

**ORDINANCE NO. 2018- A15**

**AN ORDINANCE OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE LAND DEVELOPMENT CODE ATLAS BY REDESIGNATING THE ZONING OF APPROXIMATELY 4.3 ACRES FROM COASTAL AND LAKES COMMERCIAL DISTRICT TO COASTAL AND LAKES COMMERCIAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT; AND ESTABLISHING A MASTER PLAN OF DEVELOPMENT FOR A RESTAURANT AND BAR WITH OUTDOOR SEATING AND VARIOUS ACCESSORY STRUCTURES; PROVIDING FOR APPLICABILITY; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; PROVIDING FOR CODIFICATION, AND SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on June 12, 2012, the Board of County Commissioners adopted the Citrus County Land Development Code as Ordinance No. 2012-06; and

**WHEREAS**, certain Atlas Amendments and Planned Unit Developments are proposed for development that would maintain consistency with the Citrus County Comprehensive Plan;

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Citrus County, a political subdivision of the State of Florida, as follows:

Section 1. . The following described lands are hereby redesignated on the LDC Atlas:

PUD-18-06 McKenzie Permitting for Riverfront Investments, LLC

A request to modify the Land Development Code (LDC) Atlas designation from Coastal and Lakes Commercial District (CLC) to Coastal and Lakes Commercial District (CLC) with a Planned Unit Development (PUD) for a restaurant and bar with outdoor seating and various accessory structures, as further fully described in Exhibit "A" Legal Description, Exhibit "B" Site Plan, and Exhibit "C" conditions, attached hereto and incorporated herein by reference.

Section 2. The Atlas of the Land Development Code is hereby amended to reflect the changes described in Section 1 of this Ordinance.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. It is the intent of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and filed by the Clerk to the Board pursuant to number 7.

Section 5. The provisions of this ordinance are severable and it is the intention to confer the whole or any part of the powers herein provided for. If any provision of this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, that portion will be deemed a separate provision and will not affect any remaining provisions of the ordinance. It is hereby declared to be the legislative intent that this ordinance would have been adopted if such unconstitutional provision was not included.

Section 6. It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made part of the Citrus County Comprehensive Plan; and that the sections of this ordinance may renumbered or re-lettered and that the word "Ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intention. Regardless of whether such inclusion in the code is accomplished, sections of this ordinance may be renumbered or re-lettered and typographical errors which do not affect the intent may be authorized by the County Administrator's designee, without need of a public hearing, by filing a corrected or re-codified copy of same with the Clerk of the Circuit Court.

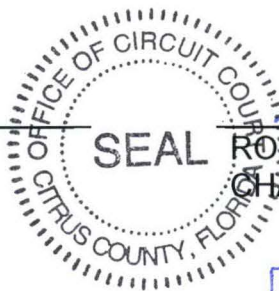
Section 7. This ordinance shall become effective as provided by Florida law.

**DONE AND ADOPTED** in regular meeting of the Board of County Commissioners of Citrus County, Florida, a political subdivision of the State of Florida, this 23rd day of October 2018.

ATTEST:

CITRUS COUNTY, FLORIDA, A POLITICAL  
SUBDIVISION OF THE STATE OF FLORIDA

*for* Angela Wick  
ANGELA WICK  
CLERK OF COURT



Ronald E. Kitchen Jr.  
RONALD E. KITCHEN JR.,  
CHAIRMAN



APPROVED AS TO FORM FOR THE  
RELIANCE OF CITRUS COUNTY ONLY:



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DENISE A. DYMOND LYN  
COUNTY ATTORNEY

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

SECTION 31, TOWNSHIP 19 SOUTH, RANGE 17 EAST, PARCEL 11325 (ALTERNATE KEY 2816732); DESCRIBED AS FOLLOWS: TRACT B COMMENCE AT THE NE CORNER OF TRACT F RIVERHAVEN VILLAGE PB 9, PG 37; THENCE N 69°37'32" E ALONG THE SOUTHERLY RIGHT-OF-WAY OF CR-490A 127.8 FT FOR THE POINT OF BEGINNING; THENCE N 69°37'32" E ALONG THE RIGHT-OF-WAY 127.8 FT; THENCE S 35°59'25" E 733.66 FT TO THE WATERS OF THE HOMOSASSA RIVER; THENCE S 77°05'28" W ALONG WATERS 205.6 FT; THENCE N 70°50'55" W 333.8 FT; THENCE N 4°08'45" W 486.82 FT TO THE POINT OF BEGINNING, DESCRIBED IN OR BOOK 1423 PG 1534 AND OR BOOK 1607 PG 746; EASEMENT IN OR BOOK 1955 PG 230



**EXHIBIT "C"**  
**CONDITIONS OF APPROVAL**

1. The Planned Unit Development (PUD) shall allow for a restaurant/bar with outdoor dining and a waterfront bar/dining area with other associated uses, as outlined on the Master Plan date-stamped received July 23, 2018 by the Land Development Division. Construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code, unless as specifically outlined within these conditions or the Final Development Plan.
2. The project must be served by central water and central sewer.
3. Landscaping and design and maintenance shall follow the principles of *Florida Friendly Landscaping™* and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff. Turf grasses and landscape vegetation shall be common to the area and drought tolerant.
4. At the time of permitting, the applicant will need to provide the following information:
  - a. Provide a signed and sealed trip generation study for calculation of auxiliary lane requirements at time of permitting.
  - b. Provide delivery truck movement routing (including mobile kitchen) in accordance with Section 7290.H, of the LDC at time of permitting.
5. The project will provide a minimum 10-foot Type "C" buffer along the eastern property line.
6. Foundation landscaping shall be provided along the north and south sides of the large tiki building, and along the south and east sides of the gift shop/restroom building. Parking lot landscaping shall be as provided for as outlined on the Master Plan date-stamped received July 23, 2018 by the Land Development Division.
7. The site may utilize the 39 existing docks to meet the minimum standards required for customer parking as outlined in the LDC.
8. Waterfront setbacks for the waterfront bar, waterfront seating area (including the cabanas and tables), and bandshell building are approved as outlined on the Master Plan date-stamped received July 23, 2018 by the Land Development Division.

**EXHIBIT "C" (page 2)**  
**CONDITIONS OF APPROVAL**

9. Facades for the tiki structures with thatched roofs are approved with this application, and as outlined on the Master Plan date-stamped received July 23, 2018 by the Land Development Division.
10. Bicycle parking, as required by the LDC, shall be delineated on the Master Plan and provided at the time of permitting.
11. Pedestrian access shall be as delineated on the Master Plan date-stamped July 23, 2018 by the Land Development Division. If additional outdoor seating is proposed, it will need to meet all waterfront setbacks and other LDC requirements including parking, or require an amendment to the Planned Unit Development approval.
12. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.
13. Minor modifications to this Planned Unit Development may be approved by the Director of the Land Development Division as outlined within Section 4304, Modification of a Previously Approved Planned Unit Development, as specified in the LDC.