

PROPERTY RIGHTS ELEMENT

STATEMENT OF RIGHTS

The following rights shall be considered in local decision-making:

1. The City of Inverness will consider in its decision-making the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The City of Inverness will consider in its decision-making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The City of Inverness will consider in its decision-making the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The City of Inverness will consider in its decision-making the right of a property owner to dispose of his or her property through sale or gift.

FUTURE LAND USE ELEMENT

Goal 1.1: The Future Land Use Element will maintain a Future Land Use Plan to provide balanced and controlled city growth over the long term; to secure local residents' comfort and welfare, and to insure that the character, magnitude, and location of all land uses provide ultimate direction toward orderly growth and development.

Chapter 1 Growth Management

Objective 1.1.1: Guide and control future development through implementation of the Inverness Comprehensive Plan and Land Development Regulations.

Policy 1.1.1.1: The City shall continue to implement the Inverness Land Development Regulations which regulate land uses shown on the Future Land Use Map; subdivision of land; location and size of signage; and areas subject to seasonal periodic flooding.

Policy 1.1.1.2: The Inverness Land Development Regulations shall ensure and provide that development orders are issued only upon certification that required transportation, water, sewer, and solid waste facilities and services are available to serve the proposed development at the adopted level of service, or are committed to be available concurrent with a development's completion. Exceptions to this policy may apply to transportation facilities as set forth in the Traffic Circulation Element.

Policy 1.1.1.3: The City of Inverness Land Development Regulations shall contain performance standards which address buffering between incompatible uses, protection of historically significant properties, potable water wellfields, and environmentally sensitive lands.

Policy 1.1.1.4: The City shall discourage isolated residential development that requires higher service costs.

Policy 1.1.1.5: The City shall encourage commercial uses at commercial nodes as indicated on the Future Land Use Map.

Policy 1.1.1.6: The City shall discourage high density and intensity land uses in areas with environmental limitations and in areas which are best suited for continued low density and intensity development.

Policy 1.1.1.7: The City shall encourage redevelopment and infill opportunities in the urbanized nodes and central town core. These activities shall support the efforts of the Community Redevelopment Area and the Central Business District as shown on the Future Land Use map.

Policy 1.1.1.8: The City shall encourage redevelopment of infill parcels. The City, through its Land Development Regulations and Future Land Use Map, shall encourage innovative land development techniques including planned use development (PUD), and mixed use land

use categories to support higher densities and multimodal connectivity appropriate for the Transportation Concurrency Exception Area.

Policy 1.1.1.9: The City hereby establishes and defines an “Urban Services Area” that extends to all areas of the city where water and sewer distribution systems currently exist; are included within the 5-year schedule of capital improvements; or are committed to by binding agreements.

Traffic Circulation and Parking

Policy 1.1.1.9: For safety purposes, the City shall control on-site traffic flow by requiring appropriate pavement marking and signage and minimizing egress to arterial and collector roads.

Policy 1.1.1.10: The City shall require multi-family and commercial developments outside the Central Business District to provide adequate on-site parking in accordance with standards in the Inverness Land Development Regulations.

Policy 1.1.1.11: The developer/owner of any site shall retain ultimate responsibility for on-site construction, maintenance, and management of stormwater runoff, which shall be provided in such a manner that post-development runoff rates, volumes, and pollutant loads do not exceed predevelopment conditions. The provision of stormwater runoff as it applies to single family dwellings shall fall under the City’s existing stormwater drainage requirements in Chapter 19, City of Inverness Code of Ordinances.

Intergovernmental Coordination

Goal 1.2: To avoid land use conflicts with state, regional, and local governments having jurisdiction over lands within or adjacent to Inverness.

Objective 1.2.1: Coordinate development review with Citrus County, and applicable regional and state agencies.

Policy 1.2.1.1: The City shall continue to coordinate with Citrus County for review and comment on land development activities within the fringe area.

Policy 1.2.1.2: The City shall solicit recommendations from appropriate agencies to assist in identification of preservation areas, historical areas, and community revitalization actions.

Policy 1.2.1.3: The City shall coordinate future land uses by encouraging the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendations that the City deems appropriate.

Policy 1.2.1.4: The City shall support efforts that facilitate coordination of planning between the City and the Citrus County School Board for the location and development of public educational facilities. Public educational facilities are permitted uses in the

Suburban Low Density, Low Density, Urban Low Density, Medium Density, Residential/office, Commercial, and Central Business District land use categories.

Zoning Consistency

Objective 1.2.2: The City shall provide and adopt a City zoning map to ensure that future development and redevelopment activities are located in appropriate areas of the City as illustrated on the adopted Future Land Use Map, which shall be consistent with sound planning principles, and provide for control of urban sprawl in conformance with directives of the adopted Future Land Use Element.

Policy 1.2.2.1: At the end of the planning cycle, all studies of local land use conditions conducted and needs assessments will be conducted compared to current regional land use, to determine whether local and regional land uses still remain compatible.

Policy 1.2.2.2: The City shall maintain compatible adjacent land uses and facilitate mitigation of differences when present.

Policy 1.2.2.3: The City shall ensure any impact of new development meets the requirement of established levels of service policies as adopted by the city. The necessary levels of service will be maintained and run concurrent with conditions on permits and development orders. These facility and utility services will be authorized before or concurrent with land use authorization.

Policy 1.2.2.4: The City shall achieve compatibility near airports by discouraging new land uses that will diminish the airport's operational capabilities. The City will maintain compatible relationships between airports and existing adjacent land uses and will facilitate mitigation of differences when present.

Historical, Archaeological, and Natural Resource Protection

Objective 1.2.3: Protect and conserve historically significant resources and natural resources.

Policy 1.2.3.1: The City shall implement performance standards in the Inverness Land Development Regulations which address the protection of historically significant resources through the use of architectural standards and materials criteria.

Policy 1.2.3.2: The City shall continue to encourage adaptive reuse of historically significant properties.

Policy 1.2.3.3: The City shall coordinate with developers prior to the development review process to avoid disturbance and encourage preservation of known historical and archaeological sites. When appropriate, the City shall require a cultural resources survey.

Objective 1.2.4: Coordinate all future land use with topography, soil conditions, and other natural features, and direct proposed development to areas with public facilities, services and promote infill opportunities in order to use the land in an efficient and environmentally acceptable manner.

Policy 1.2.4.1: The City shall require that all land use activities utilize soil stabilization procedures and/or best management practices in order to minimize soil erosion and transport.

Policy 1.2.4.2: The City shall protect water resources by controlling surface and groundwater quality impacts of development by implementing land development regulations which address site characteristics, runoff rates, discharge rates, water quality and design standards, in accordance with the goals, objectives, and policies of this Comprehensive Plan.

Policy 1.2.4.3: In order to prevent water contamination, the City shall continue to use the sewer master planning process to identify sewage treatment plants in need of upgrading, package plants that need to be replaced by central sewer, and areas where septic systems should be replaced or prohibited.

Policy 1.2.4.4: The City shall prohibit the location of land uses or activities which regularly use, handle, or store hazardous materials within the floodplain or defined wellfield protection areas.

Transportation Concurrency Exception Area

Objective 1.2.5: The city shall promote redevelopment particularly where infill opportunities exist within the Transportation Concurrency Exception Area.

Policy 1.2.5.1: The City shall prioritize renewal in areas that are deemed blighted. The city shall make recommendations based upon no less than once a year meeting of the Planning and Zoning Board and the Community Redevelopment Agency.

Policy 1.2.5.2: The City shall encourage higher densities, pedestrian facilities for walkability and bicycle access for multimodal transportation within the Transportation Concurrency Exception Area.

Policy 1.2.5.3: The City shall explore funding opportunities to complete an inventory and a bicycle and pedestrian master plan by the end of each planning period.

Policy 1.2.5.4: The City shall strive to create Intermodal transportation links between neighborhoods, public parks, schools, jobs and civic and cultural facilities.

Policy 1.2.5.5: The City shall provide or require parking facilities within the central business district and transportation concurrency exception area to provide facilities for pedestrians and bicyclists to promote multimodal opportunities.

Policy 1.2.5.6: The City shall explore opportunities for interconnection of the Withlacoochee State Trail, the lakes and ponds to existing and future Intermodal transportation infrastructure.

Policy 1.2.5.7: The City shall pursue funding opportunities from DOT and other agencies to forward the redevelopment of the city core and its modal networks.

Objective 1.2.6: Discourage urban sprawl and promote orderly and compact development by directing new development into areas served by public facilities and services.

Policy 1.2.6.1: The City shall locate future land uses at densities and intensities which will control urban sprawl and leap frog developments that unduly deplete the physical, social, and fiscal resources of the City.

Policy 1.2.6.2: The City shall enforce the protection of water wellfields by designating appropriate land use activities with in the wellhead protection areas.

Policy 1.2.6.3: The City’s conservation efforts shall at a minimum prohibit new stormwater facilities, septic tanks and hazardous waste generators within wellhead protection areas. The cities efforts are to be extended to environmentally sensitive lands and waters.

Residential

Goal 1.3: Provide a variety of residential opportunities to match the housing needs of existing and future residents.

Objective 1.3.1: Permit a variety of densities within the City for contrast in the residential land use categories.

Policy 1.3.1.1: The residential land use categories on the Future Land Use Map and the Inverness Land Development Regulations shall be based on the following gross residential densities:

Land Use Category	Dwelling Units/Acre
a. Suburban Low Density	2.5 units/acre
b. Low Density	5.0 units/acre
c. Urban Low Density	7.5 units/acre
d. Low Medium Density	10.0 units/acre
e. Medium Density	12.5 units/acre
f. High Density	17.5 units/acre
g. Residential/Office	10.0 units/acre
h. Commercial	12.5 units/acre
i. Central Business District	12.5 units/acre

Policy 1.3.1.2: The City shall encourage the use of innovative land development techniques including provisions in the Inverness Land Development Regulations for planned unit developments, zero lot line subdivisions, antiquated subdivisions land-use blending, and cluster housing.

Policy 1.3.1.3: The City may explore the provision of mixed land use category limited to the Community Redevelopment Area surrounding the Central Business District and Transportation Concurrency Exception Area.

Goal 1.4: Ensure the safety of potential residents from flooding and other hazardous conditions.

Objective 1.4.1: Review new development for conformance with the Comprehensive Plan.

Policy 1.4.1.1: The City shall continue to enforce local floodplain regulations in the Inverness Land Development Regulations through scrutinized building permit issuance in conformance with the requirements and guidelines of the floodplain ordinance.

Objective 1.4.2: Control runoff from new streets and new developments to prevent flooding in adjacent areas and pollution of lakes by enforcing local stormwater drainage regulations.

Policy 1.4.2.1: The City shall require that new developments be designed to limit the post-development rate of stormwater discharge, volumes, and pollutant loads to amounts which are equal to, or less than those which existed prior to development in accordance with the Environmental Resource Permit Applicant's Handbook subsection 62-330.010(4), F.A.C. (effective Oct 2013), administered by SWFWMD.

Policy 1.4.2.2: The City may require design modifications during site plan review, as necessary, to ensure no adverse impacts on water resources, unless it is proven that there is no potential hazard.

Goal 1.5: Residential areas shall be protected from adverse adjacent land use.

Objective 1.5.1: New developments shall provide buffering from adjacent conflicting land use.

Policy 1.5.1.1: The City shall continue to eliminate the mixing of incompatible commercial land uses with residential land uses as defined by the Future Land Use map.

Policy 1.5.1.2: The Inverness Land Development Regulations shall provide for adequate buffer screening between incompatible land uses. Buffer standards shall consider the relative intensities of adjacent land uses and prescribe appropriate buffer dimensions and materials.

Commercial and Office

Goal 1.6: Meet future needs of a growing community by providing for adequate commercial and office designated land throughout the City.

Objective 1.6.1: The Inverness Land Development Regulations shall provide for a variety of commercial and office uses offering a full range of services and goods.

Policy 1.6.1.1: Through the Inverness Land Development Regulations and the Future Land Use Map, the City shall ensure sufficient commercial and office designated areas to

meet the community's and neighboring residential sectors' needs for business and professional services.

Policy 1.6.1.2: The City shall require adequate off-street parking and loading facilities in all commercial areas.

Objective 1.6.2: Promote the development and redevelopment of commercial and office areas which are convenient to the public and well integrated into the transportation system and surrounding land uses.

Policy 1.6.2.1: The City shall encourage annexation of commercial areas which are convenient to the public and compatible with the surrounding land uses.

Policy 1.6.2.2: Mixed land uses including residential, commercial, and office uses shall be permitted at the maximum densities/intensities allowed by this plan in the designated Central Business District (CBD), to promote historic, residential, and business character and pedestrian-orientation.

Policy 1.6.2.3: Mixed Use – This land use category will be implemented by one or more mixed use zoning provisions such as land use blending and/or PUD. Implementation of this district will require a concurrent application for approval of applicable zoning. The zoning provisions will limit development to a minimum tract size. A minimum open space and buffering requirement will also be clarified. Density and intensity limits for projects within this category will not exceed those adopted for the Central Business District (CBD) land use category. Development approval shall be limited to the contents of a site specific Development Plan approved by the City. Said Development Plan shall include a land use distribution table suitable for site impact assessment. The mix of land uses must contain at least two of the following uses with amounts of each within the range indicated: residential (0-75%); commercial (0-75%); and office (0-75%).

Policy 1.6.2.4: The City shall discourage isolated commercial developments that require higher service costs.

Objective 1.6.3: Establish maximum intensities for commercial and office uses.

Policy 1.6.3.1: The maximum intensities for commercial and office uses in land use categories on the Future Land Use Map and as set forth in the Inverness Land Development Regulations shall be as follows:

Land Use Category	Max. Development Potential
a. Commercial	50% Max. Lot Coverage, FAR of .50 and 3.0 Story Max. Height;*
b. Residential/ Office	45% Max. Lot Coverage, FAR of .45 and 4.0 Story Max. Height;*
c. CBD	90% Max. Lot Coverage, FAR of 2.5 and 6.0 Story Max. Height*
d. Mixed Use	No greater commercial intensity or residential density than CBD *

*Buildings are required to meet the most restrictive limitation.

Industrial

Goal 1.7: Provide for the attraction, retention, and expansion of a strong, diverse, and clean industrial base which will be economically and functionally beneficial to the City of Inverness.

Objective 1.7.1: Encourage the location of industrial development in such a way as to foster a diversified economic base while not being detrimental to the City's aesthetic and the quality of life.

Policy 1.7.1.1: The City shall require industrial development to locate in the industrial node designated on the Future Land Use Map.

Policy 1.7.1.2: The City shall prohibit industrial uses in residential areas.

Policy 1.7.1.3: The Inverness Land Development Regulations shall provide for adequate buffer screening between industrial districts and residential and commercial districts. Buffer standards shall consider the relative intensities of adjacent land uses and prescribe appropriate buffer dimensions and materials.

Policy 1.7.1.4: The City shall prohibit the location of new industrial activities which regularly use, handle, or store hazardous materials within the floodplain.

Policy 1.7.1.5: The City shall discourage isolated industrial developments that require higher service costs.

Policy 1.7.1.6: The maximum intensity for industrial development in the Industrial land use category on the Future Land Use Map and as set forth in the Inverness Land Development Regulations shall be as follows:

Land Use Category	Max. Development Potential
Industrial	50% Max. Lot Coverage, FAR of .50 and 3.0 Story Max. Height*

*Buildings are required to meet the most restrictive limitation

Policy 1.7.1.7: The city shall prohibit industrial activities from locating in wetlands and environmentally sensitive areas.

Where intense land use designations on the Future Land Use Map are adjacent to and have been relied upon for development or zoning decisions, the Future Land Use Map designation may remain. However, any industrial development parcel containing or draining to wetlands must demonstrate that no significant adverse impact to the wetland will result from activities to be conducted on the site, or that adequate mitigation/compensation will be provided to protect function and replace type for type.

It shall be noted, however, that mitigation shall be the final option when no reasonable alternative exists and avoidance and minimization of impact cannot be achieved.

Public/Semi-Public

Goal 1.8: Ensure that future development is located in accordance with the Future Land Use Map, which shall be consistent with sound planning principles and provide for control of urban sprawl.

Objective 1.8.1: All development permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet the required level of service standard are available concurrent with the impacts of the development.

Policy 1.8.1.1: The City shall direct the extension of public facilities to locations of higher density development, if possible, to maximize their use.

Policy 1.8.1.2: Public facilities and services shall be located in areas which maximize the efficiency of facilities and services offered, and to minimize their impact on natural resources and the environment.

Policy 1.8.1.3: The City shall discourage isolated public/semi-public development that requires higher service costs.

Policy 1.8.1.4: The City shall approve the location of new developments on the basis of the land’s ability to support such uses without adversely affecting the natural environment.

Policy 1.8.1.5: The maximum intensities for Public/ Semi Public uses in the Public /Semi-Public land use category on the Future Land Use Map and as set forth in the Inverness Land Development Regulations shall be as follows:

Land Use Category	Max. Development Potential
Public/Semi-Public	70% Max. Lot Coverage, FAR of 2.5 and 6.0 Story Maximum Height*

*Buildings are required to meet the most restrictive limitation.

Objective 1.8.2: Public schools shall be allowed as a matter of right in the P-SP Public/Semi Public, SLD Suburban Low Density, LD Low Density, ULD Urban Low Density, MD Medium Density, R-O Residential- Office and C Commercial land use classifications.

Policy 1.8.2.1: The City of Inverness shall encourage to the extent possible the location of schools based on the following criteria:

- a. Proximity to residential areas, particularly for elementary schools.
- b. Proximity to existing or planned public facilities, such as parks, libraries and community centers.
- c. Location of elementary schools along local or collector streets.
- d. Location of middle and senior high schools near arterial streets.
- e. Location of lands contiguous to existing school sites.
- f. Avoidance of school siting in environmentally sensitive areas.

- g. Avoidance of school siting in any area where the nature of existing or proposed adjacent land uses would endanger the safety of students or decrease the effective provision of education.
- h. Avoidance of school siting in any area where the proposed school facility would be incompatible with surrounding land uses.

Recreation/Conservation

Goal 1.9: Secure and maintain existing recreational and open space lands to ensure protection of the environment and quality of life for the residents of the City.

Objective 1.9.1: Protect open space lands designated on the Future Land Use Map as Open Space /Recreational, Conservation, and Preservation/Wetlands from incompatible uses. Open space lands are undeveloped lands suitable for passive recreation or conservation uses and shall include ponds, wetlands, streams, and native vegetative communities.

Policy 1.9.1.1: All open space lands in the land use categories listed in Objective 1.9.1 shall be preserved from the effects of urbanization and development activities.

Policy 1.9.1.2: The City shall coordinate with the County and State to assist in decision making for utilization of publicly held open space lands. The City shall maintain interlocal agreements with State agencies and Citrus County in order to maintain these lands in perpetuity as conservation/recreational lands.

Policy 1.9.1.3: The City shall discourage isolated recreational developments that require higher service costs.

Policy 1.9.1.4: Uses permitted in the Open Space/Recreational land use category on the Future Land Use Map shall not exceed an impervious surface ratio of 0.70 and Floor Area Ratio of 0.70.

Policy 1.9.1.5: All lands within the Conservation land use category on the Future Land Use Map are holdings within the Withlacoochee State Forest. Permitted uses shall include those established in adopted management plans.

Economy

Goal 1.10: To achieve an economically sound tax base so that all other objectives of this Comprehensive Plan can be accomplished in an economically responsible manner.

Objective 1.10.1: To encourage development which will contribute more to the City in revenue than it will consume in services, provided that such development can be accomplished within the spirit of this plan.

Policy 1.10.1.1: Develop incentives for the types of developments referred to in Objective 1.1.11.1.

Policy 1.1.10.2: The Future Land Use Element shall be responsive to changes in trends of the local economy.

Redevelopment

Goal 1.11: Provide opportunity for redevelopment activities that will be economically and functionally beneficial to the City of Inverness.

Objective 1.11.1: Prior to the end of the planning period, inventory areas which because of age, obsolescence, disuse, or other factors represent an underutilization of community land, infrastructure, and service resources.

Policy 1.11.1.1: The City shall monitor the structural conditions among the residential and commercial building stock, taking appropriate actions where necessary.

Policy 1.11.1.2: The City shall monitor the age, physical condition, and service ability of community infrastructure such as roads, water mains, sewers, parks, rights-of-way, etc.

Policy 1.11.1.3: The City shall seek the cooperation of the private sector and state and federal agencies in developing a program of grants, low-interest loans, and technical assistance to groups and individuals for redevelopment efforts in the City.

Policy 1.11.1.4: The City shall ensure the availability of suitable land for utility facilities necessary to support proposed development and redevelopment.

Objective 1.11.2: Land Use and Development Regulations

Work with the City, County, private property owners, and others as needed to implement future land use and zoning regulations that potentiate innovative development within the Redevelopment Area.

Policy 1.11.2.1: Utilize available public and private resources through the redevelopment process, acquire land (if needed), master plan, design, and construct new development. The CRA may develop all or part of the Redevelopment Area independent of or in conjunction with the private sector, including hiring of design and construction professionals, and/or disposition of its interest in real property pursuant to the provisions of the Redevelopment Act.

Policy 1.11.2.2: Implement land acquisition strategies to target sites for demolition and redevelopment to new improved land uses based on market opportunities ensuring consistency with objectives contained in the Redevelopment Plan pursuant to acquisition policies of the Agency.

Policy 1.11.2.3: Promote and locate strategic land use activities of regional importance within the Redevelopment Area to capture additional market opportunities while reinforcing the unique character of the community.

Objective 1.11.3 : Economic Development

Establish a diverse, identifiable character for the Redevelopment Area while promoting economic vitality through private sector investment.

Objective 1.11.4 : Supporting Existing Businesses and New Investment

Create a proactive environment supporting existing businesses and encouraging new business development and capital investment.

Policy 1.11.4.1: Establish partnerships between the public sector and private sector for the purpose of promoting the mutual benefits of proposed redevelopment projects.

Policy 1.11.4.3: Improve the investment image of the Redevelopment Area and utilize selected public actions to stimulate private investment including street-scaping, landscaping, and gateway enhancements, as well as conducting and sponsoring area events and promotions.

Policy 1.11.4.4: Expand the economic base of the Redevelopment Area retaining existing jobs while creating new diverse employment opportunities by implementing improvements to and around the W Main Street/E Gulf to Lake Highway/SR 44/ US 41 corridor and to the White Lake industrial area.

Policy 1.11.4.5: Create investment opportunities that will increase the tax base thereby generating additional revenues to finance actions that support public goals.

Policy 1.11.4.6: Work with the City, County, Chamber, and Economic Development Council, Tourist Development Council, and other organizations and agencies as appropriate to establish business retention, recruitment, and expansion programs including but not limited to creation of a business incubator, small business assistance program, and other programs that can help local entrepreneurs establish and grow businesses in the Redevelopment Area.

Policy 1.11.4.7: Design and fund financial incentive initiatives to support business formation, relocation, expansion, and job creation.

Policy 1.11.4.8: Work with the Citrus County Tourist Development Council and Visitors & Convention Bureau (Visit Citrus) to promote the Redevelopment Area and market its assets as related to the community's environmental and eco-tourism attributes and activities.

Policy 1.11.4.9: Project the image of the Redevelopment Area as a safe and exciting place to go while encouraging both business and family oriented patronage by continuing to sponsor and hold community events, eco-tourism, and other promotional activities.