

The **Land Development Division** is responsible for implementing the Citrus County Land Development Code, which sets the vision and standard of what our community expects to look like. Our staff is committed to providing quality customer care in the permit process for all aspects of land site design and for meeting zoning requirements. Zoning promotes compatible patterns of land use within the County. Distinct zones called Land Use Districts exist for residential, office, retail, industrial, agricultural, and non-residential uses. As part of the review determination process, appropriate land uses for an area are identified based on surrounding land uses, transportation access management, environmental concerns and overall compatibility. The Land Development Code includes specific development standards for all land within the jurisdictional limits of Citrus County.

The County's Land Development Code is derived from the policies outlined in the Citrus County Comprehensive Plan. The Land Development Code and can be found online at www.bocc.citrus.fl.us.

Jenette Collins, AICP
 Director
 Land Development Division
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"Citrus County Government will be a value-driven organization dedicated to responsive citizen service by providing quality programs, services and facilities to build a strong community and promote the best quality of life for our citizens."



**Citrus County
 Land Development Division**

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General Information: (352) 527-5239
 Fax: (352) 527-5428

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The Land Development Division provides staff support to:

- The Board of County Commissioners
- The Planning & Development Commission

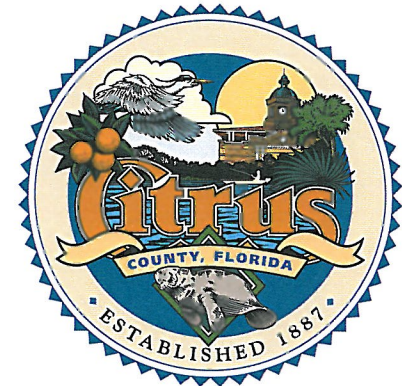
Land Development Division



***Bridging the
 Needs of the
 Community***

Rev. Mar 2011

Professional Staff Resource Directory



Planning and Development Department
Land Development Division
 Citrus County, Florida

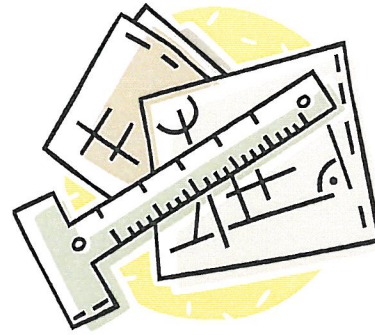
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3600 West Sovereign Path, Suite 141
 Lecanto, Florida 34461
 (352) 527-5239
 Web Site: www.bocc.citrus.fl.us

Meet our Land Development Review Teams dedicated to helping you attain your permitting needs:

Our **Residential Team** reviews all single-family residential site permit applications. They also review site plans for detached residential accessory structure permits, such as garages, swimming pools, and sheds. They determine impact fee assessments for residential development. They can respond to all your zoning and land use related questions.

- ❖ Sunniva Brown
Customer Service Supervisor
(352) 527-5256
Sunniva.Brown@bocc.citrus.fl.us
- ❖ Lanette Ferdinand
Development Review/Permitting Specialist
(352) 527-5593
Lanette.Ferdinand@bocc.citrus.fl.us
- ❖ Sabrina Atwell
Development Review/Permitting Specialist
(352) 527-5224
Sabrina.Atwell@bocc.citrus.fl.us



Our **Planning Team** reviews site plans for non-residential (commercial and multi-family) development and subdivision of land to determine compliance with the Land Development Code. They determine impact fee assessments for non-residential development. They also report on variances, conditional uses, planned development overlays, and other special land use applications that are heard by the Planning and Development Review Board (PDRB).

- ❖ Joanna Coutu, AICP
Principal Planner
(352) 527-5259
Joanna.Coutu@bocc.citrus.fl.us
- ❖ Laura Marley
Planner
(352) 527-7656
Laura.Marley@bocc.citrus.fl.us



Our **Engineering Team** reviews development plans for drainage of residential and non-residential development sites, road right-of-way utilization permits, slab elevation variances, and subdivision construction for roadway and stormwater management design.

- ❖ Jeff Rogers, P.E.
Engineering Project Manager
(352) 527-5374
Jeffrey.Rogers@bocc.citrus.fl.us
- ❖ Larry Parker
Engineering Design Technician
(352) 527-5269
Larry.Parker@bocc.citrus.fl.us



The Land Development Division can also assist you with questions regarding the following:

- Site Plan standards
- Flood Zones
- Impact Fee calculations
- Landscaping design standards
- Tree Preservation

For more information on any of these topics, please call us at (352) 527-5239, and request to talk to one of our professionals.

