship	C	Cemeteries (without funeral home/crematory)	C
Assisted Living Facilities ¹	C		
Recreational (uses listed below)			
Passive Recreation	P	Playgrounds	C
Golf Course	C		
Public Service/Utility (uses listed below)			
Emergency Service Facilities	P	Utility Facilities ²	P
Communications/Transmission Towers	C	Wellfields (Greater than 100,000 gpd) ²	C*
Government Facility	P	Wellfields (Less than or equal to 100,000 gpd) ²	P

¹ Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 35%

Floor Area Ratio (non-residential uses only) – 0.2