

CERTIFIED TO BE A TRUE COPY  
BETTY STRIFLER  
CLERK OF CIRCUIT COURT

By *Debbie J. Christman* D.C.  
This *22nd* day of *October*, AD19 *98*.

ORDINANCE NO. 98 - *A43*

AN ORDINANCE OF CITRUS COUNTY, FLORIDA, AMENDING THE ATLAS OF THE CITRUS COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 90-14, B Y MODIFYING A PREVIOUSLY APPROVED MASTER PLAN FOR THE PLANNED DEVELOPMENT OF NATURE COAST PARK, FORMERLY KNOWN AS ZEDECK PARK, LOCATED IN SECTION 15, TOWNSHIP 18 SOUTH, RANGE 18 EAST; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED by the Board of County Commissioners of Citrus County, Florida, as follows:

A. The Master Plan for the Planned Development of Nature Coast Park, formerly known as Zedeck Park, lying in Section 15, Township 18 South, Range 18 East, public records of Citrus County, Florida, is hereby amended to allow for development as follows:

1. The project must be platted with specific development standards to be included on the face of the plat as follows:

- Lot 1: 9,325 square feet professional office building
- Lot 2: 13,800 square feet professional office building
- Lot 3: 86,000 square feet adult living care facility
- Lot 4: 5,000 square feet professional office building
- Lot 5: 13,200 square feet retail and bank area

2. The following note shall be included on the face of the plat and reflected by the Master Development Plan:

"Off-Street Parking, Loading and Service Areas shall be provided in accordance with the provisions of the Land Development Code or successor requirements".

3. A 25-foot wide landscape buffer, that meets the minimum standards of a Type "C" landscape buffer, shall be installed along the North and East property boundary as shown on the Master Development Plan.

4. The individual projects shown on Lots 1-5 shall be reviewed by the Technical Review Team and Plat Review Team as applicable, and all Land Development Code standards shall apply to individual projects including setbacks, parking and loading zone requirements, landscaping, tree preservation, sidewalks and bicycle parking, bus stop requirements and signage standards.

It is noted that signage shall be reviewed pursuant to LDC standards separately and any modifications to the signage plan may be approved at the staff level.

The Master Development Plan for Nature Coast Park amendment with conditions supersedes AA-95-03 and any major modifications to the Master Development Plan shall necessitate an amendment to the Planned Development. Minor modifications such as a reduction in the number of lots, reduction of building square footage, or change of a proposed use to a less intensive commercial use shall be considered a minor modification to the Planned Development,

and as described in Application AA-98-11.

B. The Atlas of the Land Development Code of Citrus County, Florida, is hereby amended to reflect the changes described in Section 1 of this Ordinance.

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

D. 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 declare that it would have passed this ordinance and each section, subsection, sentence, clause and 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.

E. This ordinance shall become effective as provided by Florida Law.

**DONE AND ADOPTED** at a duly called session of the Board of County Commissioners of Citrus County, Florida, this 27th day of October, 1998.

ATTEST:

*Betty Strifler*  
FOR BETTY STRIFLER, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF CITRUS COUNTY, FLORIDA

BY: *Gary Bartell*  
GARY BARTELL, CHAIRMAN

APPROVED AS TO FORM  
AND CORRECTNESS:

*Richard Wm. Wesch*  
RICHARD Wm. WESCH,  
ASSISTANT COUNTY ATTORNEY

