

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 AND THE CITRUS SPRINGS UNIT 20 MASTER PLAN BY REDESIGNATING APPROXIMATELY 104.9 ACRES FROM GOLF COURSE USE TO SINGLE-FAMILY RESIDENTIAL USE; 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 and the Citrus Springs Unit 20 Master Plan of Development (PUD):

AA-18-02 COLALTO CATTLE CO., LLC

Re-designation of approximately 104.9 acres from golf course to single-family residential on the Citrus Springs Unit 20 Master Plan; modifying the Land Use Atlas Map as presented in AA-18-02 and as further described in Exhibit "A", legal description, and Exhibit "B", 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 All ordinances or parts of ordinances in conflict herewith are hereby repealed.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and all ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.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 COUR

BY: _____
JEFF KINNARD D.C., CHAIRMAN

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

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

EXHIBIT A

AA-18-02

LEGAL DESCRIPTION

From Golf Course Use to Single-Family Residential Use in the Citrus Springs Unit 20 Master Plan:

TRACT "P" OF CITRUS SPRINGS UNIT 20, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 52 THROUGH 66 INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

LESS AND EXCEPT:

(LOT 1)

COMMENCE AT THE MOST SOUTHERLY CORNER OF TRACT "P" OF CITRUS SPRINGS UNIT 20, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGES 52 THROUGH 66, INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ATHENIA STREET (BEING AN 80.00 FOOT RIGHT OF WAY); THENCE N $62^{\circ}21'15''$ W, ALONG SAID RIGHT OF WAY LINE, 37.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N $62^{\circ}21'15''$ W, ALONG SAID RIGHT OF WAY LINE, 357.03 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, N $28^{\circ}26'47''$ E, A DISTANCE OF 290.00 FEET; THENCE S $77^{\circ}08'55''$ E, A DISTANCE OF 152.84 FEET; THENCE S $62^{\circ}21'15''$ E, A DISTANCE OF 95.00 FEET; THENCE S $13^{\circ}15'55''$ E, A DISTANCE OF 172.52 FEET; THENCE S $28^{\circ}26'47''$ W, A DISTANCE OF 198.64 FEET TO THE POINT OF BEGINNING, SAID LANDS CONTAINING 2.46 ACRES, MORE OR LESS.

EXHIBIT B

AA-18-02

CONDITIONS OF APPROVAL

1. The Citrus Springs Unit 20 Planned Unit Development (PUD) is modified to allow up to eight single-family detached residential units (each of which would be at least ten acres in size) on an area of Tract P as outlined in this application date-stamped received July 13, 2018 by the Land Development Division.
2. The residential lots must meet all LDC platting requirements prior to development.
3. The project must meet LDC and State standards for water and sewer.
4. The proposed minimum ten-acre lots may each have up to two horses or four cows if the lot has been developed with a single-family residence. The lots shall meet Best Management Practices as established by the University of Florida and the Natural Resources Conservation Service.
5. All other standards within the Citrus Springs Master Plan must be met unless specifically outlined within these conditions.
6. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.
7. 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.