



CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday January 7, 2021 at 9:00 AM
Lecanto Government Building
3600 W. Sovereign Path
Room 166
Lecanto, Florida 34461

Joel Brender, Chair
Michael Facemyer, 1ST Vice Chair
David Bramblett, 2ND Vice Chair
Robert Bass
James Brooks

James Roys
Kurt Stone
Scott Borgeson (Alternate)
Donny Harrelson (Alternate)
Chuck Dixon (School Board)

- A. CALL TO ORDER
- B. INVOCATION
- C. PLEDGE OF ALLEGIANCE
- D. ROLL CALL
- E. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES
- F. OPEN TO THE PUBLIC – Receive comments from the public
- G. APPROVE MINUTES -
 - 1. January 7, 2021 PDC Agenda, Minutes, Directions
- H. STAFF ANNOUNCEMENTS
- I. EX PARTE COMMUNICATION - COUNTY ATTORNEY
- J. APPLICATIONS
 - 1. AA-21-01 Margaret Grimm

Conduct a public hearing on January 7, 2021 to review and consider AA-21-01 Margaret Grimm.
- K. ADDITIONAL ITEMS -
- L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS
- M. ADJOURN

If any person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings and, for such purpose, he or she may need to insure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, 3600 W. Sovereign Path, Suite 267, Lecanto, FL 34461, (352) 527-5210, at least two days before the meeting. If you are hearing or speech impaired, dial 7-1-1, 1-800-955-8771 (TTY) or 1-800-955-8770 (v), via Florida Relay Service.

Si necesita un traductor de español por favor haga arreglos con el Condado dentro de dos días de la notificación de la publicación (352-527-5370).



AGENDA MEMORANDUM

FROM:	Michael Sherman,
SUBJECT:	January 7, 2021 PDC Agenda, Minutes, Directions
AGENDA DATE:	January 07, 2021
<u>BRIEF OVERVIEW:</u>	
<u>BUDGET IMPACT/FUNDING SOURCE:</u>	
<u>RECOMMENDED ACTION:</u>	



**CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION**

Thursday, January 7, 2021 at 9:00 AM
Lecanto Government Building
3600 West Sovereign Path
Room 166
Lecanto, Florida 34461

JOEL BRENDER, CHAIR MICHAEL FACEMYER, 1ST VICE CHAIR DAVID BRAMBLETT, 2ND VICE CHAIR ROBERT BASS JAMES BROOKS	JAMES ROYS KURT STONE SCOTT BORGESON (Alternate) DONNY HARRELSON (Alternate) CHUCK DIXON (School Board)
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- A. CALL TO ORDER
- B. INVOCATION
- C. PLEDGE OF ALLEGIANCE
- D. ROLL CALL
- E. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES
- F. OPEN TO THE PUBLIC – Receive comments from the public
- G. APPROVE MINUTES – Approval of available minutes
- H. STAFF ANNOUNCEMENTS
- I. EX PARTE COMMUNICATION: County Attorney
- J. APPLICATIONS

1. ATLAS AMENDMENT

a. AA-21-01 Margaret Grimm

REQUEST: This request is to amend the Land Development Code (LDC) Atlas Map and the Master Plan of Sugarmill Woods Cypress Village from the Planned Development Residential (multi-family designation), to the Planned Development Residential (single-family designation).

LOCATION: Section 17, Township 20 South, Range 18 East; more specifically, Lot 8, Block B-N, of the Sugarmill Woods Cypress Village subdivision, Plat Book 9, Page 141; also known as Alternate Key Number 1529191, which address is known as 25 Seagrape St., Homosassa, FL. A complete legal description is on file with the Land Development Division.

STAFF CONTACT: Joe Hochadel, Principal Planner, and Miranda Anaya, Planner I, Land Development Division

K. ADDITIONAL ITEMS

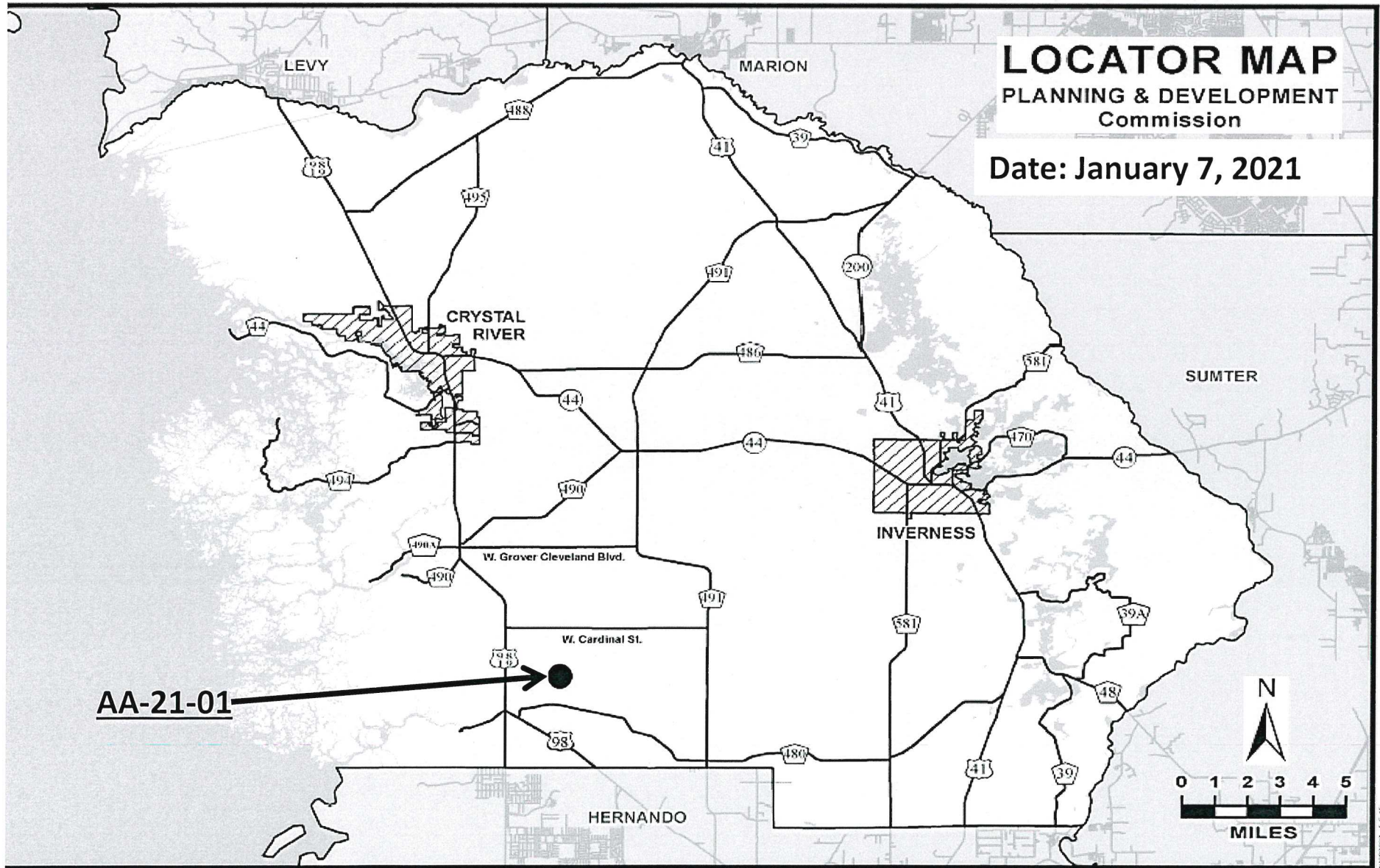
L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

M. ADJOURN

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Planning and Development Commission

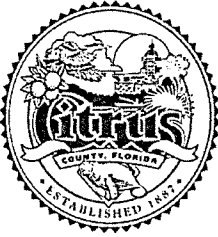
Directions for meeting on January 7, 2021

AA-21-01 - From the intersection of Saunders Way and CR-491, turn right onto CR-491. Go **10.09 miles** and turn right onto Oak Park Blvd. Go **4.89 miles** and turn right onto Cypress Blvd. Go **1.98 miles** and turn right onto Cypress Cir. Go **.10 miles** and take the first right onto Seagrape St. Go **0.07 miles** and the site is on the right at **25 Seagrape St.** Homosassa.



AGENDA MEMORANDUM

FROM:	Michael Sherman,
SUBJECT:	AA-21-01 Margaret Grimm
AGENDA DATE:	January 07, 2021
<u>BRIEF OVERVIEW:</u> Request to amend the Land Development Code Atlas Map and the Master Plan of Sugarmill Woods Cypress Village; from Planned Development Residential (multi-family designation) to Planned Development Residential (single-family designation).	
<u>BUDGET IMPACT/FUNDING SOURCE:</u>	
<u>RECOMMENDED ACTION:</u> Conduct a public hearing on January 7, 2021 to review and consider AA-21-01 Margaret Grimm.	



PM2-20-138

**DEPARTMENT OF GROWTH MANAGEMENT
ATLAS AMENDMENT
STAFF FINDINGS REPORT
TO THE
PLANNING AND DEVELOPMENT COMMISSION**

APPLICATION NUMBER AA-21-01 Margaret Grimm

DATE: December 4, 2020

PREPARED BY: Joe Hochadel, Principal Planner; Land Development Division *JH*
Miranda Anaya, Planner I, Land Development Division *MA*

Request to amend the Land Development Code (LDC) Atlas Map and the Master Plan of Sugarmill Woods Cypress Village.

LAND USE ATLAS MAP REQUEST:	From: PDR, Planned Development Residential (multi-family designation) To: PDR, Planned Development Residential (single-family designation)
LOCATION:	<u>Section 17, Township 20 South, Range 18 East</u> ; more specifically, Lot 8, Block B-N, of the Sugarmill Woods Cypress Village subdivision, Plat Book 9, Page 86; also known as Alternate Key Number 1529191, which address is known as 25 Seagrape St., Homosassa, FL. A complete legal description is on file with the Land Development Division.
ACREAGE:	Approximately 0.65 acres
SURROUNDING FUTURE LAND DESIGNATION:	North – RMU, Residential Mixed Use South – RMU, Residential Mixed Use East – RMU, Residential Mixed Use West – RMU, Residential Mixed Use
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATION:	North – PDR, Planned Development Residential (single-family) South – PDR, Planned Development Residential (multi-family use) East – PDR, Planned Development Residential (open space) West – PDR, Planned Development Residential (multi-family use)
SURROUNDING EXISTING LAND USES:	North – Single-Family residence South – Vacant Multi-family use East – common area/buffer area West – Seagrape St.; multi-family

CHARACTERISTICS OF THE SUBJECT PROPERTY

According to the *Soil Survey of Citrus County* (1988), the soil type in the area is Tavares Fine Sand, 0 to 5 percent slopes. The soil is described as moderately well drained, with only slight limitations to development. The subject properties are located in Flood Zone X, as found on the Flood Insurance Rate Map 12017C0431D.

BACKGROUND AND ANALYSIS

The Sugarmill Woods Cypress Village subdivision, located east of U.S.-19 and north of U.S.-98, was platted in 1973. The request is to change the Master Plan designation from multi-family to single-family residential development for Lot 8, Block N. The subject lot is located in a portion of the Sugarmill Woods Cypress Village planned development that is designated as multi-family development near the golf course. The lot is currently vacant.

The applicant would like to develop the lot with a single-family residence. The lot is approximately 0.65 acres in size.

Within the past 20 years, a number of the multi-family residential lots near the golf course within the Sugarmill Woods Cypress Village subdivision, and within Blocks B, G, L, M, and N in particular, have been approved by the County Commission via the Atlas Amendment process for the conversion to single-family residential:

Block B

Lot 19: AA-98-03 and Lot 2: AA-01-05

Block G

Lot 2: AA-02-04

Lots 23 and 24: AA-20-01

Block L & M

Lots 1, 3, and 13: AA-20-03

Block N

Lot 6: AA-99-07

Lot 7: AA-99-16

Consistency with the Land Development Code (LDC) - The applicant has proposed that the existing residential lot would be developed as a single-family home site, which would be similar in size to the size of single-family residential sites within the surrounding area along Seagrape St. adjacent to the golf course.

Consistency with the Comprehensive Plan - All development applications shall demonstrate complete compliance with the Comprehensive Plan. The application appears to be consistent with the following policies of the Comprehensive Plan:

- Policy 17.3.4** Residential density allowances will be based on community design criteria and urban service availability. Medium and high density residential developments shall meet County established standards for public facilities, access, and suitability/capability. Central water and sewer facilities will be required for all development of four units per acre or greater. Residential land use densities of more than two units per acre shall have a central water system if septic tanks are used.

Staff comment – The application proposes low density development which will be utilizing public facilities. As proposed, there will be a decrease in the potential overall

number of units in the master development, which continues the trend in the Sugarmill Woods community to consolidate buildable lots and to underutilize residential densities.

Policy 17.5.5 All major modifications to existing Planned Developments shall be approved by the BCC through the Atlas Amendment process. This requirement shall also apply to Planned Developments approved by the Planning and Development Review Board (PDRB) or its predecessor in function.

Staff comment – This has been outlined in the analysis above.

Concurrency –

- a) Sanitary Sewer – The future development of the site will require connection to the available central sewer through Citrus County Utilities.
- b) Potable Water – The future development of the site will require connection to the available central water through Citrus County Utilities.
- c) Solid Waste – The property will utilize solid waste collection with disposal in the Citrus County landfill.
- d) Drainage – There are no stormwater/drainage facilities currently onsite.

Summary of Agency Comments: At this time, no agency input has been received.

Summary of Public Comments: At this time, no public input has been received.

PROPOSED FINDINGS OF FACT

Staff reviewed this application under the standards of Section 4300, Planned Unit Developments (PUD), of the LDC. The PDC may recommend, and the BCC may adopt modified conditions of approval pursuant to LDC Section 4302, PUD Approval Procedures, when in the public interest and expressed in formal findings of fact. The reviewing body shall approve, approve with modifications and/or conditions, or disapprove the amendment to the Planned Unit Development. The reviewing body shall enter its reasons for such action in its record. As evidence, the following findings of facts are cited.

- A. Only uses which are consistent with the Comprehensive Plan may be approved as a PUD.** *The single-family residential use proposed is consistent with those located close to the site and as previously approved within the Sugarmill Woods Cypress Village Master Plan.*
- B. Any development approved through the PUD application process, which is not designated a use in the respective land use district for the subject PUD parcel, shall be compatible with established or planned uses both within the development footprint and surrounding neighborhoods and property.** *Single-family residential use is already provided within the Sugarmill Woods Cypress Village Master Plan.*
- C. Accessory uses shall be permitted as set forth within the approved general concept plan or as found by the Board of County Commissioners to be compatible with an approved plan.** *Accessory uses are not proposed with this application.*

- D. Subsequent to the approval of a PUD, uses not enumerated may be permitted through amendment of the PUD and approved by the Board of County Commissioners. *The application does not propose any additional uses beyond those allowed in residential districts per the LDC.*
- E. The land area included within the PUD development shall be of such proportions as to properly accommodate all proposed uses in keeping with the general requirements of the county and the established objectives and policies of the adopted Comprehensive Plan. *The land area proposed would accommodate the residential unit as proposed.*
- F. 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.
1. Planted turf grass and landscaping on residential lots shall be limited to a maximum of 50% of the upland portion of the lot.
 2. Turf grasses and landscape vegetation shall be common to the area and drought tolerant.
- This application is an amendment to an existing PUD which contains its own standards for landscaping and design.*
- G. There shall be no specific lot requirements for individual uses; provided, however, that the area designated for any particular use shall be of sufficient size and proportion so as to properly accommodate said use and to provide for adequate open space and buffering between it and an adjacent use. *The applicant will be required to meet all lot standards outlined within the PUD and the Citrus County Land Development Code.*
- H. The maximum height of structures, setbacks, and density within a PUD development shall be as specifically established by the Board of County Commissioners in its approval action. *The applicant has not requested a deviation of height, setbacks, or density with this application.*
- I. Approval of the proposed PUD development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant. *The applicant has indicated that this lot will be utilized for a single-family residence in lieu of a Conceptual Plan. Other standards are outlined in this application and the conditions proposed.*
- J. A planned unit development will terminate within three years of the date of approval if either a site development plan or preliminary subdivision plat application is not filed with the county. If one of these applications is not filed within the specified time frame, the PUD shall be null and void. *This application is bound by the existing terms of the Sugarmill Woods Cypress Village Master Plan.*

SUMMARY OF FINDINGS

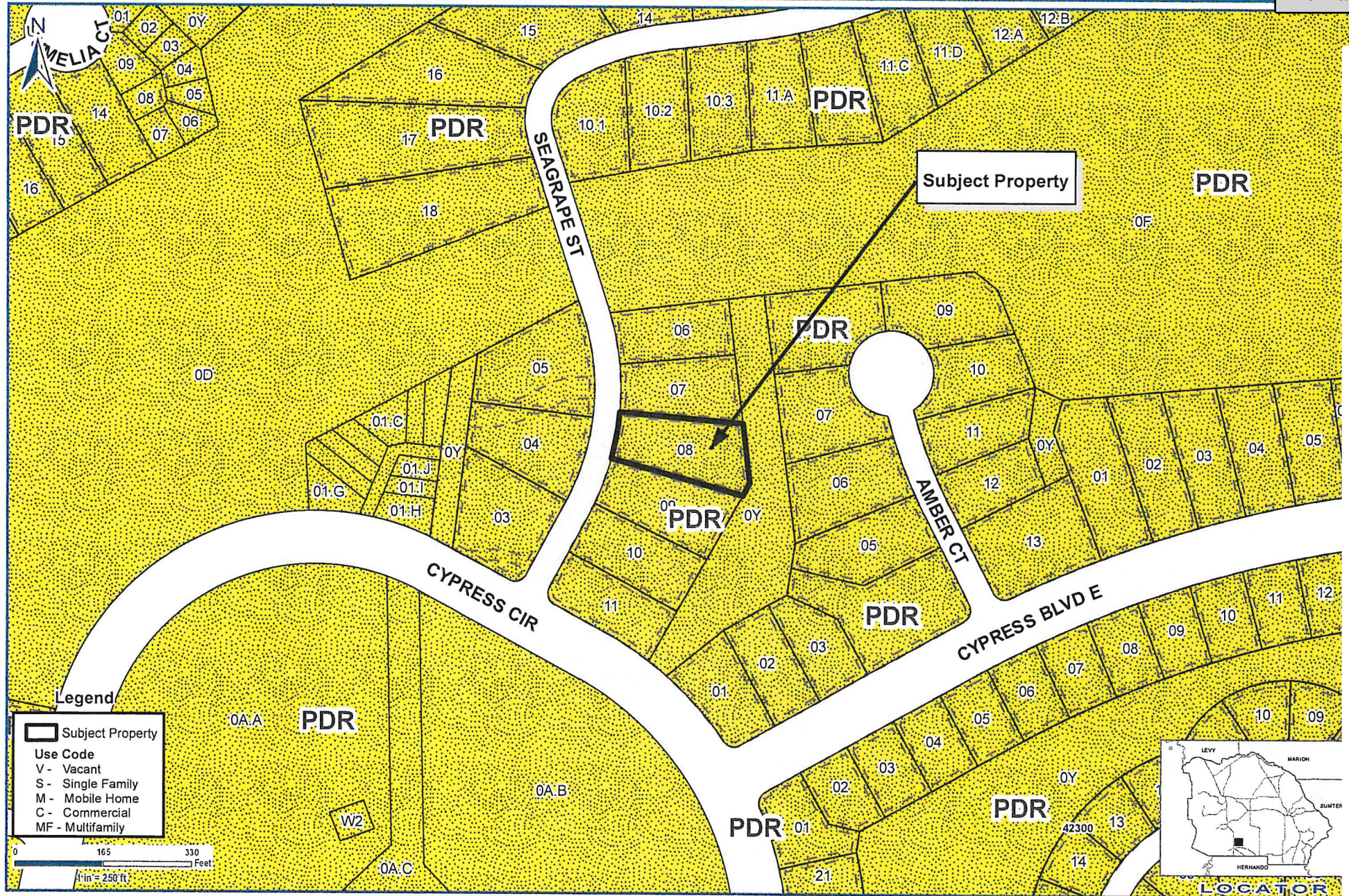
The application proposes to redesignate approximately 0.65 acres from multi-family residential to single-family residential development for the subject lot. The amendment is consistent with the policies of the Comprehensive Plan as identified in this report. Granting this request will not adversely affect the public interest, and would be generally compatible with adjacent properties and other properties in the district provided the conditions as proposed are adhered to.

SUGGESTED CONDITIONS:

1. The Sugarmill Woods Planned Unit Development (PUD) is modified to allow single-family detached residential on Lot 8, Block B-N, of the Sugarmill Woods Cypress Village subdivision as outlined in this application date-stamped received November 3, 2020, by the Land Development Division.
2. Site development requires connection to central water and sewer.
3. All other standards within the Sugarmill Woods Cypress Village Master Plan shall be met unless specifically outlined within these conditions.
4. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.
5. 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.

JH/MA/SW

Attachment: PDC staff report (12287 : AA-21-01 Margaret Grimm)



Application #: AA-21-01

Applicant: Margaret S. Grimm

Proposal: From multi-family to single family residential on the Master Plan

Location: 25 Seagrape St, Homosassa FL 34446

Future Land Atlas: Planned Development Residential (PDR)

S-T-R - 17-20-18

Planner Initials: *mm*

Date: 12/1/16

Geographic Information Systems

Prepared By : William Braunsch

Date: November 13, 2020

Source: Enterprise Geodatabase

Map Number: WB0000458

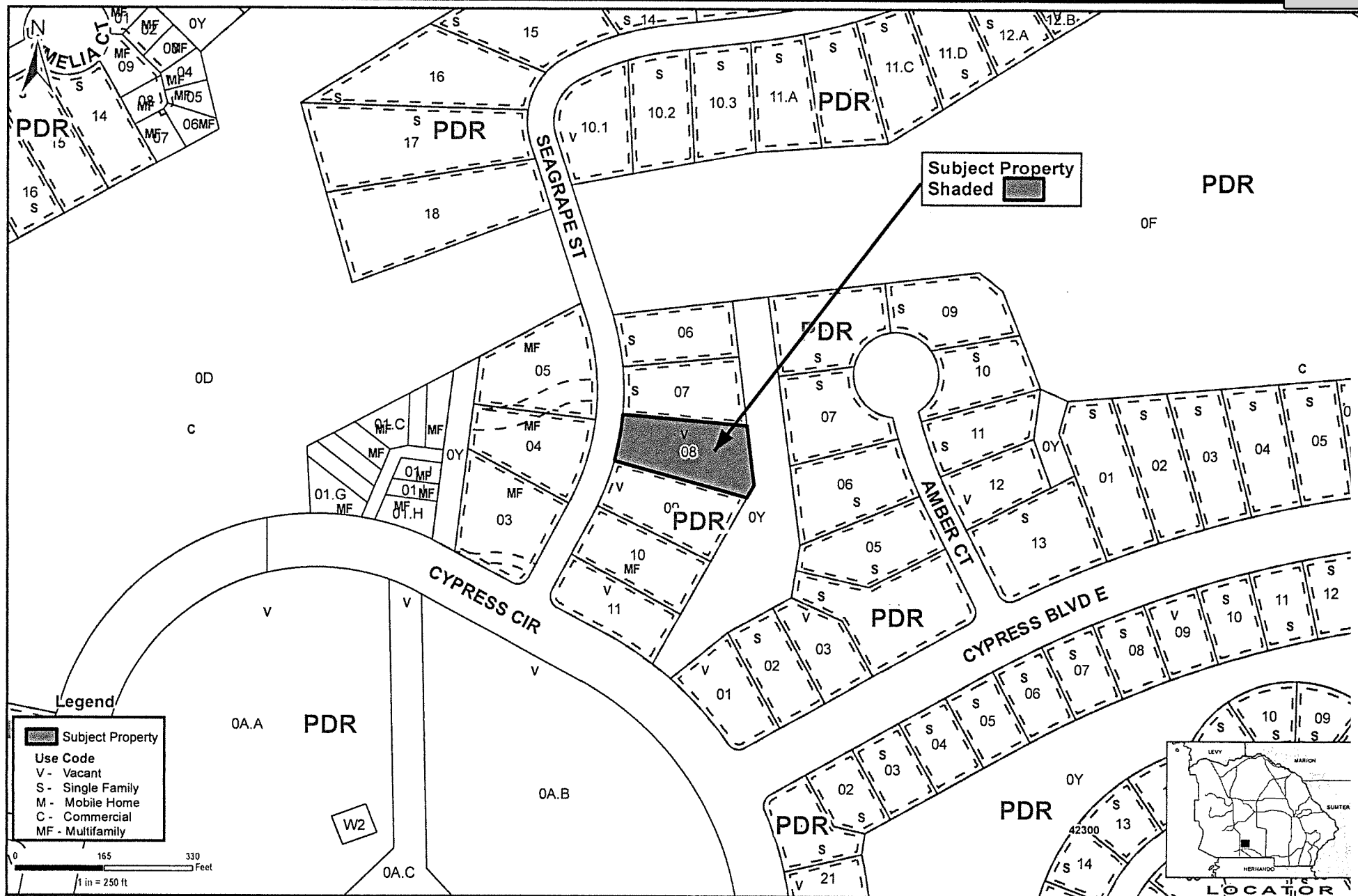
Cynthia P. Skelhorn

Director

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Citrus County shall not be liable for any claims, demands, or losses of any kind in connection with the use of this information, including but not limited to, damages or losses caused by reliance upon the accuracy or timeliness of this information and the viewing, copying, or distributing of these materials.





Application #: AA-21-01

Applicant: Margaret S. Grimm

Proposal: From multi-family to single family residential on the Master Plan

Location: 25 Seagrape St, Homosassa FL 34446

Future Land Atlas: Planned Development Residential (PDR)

S-T-R - 17-20-18

Planner Initials: *MG* Date: 12/1/20

Geographic Information Systems

Prepared By: William Braunsch

Date: November 13, 2020

Source: Enterprise Geodatabase

Map Number: WB0000457

Cynthia P. Skelhorn

Cynthia P. Skelhorn

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Board of County Commissioners
 DEPARTMENT OF GROWTH MANAGEMENT
 LAND DEVELOPMENT DIVISION
 3600 W. Sovereign Path, Suite 140
 Lecanto, FL 34461
 Telephone: (352) 527-5239 Fax (352) 527-5428
 Toll Free (352) 489-2120 TTY (352) 527-5312
 Web Address: www.citrusboec.com

CITRUS COUNTY LAND DEVELOPMENT CODE

ATLAS AMENDMENT APPLICATION

Application No.: AA-21-01 Date: 11/3/20

* Written Authorization is required if Applicant is different than Owner.

Applicant*

Name: MARGARET S GRIMM
 Address: 6 WEEPING WILLOW CT
 City: HOMOSASSA
 State: FL Zip: 34446
 Home No.: 352.419.7633 Cell No.: _____
 Work No.: _____ Fax No.: _____
 Email: ahamilton.florida@gmail.com

Property Owner

Name: MARGARET S GRIMM
 Address: 25 SEAGRAPE ST
 City: HOMOSASSA
 State: FL Zip: 34446
 Home No.: 352.419.7633 Cell No.: _____
 Work No.: _____ Fax No.: _____
 Email: ahamilton.florida@gmail.com

Property Description: Section: 17 Township: 20 South Range: 18 East

Legal Description: SUGARMILL WOODS 001792

Subdivision: SUGARMILL WOODS

Lot(s): 8 Block/Parcel: N

Alternate Key #: 15 2919

Parcel ID: 18E20S130010 00000 0080

Acreage: 64 (27.675)

☒ Amendment to the Land Development code Atlas

From: MULTI

To: SINGLE FAMILY

☐ Amendment to a Previously Approved Planned Development

Previous Application No.: _____

Is this hearing being requested as a result of a Code Violation Notice? Yes _____ No _____

If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.

Applicant Request(s): Change on Master zoning FROM MULTI

TO SINGLE FAMILY (RDR)

Directions to Property: SUNCOAST BLVD 19 - SUBDIVISION SUGARMILL WOODS
ON TO CYRESS W. LEFT TURN ONTO Seagrape St - property on R

The Applicant is: ☒ Owner of Tract ☐ Agent for Property Owner
☐ One-Owner Among Several ☐ Other (specify) _____

I am aware that if the property cannot be located using information from the submitted application, this application may be rescheduled to a later hearing date. I also understand that a sign must be placed (and marking flags may be placed) on the property by the Land Development Division at least seven days prior to the scheduled meeting.

I understand that approval for the proposed use shown hereon does not in any way relieve me of the responsibility of observing and complying with any deed restrictions applicable to the subject property.

I hereby authorize Citrus County or its agents to enter upon the property, which is the subject of this application and the date of the hearing thereon, at any time between the hours of 8:00 AM and 5:00 PM for the purpose of gathering any information relevant to this application.

I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature: Margaret S Grimm

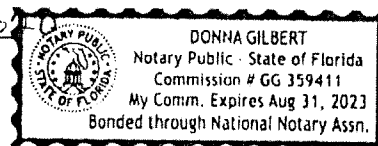
STATE OF FLORIDA
 COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared MARGARET S GRIMM who is personally known to me or provided Florida Drivers License as identification and who did not take an oath.

WITNESS my hand and official seal this 31 day of October, 2020

Donna Gilbert
 Printed Name
Donna Gilbert
 Notary Public - State of Florida

Seal



For Staff Use Only

Date: 11/3
 Time: SW via email
 Initials: _____

ATF: _____
 QTR: _____
 LUD: _____

GFLUM Des: _____
 FZ: RECEIVED



AA-21-01



Margaret Grimm



3











Attachment: Coordinator PowerPoint (12287 : AA-21-01 Margaret Grimm)

AA-21-01

Margaret Grimm





3



Vacation per Resolution #2000-015 dated
January 25, 2000, recorded in OR Book 1350 page 1222.

Vacation per Resolution No. 2003-282 dated
December 9, 2003, recorded in OR Book 1671
Page 799.

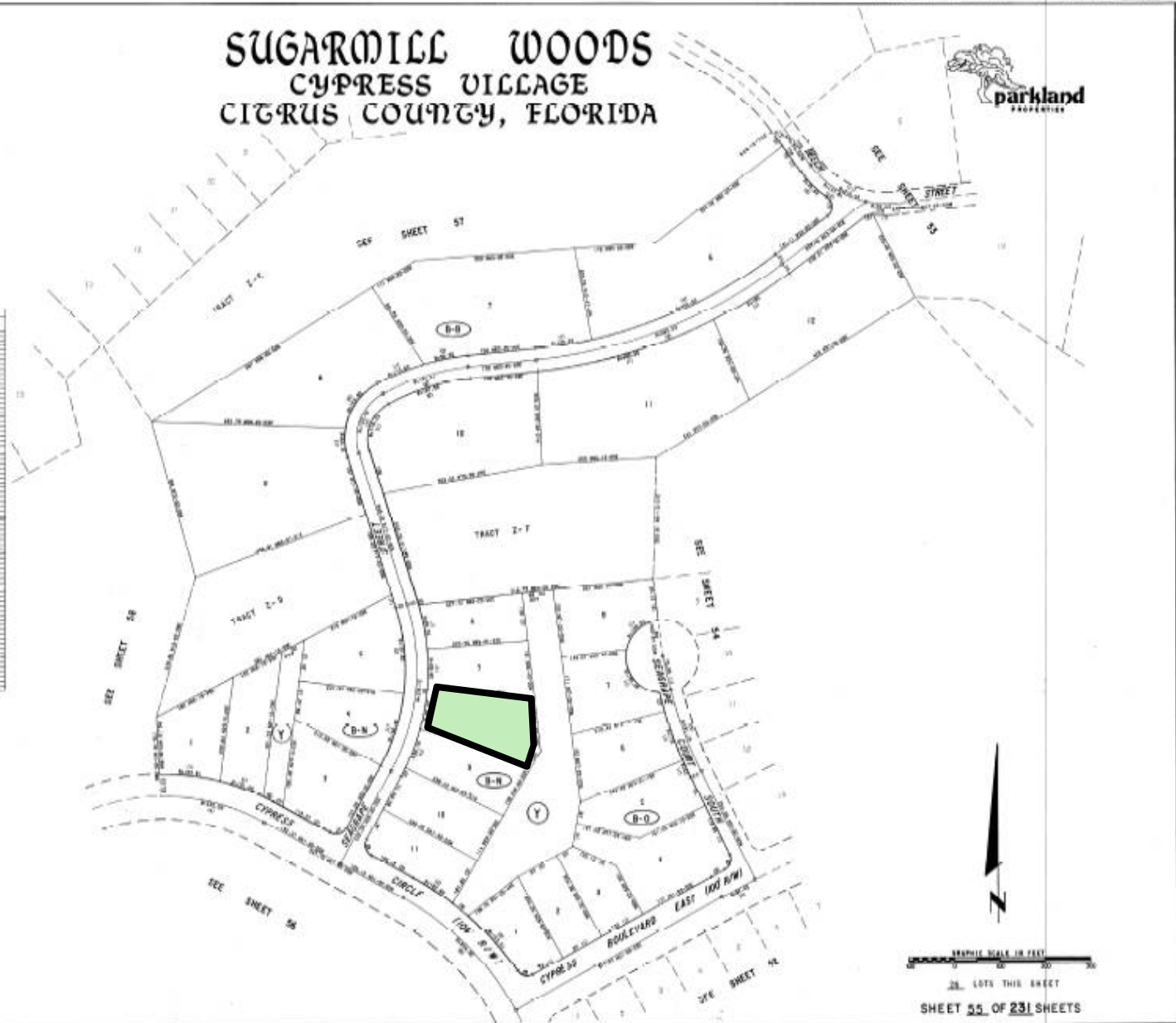
Vacation per Resolution #1998-127 dated
June 17, 1998, recorded in Official Records
Book 1417 page 1270.

SECTION	LOT	ACRES	OWNER	DEED	DATE
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1-1	99	1.00	...	...	...
1-1	100	1.00	...	...	...

SUGARMILL WOODS CYPRESS VILLAGE CITRUS COUNTY, FLORIDA



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GRAPHIC SCALE IN FEET
25' 50' 75' 100'
SHEET 55 OF 231 SHEETS

Attachment: Planner PowerPoint (12287 : AA-21-01 Margaret Grimm)











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