

CITRUS COUNTY ORDINANCE 2023-01

AN ORDINANCE ESTABLISHING THE CRYSTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR CONFLICTS; PROVIDING FOR MODIFICATION THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Crystal Ridge Property Group, LLC ("Petitioner"), has petitioned the Board of County Commissioners of Citrus County, Florida ("Board"), a political subdivision of the State of Florida, to adopt an ordinance establishing the Crystal Ridge Community Development District ("District"), pursuant to Chapter 190, Florida Statutes; and

WHEREAS, Petitioner is a Florida limited liability company authorized to conduct business in the State of Florida; and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the County on October 24, 2023; and

WHEREAS, upon consideration of the record established at that hearing, the County determined that the statements within the Petition were true and correct, that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local government comprehensive plan, that the land within the District is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally interrelated community, that the District is the best alternative available for delivering community development services and facilities to the area served by

the District, that the services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities, and that the area to be served by the District is amenable to separate special-district governance; and

WHEREAS, establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the petition.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COMMISSION OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THAT:

SECTION 1. AUTHORITY. This ordinance is adopted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes.

SECTION 2. DISTRICT NAME, BOUNDARIES, AND POWERS. There is hereby created a community development district situated entirely within unincorporated Citrus County, Florida, which shall be known as the "Crystal Ridge Community Development District" (the "District") whose boundaries encompass the area of land described in Exhibit A, attached hereto. Upon the effective date of this Ordinance, the District will be duly and legally authorized to exist and exercise the special powers authorized pursuant to subsections 190.012(1)(a)-(h), (2)(a), (2)(d), and (3), Florida Statutes, and all other general and special powers authorized in accordance with uniform community development district charter as set forth in Sections 190.001 through 190.041, Florida Statutes.

SECTION 3. EXPANSION OF DISTRICT WITH SUFFICIENTLY CONTIGUOUS LANDS. Pursuant to Section 190.046(1)(h), Florida Statutes, within ten (10) years of the effective date of this ordinance, the District may petition the County for an amendment to expand the boundaries of the District to include the sufficiently contiguous lands described in Exhibit B.

SECTION 4. INITIAL BOARD. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: James Dicks, James Burton, Scott Prewitt, Rockdale Skair, and Joseph Cappuccilli.

SECTION 5. SEVERABILITY. It is the intention of the Board of County Commissioners of Citrus County, Florida, a political subdivision of the State of Florida, that if any section, subsection, clause, sentence, phrase, or provision, of this Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this Ordinance.

SECTION 6. INCLUSION IN THE CODE. It is the intent of the Board of County Commissioners of Citrus County, Florida, a political subdivision of the State of Florida, and it is hereby provided that the provisions of this Ordinance shall become and be made part of Chapter 90, of the Code of Ordinances, Citrus County, Florida. To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "ordinance" may be changed to "section", "article", or any other appropriate designation.

SECTION 7. EFFECTIVE DATE. This Ordinance shall become effective immediately upon receipt of acknowledgement from the office of the Secretary of State that this ordinance has been filed with said office.

DONE AND ADOPTED in regular meeting by the BOARD OF COUNTY COMMISSIONERS
OF CITRUS COUNTY, FLORIDA, this 24th day of October, 2023.

ATTEST:

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



Angela Vick
for ANGELA VICK, CLERK OF COURT

Ruthie Davis Schlach
RUTHIE DAVIS SCHLABACH, CHAIRMAN
Holly L. Davis

APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY

APPROVED

OCT 24 2023

BOARD OF COUNTY
COMMISSIONERS

Denise A. Dymond Lyn
DENISE A. DYMOND LYN,
COUNTY ATTORNEY