

## **ORDINANCE NO. 2018-**

**AN ORDINANCE OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE CITRUS COUNTY LAND USE ATLAS MAP BY REDESIGNATING APPROXIMATELY 1.1 ACRES FROM THE RURAL RESIDENTIAL DISTRICT WITH MOBILE HOMES ALLOWED AND THE GENERAL COMMERCIAL DISTRICT TO THE GENERAL COMMERCIAL DISTRICT WITH A MASTER PLAN OF DEVELOPMENT FOR ACCESSORY USES OF AN EXISTING BOAT SALES AND REPAIR BUSINESS; AND AMENDING A MASTER PLAN OF DEVELOPMENT FOR A BOAT SALES AND REPAIR BUSINESS ON APPROXIMATELY 4.6 ACRES; PROVIDING FOR APPLICABILITY; PROVIDING FOR MODIFICATION THAT MAY ARISE FROM CONSIDERATION AT THE PUBLIC HEARINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; 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 are necessary to maintain consistency with the Citrus County Comprehensive Plan; and

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AS FOLLOWS:**

1. The following described lands are hereby redesignated on the Citrus County Land Use Atlas Map:

**CPA/AA/PUD-18-05 – Clark A. Stillwell, Esq. for William and Linda Bega**

Re-designation of approximately 1.1 acres from the Rural Residential District with mobile homes allowed (RURMH) and the General Commercial District (GNC) to the General Commercial District (GNC) with a Planned Unit Development (PUD); and amending an existing Planned Unit Development (PUD) on approximately 4.6 acres; modifying the Land Use Atlas Map as presented in CPA/AA/PUD-18-06 and as further described in Exhibit "A", legal description, Exhibit "B", master plan, and Exhibit "C", conditions of approval, attached hereto and incorporated herein by reference.

2. The Atlas of the Land Development Code of Citrus County, Florida is hereby amended to reflect the changes described in Sections 1 of this Ordinance.
3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

4. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The Board of County Commissioners hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared illegal, invalid or unconstitutional and all ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.
5. 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.
6. This ordinance shall become effective simultaneous with the effective date of the associated Comprehensive Plan Amendment.

**DONE AND ADOPTED in regular meeting by the BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.**

**ATTEST:**

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

\_\_\_\_\_  
**ANGELA VICK, CLERK OF COURT  
CHAIRMAN**

**BY:** \_\_\_\_\_  
**RONALD E. KITCHEN JR.,**

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

\_\_\_\_\_  
**DENISE A. DYMOND LYN,  
COUNTY ATTORNEY**

**EXHIBIT A**

**CPA/AA/PUD-18-05**

**LEGAL DESCRIPTION**

TO General Commercial District with mobile homes allowed and a Planned Unit Development:

Deerwood Subdivision, the north half of Lot 171 (aka Lot 171.0), Plat Book 6, Pages 30-31, public records of Citrus County, Florida

AND

Amending an existing Master Plan of Development (Planned Unit Development) on the following subject property:

Deerwood Subdivision, Lots 190 and 191, Plat Book 6, Pages 30-31, public records of Citrus County, Florida.

**(LOT 171.0)**



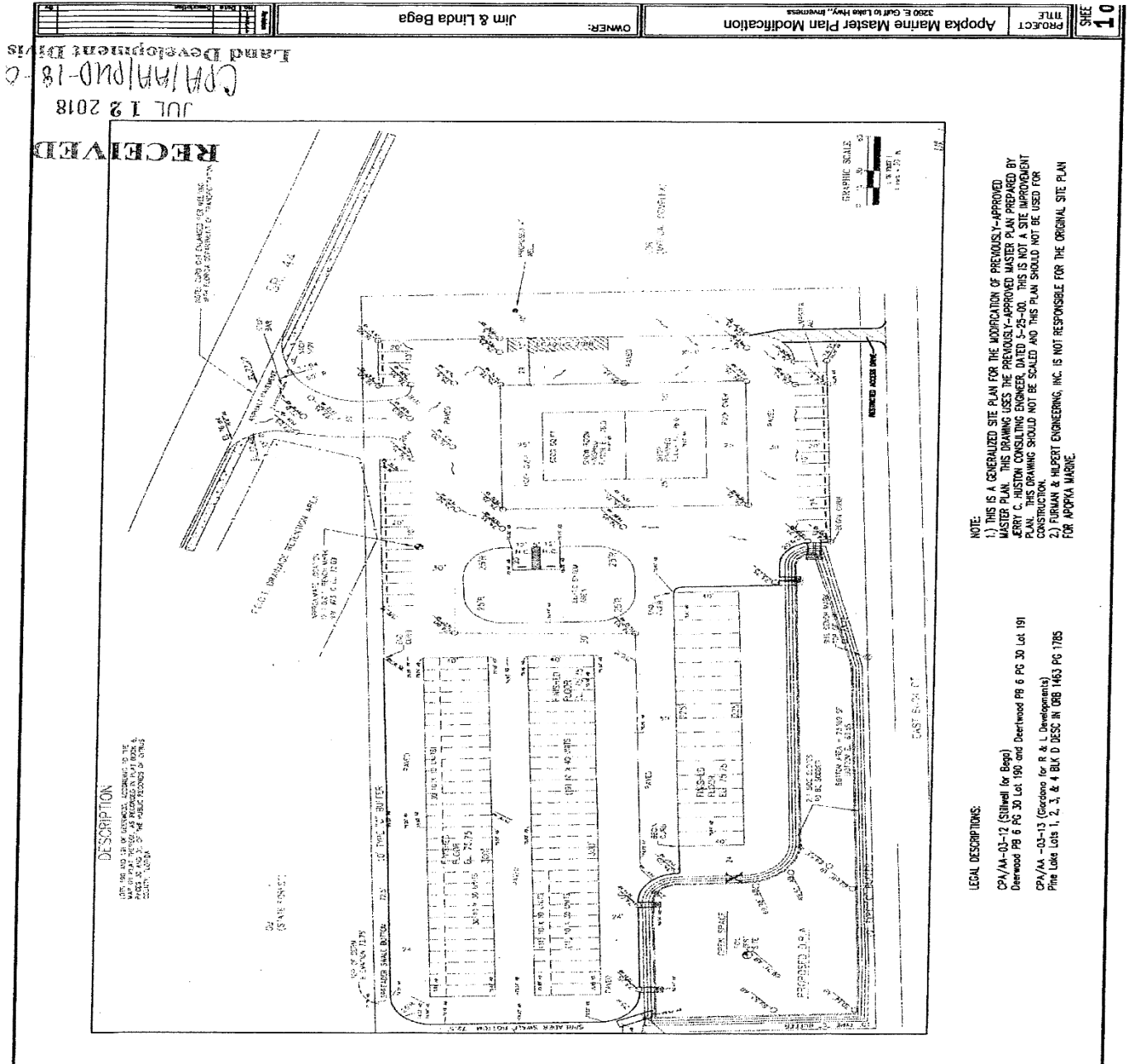
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COA/AA / PUD-18-05  
Land Development Division

# EXHIBIT B (page 2) CPA/AA/PUD-18-05 MASTER SITE PLANS

(LOTS 190 AND 191)



## **EXHIBIT C**

### **CPA/AA/PUD-18-05**

#### **CONDITIONS OF APPROVAL**

1. The existing Planned Unit Development (PUD) approved via application CPA/AA-03-12 for Lots 190 and 191 shall be amended to add a restricted access drive (no semi-trailers and no public access) as delineated on the site plan date-stamped received July 12, 2018 by the Land Development Division. The site plan will need to be revised to address the following at the time of permitting:
  - Delineate at least 34 parking spaces as per the previous 2003 Master Plan and site plan approval, or provide a parking study for an alternative number of spaces as outlined in the LDC. All proposed parking spaces must remain open and accessible to vehicle traffic, and cannot be utilized as boat storage or display area.
  - Delineate a minimum of 5,900 square feet of landscaped area on the site, to include trees/shrubs, in order to meet minimum parking landscape area requirements as outlined in the LDC and the 2003 Master Plan and site plan approval.
  - Remove all boat storage/display in the access aisles around the showroom/shop building and storage buildings, or provide alternate access on the site per LDC standards.
  - Delineate all boat storage/display areas on the site plan, and remove any boats, trailers, or equipment outside of these areas.
2. Commercial driveway apron permits will be required for the rear (restricted access – no semi-trailers or public access) driveway as well as the driveway for Lot 171 on E. Buck Court. At the time of permitting, the applicant will need to provide criteria to demonstrate restricted access as proposed.
3. The Planned Unit Development (PUD) on Lot 171 shall allow for the use of outdoor storage, overflow parking for employees, and two caretaker residences, as outlined on the site plan date-stamped received July 12, 2018 by the Land Development Division unless otherwise specified in these conditions. The metal storage building on Lot 171.2 is reserved for private storage of the caretakers, and cannot be utilized in association with the existing commercial business. Lighting must be shielded and meet LDC requirements for commercial uses.
4. The project must meet State standards for well and septic, or central water/sewer when these services become available, for the uses as proposed.
5. Lot 171 will provide a 15- foot Type “C” buffer along the west property line (a portion of this buffer may be installed inside of the existing fence line), and 5-foot Type “A” buffers with screen mesh fencing along the north and east property lines. Existing vegetation may be used to meet this requirement.



## EXHIBIT C

### CPA/AA/PUD-18-05 CONDITIONS OF APPROVAL (continued)

6. The barbed wire in the fencing along the residential lots on the west side of Lot 171 and 171.2, and along the south and east side of Lot 171.2, shall be removed.
7. The site and stormwater management design must meet the requirements of the Citrus County Land Development Code in effect at the time of permitting.
8. Landscaping, 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.
9. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.
10. Minor modifications to this Master Plan of Development may be approved by the Director of the Land Development Division as outlined within Section 4304 of the LDC.
11. Noncompliance with or any violation of the above-referenced conditions, as may be determined by the Citrus County Code Compliance Proceedings, may, in addition to any penalty imposed by the Special Master and subsequent to the procedural requirements set forth in Section 1800, Penalties, Remedies and Enforcement Standards, of the LDC being satisfied, render this Planned Unit Development null, void, and of no force or effect.