CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION

Thursday January 20, 2022 at 9:00 AM
Lecanto Government Building
3600 W. Sovereign Path
Room 166
Lecanto, Florida 34461

Michael Facemyer, Chair	**James Roys**
David Bramblett, 1ST Vice Chair	**Kurt Stone**
Robert Bass, 2ND Vice Chair	**William Burda (Alternate)**
Richard Barmes	**Carole Scragg (Alternate)**
Stacey Worthington	**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 20, 2022, PDC agenda and map/directions

January 20, 2022, PDC agenda and map/directions

H. STAFF ANNOUNCEMENTS

I. EX PARTE COMMUNICATION - COUNTY ATTORNEY

J. APPLICATIONS

1. CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates, LLLP

Conduct a public hearing on January 20, 2022, to review and consider CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates, LLLP

2. V-22-02 Adams Homes of Northwest Florida, Inc.

Conduct a public hearing on January 20, 2022, to review and consider V-22-02, Adams Homes of Northwest Florida, Inc.

3. AA-22-01 John Kujan

Conduct a public hearing on January 20, 2022, to review and consider AA-22-01 John Kujan

4. CPA/AA/PUD-22-02 Law Office of Clark A Stillwell for Camp N Water Campground Association, Inc.

Conduct a public hearing on January 20, 2022, to review and consider CPA/AA/PUD-22-02, Law Office of Clark A. Stillwell for Camp N Water Campground Association Inc.

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, AICP Growth Management Director
SUBJECT:	January 20, 2022 PDC agenda and map/directions
AGENDA DATE:	**January 20, 2022**

BRIEF OVERVIEW:

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:
January 20, 2022, PDC agenda and map/directions

CITRUS COUNTY

PLANNING AND DEVELOPMENT COMMISSION

Thursday, January 20, 2022 at 9:00 AM

Lecanto Government Building

3600 West Sovereign Path, Room 166

Lecanto, Florida 34461

MICHAEL FACEMYER, CHAIR	KURT STONE
DAVID BRAMBLETT, 1st VICE CHAIR	STACEY WORTHINGTON
ROBERT BASS, 2nd VICE CHAIR	WILLIAM BURDA (Alternate)
RICHARD BARMES	CAROLE SCRAGG (Alternate)
JAMES ROYS	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 – Approval of available minutes

H. STAFF ANNOUNCEMENTS

I. EX PARTE COMMUNICATION: County Attorney

J. APPLICATIONS

1. COMPREHENSIVE PLAN AMENDMENT

a. CPA/AA/PUD-22-01 Chuck Pigeon for Gulf to Lake Associates, LLLP

REQUEST: This request is to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from Recreational District (REC) to Medium Density Residential District (MDR) and to amend the Land Use Atlas Map (LUAM) of the Citrus County Land Development Code from Recreational District (REC), Medium Density Residential District with mobile homes allowed (MDRMH) and Low Density Residential District

Attachment: Agenda, map, and directions (19780 : January 20, 2022 PDC agenda and map/directions)

with mobile homes allowed (LDRMH) to Medium Density Residential District (MDR) and Low Density Residential District (LDR) with a Planned Unit Development for single-family residential uses.

LOCATION: Section 1, Township 19 South, Range 17 East, Parcel 10000 (Alternate Key 3430790); and Section 6, Township 19 South, Range 18 East, Parcels 10000, 31000 and 41000 (Alternate Key 3430790, 1504422, 1504465); and Section 31, Township 18 South, Range 18 East, Parcel 33000 (Alternate Key 1494940) in the Lecanto area. A complete legal description is on file with the Land Development Division.

STAFF CONTACT: Joanna Coutu, AICP, Director, and Joe Hochadel, Principal Planner, Land Development Division

2. LAND USE APPLICATION

a. V-22-02 Adams Homes of Northwest Florida, Inc.

REQUEST: This request is for a Variance from the Citrus County Land Development Code (LDC) for the placement of a single-family dwelling having less than the required 50-foot setback from the centerline of a right-of-way, pursuant to Section 2300, Building Setback Requirements and Height Requirements for All Land Use Districts, as specified in the LDC.

LOCATION: Section 13, Township 18 South, Range 18 West; specifically, Lot 28, Block C, of High Ridge Village (AK 3371463), which address is 3271 N. Burroughs Path, Beverly Hills, FL. A complete legal description of the property is on file with the Land Development Division.

STAFF CONTACT: Jennifer Perkins, Planner, and Amber Splitt, Planner, Land Development Division

3. COMPREHENSIVE PLAN AMENDMENT

a. AA-22-01 John Kujan

REQUEST: This request is to amend the Land Use 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 2, Block B-M, of the Sugarmill Woods Cypress Village subdivision, Plat Book 9, Page 137; also known as Alternate Key Number 1528976, which address is known as 97 Athenia Dr., Homosassa, FL. A complete legal description is on file with the Land Development Division.

Attachment: Agenda, map, and directions (19780 : January 20, 2022 PDC agenda and map/directions)

STAFF CONTACT: Joe Hochadel, Principal Planner, Land Development Division

b. CPA/AA/PUD-22-02 Clark A. Stillwell, Esq. for Camp N Water Campground Association, Inc.

REQUEST: This request is to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from Low Intensity Coastal and Lakes District (CL) to Recreational Vehicle Park/Campground District (RVP) and to amend the Land Use Atlas Map (LUAM) of the Citrus County Land Development Code from Planned Residential Development District (PDR) and Low Intensity Coastal and Lakes District (CL) to Recreational Vehicle Park/Campground District (RVP).

LOCATION: Section 31, Township 19 South, Range 17 East, Alternate Key Number 3220048, which addresses are 11465 W Priest Lane and 5680 S Sea Otter Path, Homosassa, FL. A complete legal description is on file with the Land Development Division.

STAFF CONTACT: Joanna Coutu, AICP, Director, Land Development Division

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 ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

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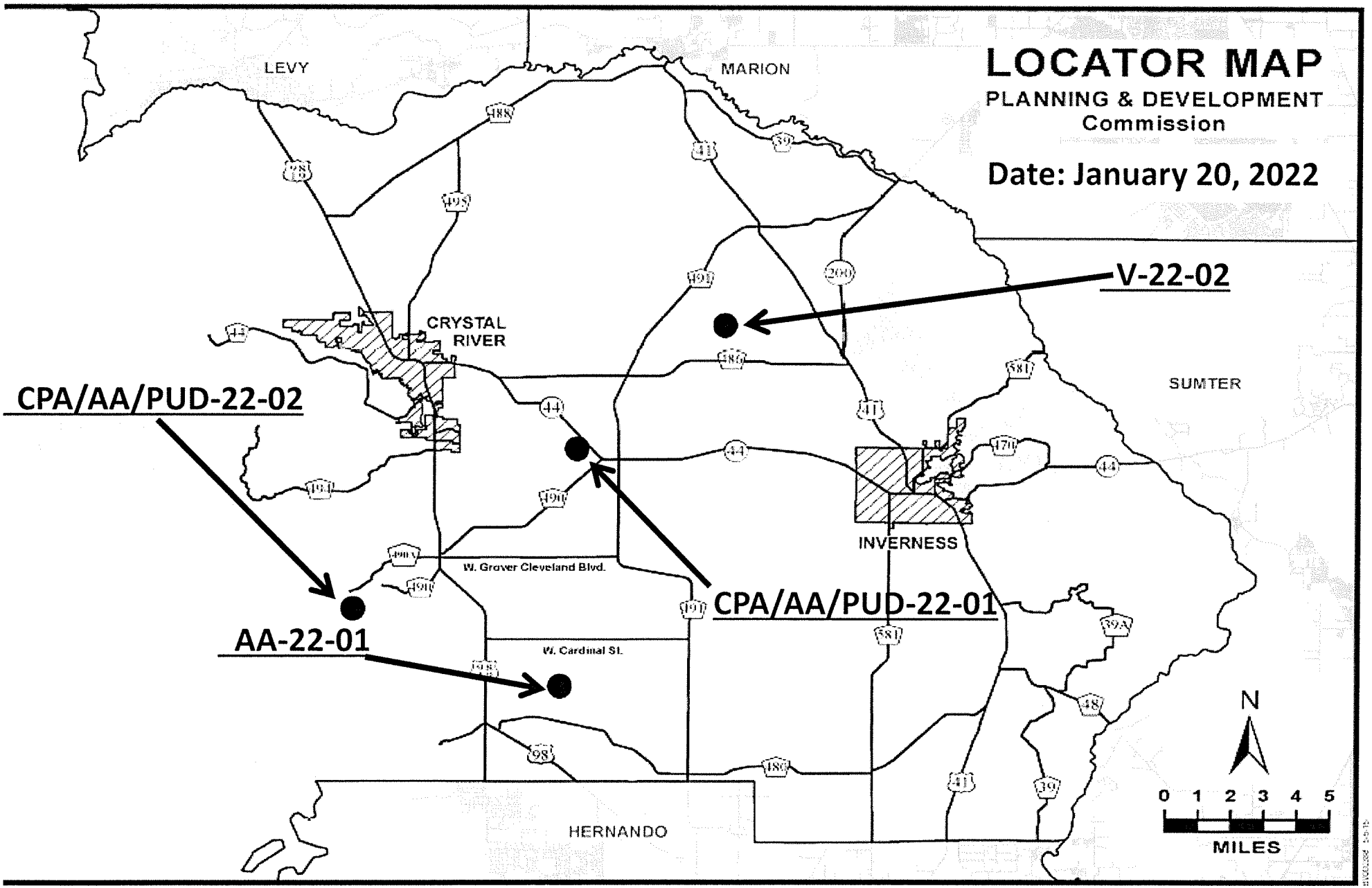
Attachment: Agenda, map, and directions (19780 : January 20, 2022 PDC agenda and map/directions)



Attachment: Agenda, map, and directions (19780 : January 20, 2022 PDC agenda and map/directions)

Planning and Development Commission

Directions for meeting on January 20, 2022

CPA/AA/PUD-22-01- From the intersection of Saunders Way and CR-491, turn left onto CR-491.Go **2 miles** and turn left onto W. Gulf to Lake Hwy. Go **3.37 miles** and turn left onto N. Rock Crusher Road. Go **1.36 miles** and the site is on the left at **275 S Rock Crusher Road, Lecanto.**

V-22-02- From the intersection of Saunders Way and CR-491, turn left onto CR-491. Go **4.88 miles** and turn right onto W. Norvell Bryant Hwy. Go **2.44 miles** and turn left onto N. Forest Ridge Blvd. Go **0.89 miles** and turn left onto W. Roosevelt Blvd. Go **.12 miles** and turn right onto Burroughs Path. Go **.08 miles** and the site is on the right at **3271 N Burroughs Path Beverly Hills.**

AA-22-01 From the intersection of Saunders Way and CR-491, turn right onto CR-491. Go **1.24 miles** and turn right onto W Grover Cleveland Blvd. Go **5.40 miles** and turn left onto S Suncoast Blvd/US 19. Go **4.73 miles** and turn left onto Cypress Blvd. Go **1.21 miles** continuing on where Cypress Blvd. turns into Cypress Circle. Go **.38 miles** and turn left onto Seagrape St. Go **.43 miles** and turn left onto Beech St. Go **.17 miles** and turn on the 1st right onto Deer Dr. Go **.24 miles** and turn left onto

Attachment: Agenda, map, and directions (19780 : January 20, 2022 PDC agenda and map/directions)

Athenia Dr. and the site is on the right at **97 Athenia Drive, Homosassa.**

CPA/AA/PUD 22-02- From the intersection of Saunders Way and CR-491, turn right onto CR-491. Go **1.24 miles** and turn right onto W Grover Cleveland Blvd. Go **5.40 miles** where Grover Cleveland becomes W. Halls River Rd. Go **.56 miles** and turn slight left onto W Fishbowl Dr. Go **1.57 miles** and turn slight left onto W Yulee Dr. Go **.97 miles** and turn left onto S Mason Creek Rd. Go **.83 miles** and turn right onto S Garcia Rd. Go **.24 miles** and turn right onto W. Priest Ln. Go **.13 miles** where W. Priest Ln becomes S Sea Otter Path. Go **.08 miles** and the site is on the left at **5680 S Sea Otter Path, Homosassa**

Attachment: Agenda, map, and directions (19780 : January 20, 2022 PDC agenda and map/directions)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates, LLLP
AGENDA DATE:	**January 20, 2022**

BRIEF OVERVIEW:

Future Land Use Map change from REC, Recreational District, to MDR, Medium Density Residential District and Land Use Atlas Map change from REC, Recreational District; MDRMH, Medium Residential District with mobile homes allowed; and LDRMH, Low Density Residential District with mobile homes allowed, to REC, MDR and LDR, all with a Planned Unit Development for single-family residential uses.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

Applicant responsibility

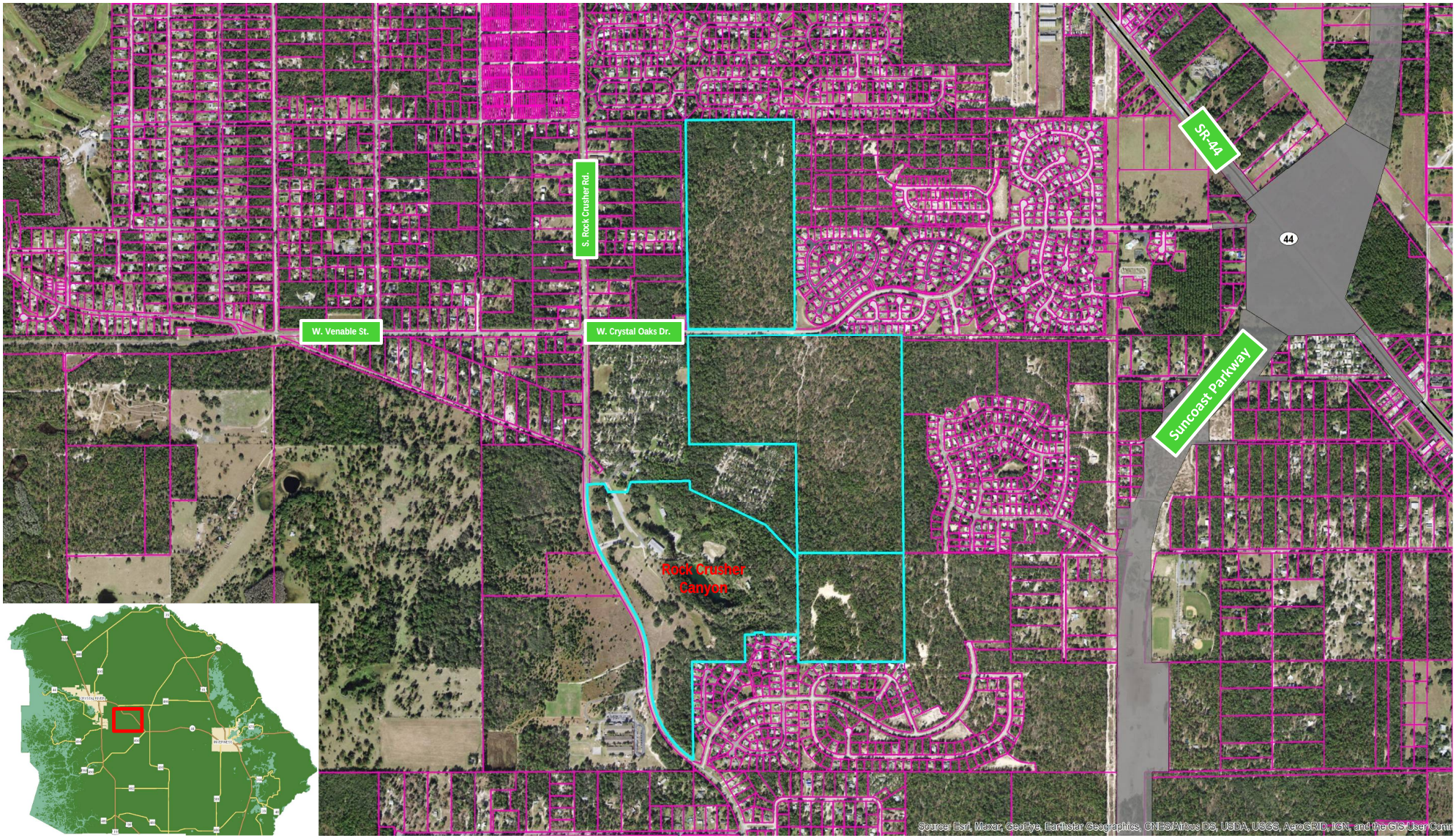
RECOMMENDED ACTION:

Conduct a public hearing on January 20, 2022, to review and consider CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates, LLLP

CPA/AA/PUD-22-01

Chuck Pigeon for Gulf to Lake Associates, LLC

Attachment: PDC Coordinator PowerPoint (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes



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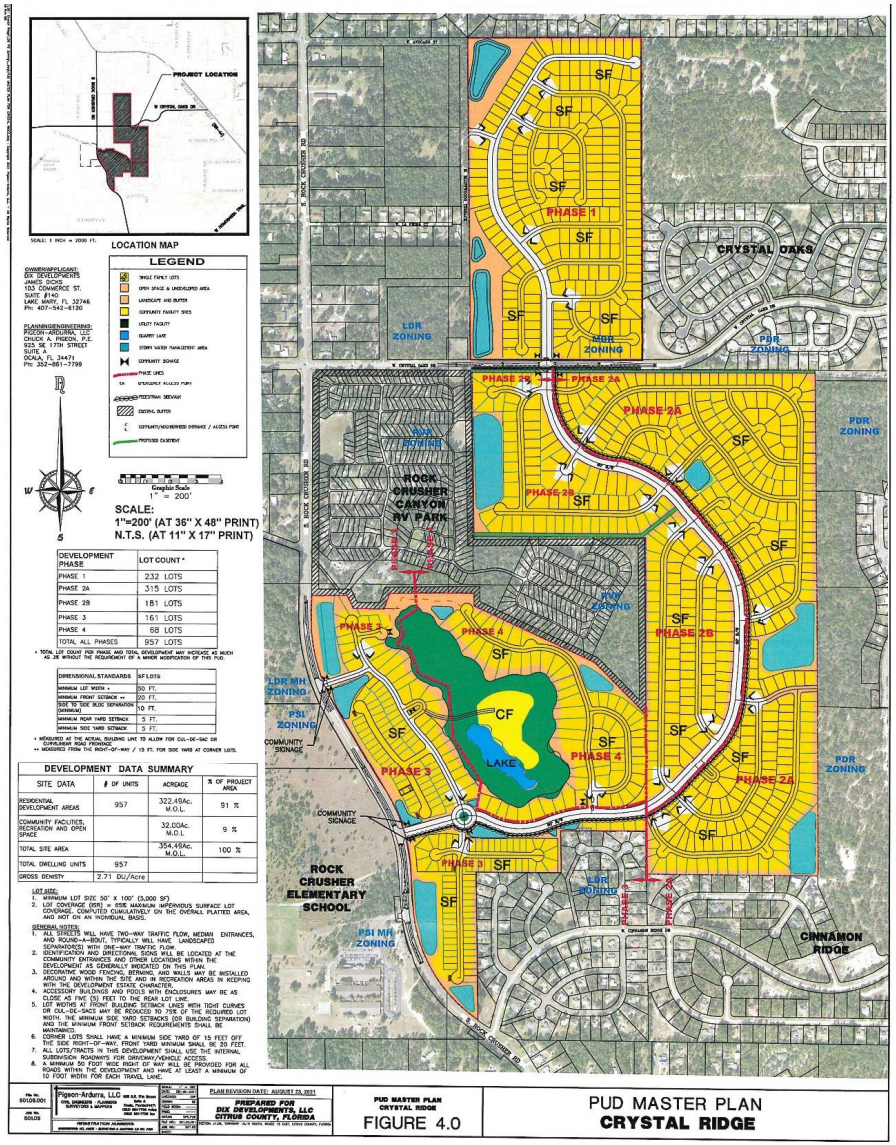

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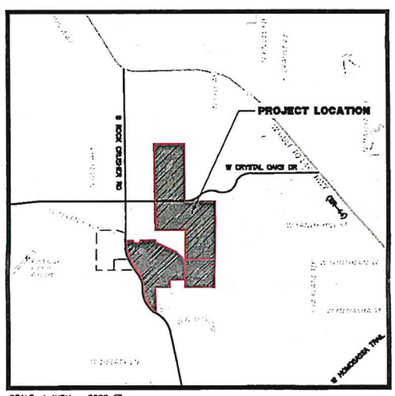

SCALE: 1 INCH = 2000 FT.

LOCATION MAP

OWNER/APPLICANT:
DIX DEVELOPMENTS
JAMES DICKS
103 COMMERCE ST.
SUITE #140
LAKE MARY, FL 32746
Ph: 407-542-6120

PLANNING/ENGINEERING:
PIGEON-ARDURRA, LLC
CHUCK A. PIGEON, P.E.
925 SE 17TH STREET
SUITE A
OCALA, FL 34471
Ph: 352-861-7799

LEGEND

- SINGLE FAMILY LOTS
- OPEN SPACE & UNDEVELOPED AREA
- LANDSCAPE AND BUFFER
- COMMUNITY FACILITY SITES
- UTILITY FACILITY
- QUARRY LAKE
- STORM WATER MANAGEMENT AREA
- COMMUNITY SIGNAGE
- PHASE LINES
- EA EMERGENCY ACCESS POINT
- PEDESTRIAN SIDEWALK
- EXISTING BUFFER
- COMMUNITY/NEIGHBORHOOD ENTRANCE / ACCESS POINT
- PROPOSED EASEMENT

Graphic Scale
1" = 200'

SCALE:
1"=200' (AT 36" X 48" PRINT)
N.T.S. (AT 11" X 17" PRINT)

DEVELOPMENT PHASE	LOT COUNT *
PHASE 1	232 LOTS
PHASE 2A	315 LOTS
PHASE 2B	181 LOTS
PHASE 3	161 LOTS
PHASE 4	68 LOTS
TOTAL ALL PHASES	957 LOTS

* TOTAL LOT COUNT PER PHASE AND TOTAL DEVELOPMENT MAY INCREASE AS MUCH AS 3% WITHOUT THE REQUIREMENT OF A MINOR MODIFICATION OF THIS PUD.

DIMENSIONAL STANDARDS	SF LOTS
MINIMUM LOT WIDTH *	50 FT.
MINIMUM FRONT SETBACK **	20 FT.
SIDE TO SIDE BLDG SEPARATION (MINIMUM)	10 FT.
MINIMUM REAR YARD SETBACK	5 FT.
MINIMUM SIDE YARD SETBACK	5 FT.

* MEASURED AT THE ACTUAL BUILDING LINE TO ALLOW FOR CUL-DE-SAC OR CURVILINEAR ROAD FRONTAGE.
** MEASURED FROM THE RIGHT-OF-WAY / 15 FT. FOR SIDE YARD AT CORNER LOTS.

DEVELOPMENT DATA SUMMARY

SITE DATA	# OF UNITS	ACREAGE	% OF PROJECT AREA
RESIDENTIAL DEVELOPMENT AREAS	957	322.49Ac. M.O.L.	91 %
COMMUNITY FACILITIES, RECREATION AND OPEN SPACE		32.00Ac. M.O.L	9 %
TOTAL SITE AREA		354.49Ac. M.O.L.	100 %
TOTAL DWELLING UNITS	957		
GROSS DENISTY	2.71 DU/Acre		

LOT SIZE:
1. MINIMUM LOT SIZE 50' X 100' (5,000 SF)
2. LOT COVERAGE (ISR) = 65% MAXIMUM IMPERVIOUS SURFACE LOT COVERAGE. COMPUTED CUMULATIVELY ON THE OVERALL PLATTED AREA, AND NOT ON AN INDIVIDUAL BASIS.

GENERAL NOTES:
1. ALL STREETS WILL HAVE TWO-WAY TRAFFIC FLOW, MEDIAN ENTRANCES, AND ROUND-A-BOUT, TYPICALLY WILL HAVE LANDSCAPED SEPARATOR(S) WITH ONE-WAY TRAFFIC FLOW.
2. IDENTIFICATION AND DIRECTIONAL SIGNS WILL BE LOCATED AT THE COMMUNITY ENTRANCES AND OTHER LOCATIONS WITHIN THE DEVELOPMENT AS GENERALLY INDICATED ON THIS PLAN.
3. DECORATIVE WOOD FENCING, BERMING, AND WALLS MAY BE INSTALLED AROUND AND WITHIN THE SITE AND IN RECREATION AREAS IN KEEPING WITH THE DEVELOPMENT ESTATE CHARACTER.
4. ACCESSORY BUILDINGS AND POOLS WITH ENCLOSURES MAY BE AS CLOSE AS FIVE (5) FEET TO THE REAR LOT LINE.
5. LOT WIDTHS AT FRONT BUILDING SETBACK LINES WITH TIGHT CURVES OR CUL-DE-SACS MAY BE REDUCED TO 75% OF THE REQUIRED LOT WIDTH. THE MINIMUM SIDE YARD SETBACKS (OR BUILDING SEPARATION) AND THE MINIMUM FRONT SETBACK REQUIREMENTS SHALL BE MAINTAINED.
6. CORNER LOTS SHALL HAVE A MINIMUM SIDE YARD OF 15 FEET OFF THE SIDE RIGHT-OF-WAY. FRONT YARD MINIMUM SHALL BE 20 FEET.
7. ALL LOTS/TRACTS IN THIS DEVELOPMENT SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
8. A MINIMUM 50 FOOT WIDE RIGHT OF WAY WILL BE PROVIDED FOR ALL ROADS WITHIN THE DEVELOPMENT AND HAVE AT LEAST A MINIMUM OF 10 FOOT WIDTH FOR EACH TRAVEL LANE.

File No. 50105.001 / Job No. 50105	Pigeon-Arduirra, LLC — CIVIL ENGINEERS • PLANNERS • SURVEYORS & MAPPERS — 925 S.E. 17th Street, Suite A, Ocala, Florida 34471, (352) 861-7799 voice, (352) 369-7708 fax — REGISTRATION NUMBERS: ENGINEERING NO. 29009 • SURVEYING & MAPPING LB NO. 7689	SCALE: 1" = 200' / DATE: 08-29-2021 / CHECKED: CAP / DRAWN: AE / FIELD BOOK: ---- / PAGE: ---- / DATUM: NAD83 / FILE NO.: 501.05.001 / JOB NO.: 501.05 / SHEET:	PLAN REVISION DATE: AUGUST 23, 2021 PREPARED FOR DIX DEVELOPMENTS, LLC CITRUS COUNTY, FLORIDA SECTION 31,06, TOWNSHIP 18,19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA	PUD MASTER PLAN CRYSTAL RIDGE FIGURE 4.0	PUD MASTER PLAN **CRYSTAL RIDGE**

COMPREHENSIVE PLAN AND LAND DEVELOPMENT

CODE AMENDMENT APPLICATION

For

CRYSTAL RIDGE

CITRUS COUNTY, FLORIDA

A

DIX DEVELOPMENTS, LLC COMMUNITY

CPA/AA/PUD-22-01

DATE: October 20, 2021

Prepared By:

Pigeon – Ardurra, LLC
CIVIL ENGINEERS – PLANNERS
SURVEYORS & MAPPERS

925 S.E. 17th Street, Suite A
Ocala, FL 34471
Ph 352-861-7799

Project No. 501.05

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

PIGEON-ARDURRA, LLC

October 20, 2021

Ms. Joanna Coutu, AICP
Department of Growth Management
Citrus County Land Development
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461
Email: joanna.coutu@citrusbocc.com

P-A Project No. 501.05
Ardurra #2021-0711-00

Project:	**Crystal Ridge Development**
Sec/Twp/Rge:	**S31 / T18S / R18E, S06 / T19S / R18E, S01 / T19S / R17E**
Parcel ID / Alt Key:	**18E18S31 33000 / 1494940, 18E19S06 41000 / 1504465, 18E19S06 31000 / 1504422, 17E19S01 10000 / 3430790**
RE:	**Land Development Code Amendment Application & Atlas Amendment**

Dear Ms. Coutu:

Enclosed is an application for the approval of a PUD, Planned Unit Development for a proposed residential community on the lands indicated above. Three of the parcels currently have a Future Land Use of Medium Density Residential (MDR), and Low Density Residential (LDR) and will only require a PUD Overlay on the existing land use in order to proceed with the development of the property. The remaining parcel currently has a Future Land Use of Recreation (REC) and will require a Land Use Designation and Atlas Amendment to change the Future Land Use to Medium Density Residential (MDR) with a PUD Overlay. The property contains 354 acres +/- and is surrounded by existing residential developments.

Included with this submittal in support of this application is a package of documents and information with various figures and exhibits including a narrative addressing the application requirements of the LDC.

Should you have any questions, please do not hesitate to contact me or Linda Pigeon at (352) 861-7799. We look forward to hearing back from the County following review of the submittal package.

Sincerely,
PIGEON - ARDURRA, LLC

Chuck A. Pigeon, P.E.
Project Manager

Ec: DIX Development

925 SE 17th Street, Suite A
Ocala, FL 34471
Ph: 352-861.7799
Fax: 352-861.7709

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

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APPENDIX

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Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Exhibit 1

Letters of Authorization

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461
Telephone: (352) 527-5239
TTY Dial 711
Web Address: www.citrusbocc.com

AUTHORIZATION

APPLICATION REQUEST: (check one)

_____Variance _____Conditional Use _____Minor Subdivision ____Lot Reconfiguration

_____Plat Vacation _____Street Vacation __X__Comprehensive Plan Amendment

__X__Atlas Amendment _____Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Section 6 Township 19S Range 18E Alternate Key # 1504422 & 3430790

Lot/Parcel_____ Block_____

Subdivision_____

I, Gulf to Lakes Associates, LLLP, owner of the above described property,
(Name of Owner)

authorize Chuck A. Pigeon of Pigeon-Ardurra, LLC to
(Name of Representative) (Name of Business)

serve as agent on my behalf for the purpose of making application for the proposed request. No further authorization is expressed or implied, than that which is described herein.

SIGNATURE: _____
(Signature of Owner)

STATE OF ~~FLORIDA~~ NEW HAMPSHIRE
COUNTY OF ~~CITRUS~~ BELKNAP

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Bruce A Olsen, who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this 9th day of September 2021

Lisa A. Avola
Printed Name

Lisa A. Avola
Notary Public - State of ~~Florida~~ New Hampshire

Seal

LISA A. AVOLA
MY COMMISSION EXPIRES AUG. 26, 2025
NOTARY PUBLIC
NEW HAMPSHIRE

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461
Telephone: (352) 527-5239
TTY Dial 711
Web Address: www.citrusbocc.com

AUTHORIZATION

APPLICATION REQUEST: (check one)

_____Variance _____Conditional Use _____Minor Subdivision ____Lot Reconfiguration

_____Plat Vacation _____Street Vacation __X__Comprehensive Plan Amendment

__X__Atlas Amendment _____Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Section 6 Township 19S Range 18E Alternate Key # 1504422 & 3430790

Lot/Parcel_____ Block_____

Subdivision_____

I, Gulf to Lakes Associates, LLLP, owner of the above described property,
(Name of Owner)

authorize Avis Marie Craig of _____ to
(Name of Representative) (Name of Business)

serve as agent on my behalf for the purpose of making application for the proposed request. No further authorization is expressed or implied, than that which is described herein.

SIGNATURE: _____
(Signature of Owner)

STATE OF ~~FLORIDA~~ NEW HAMPSHIRE
COUNTY OF ~~CITRUS~~ BELKNAP

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Bruce A. Olson, who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this 9th day of September, 2021

Lisa A Avola
Printed Name

Lisa A. Avola
Notary Public - State of ~~Florida~~ New Hampshire

Seal

USA
MY COMMISSION EXPIRES AUG. 26, 2025

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461
Telephone: (352) 527-5239
TTY Dial 711
Web Address: www.citrusbocc.com

AUTHORIZATION

APPLICATION REQUEST: (check one)

_____Variance _____Conditional Use _____Minor Subdivision ____Lot Reconfiguration

_____Plat Vacation _____Street Vacation __X__Comprehensive Plan Amendment

__X__Atlas Amendment _____Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Section 6 Township 19S Range 18E Alternate Key # 1504465
Section 31 Township 18S Range 18E Alternate Key # 1494940
Lot/Parcel_____ Block_____

Subdivision_____

I, Roy Cunningham, owner of the above described property,
(Name of Owner)

authorize Avis Marie Craig of Self to
(Name of Representative) (Name of Business)

serve as agent on my behalf for the purpose of making application for the proposed request. No further authorization is expressed or implied, than that which is described herein.

SIGNATURE: _____
(Signature of Owner)

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 Roy Cunningham, who is personally known to me or provided Personally Known as identification and who did not take an oath.

WITNESS my hand and official seal this 9th day of September, 2021

Paula M. Lee
Printed Name

Seal

Paula M Lee
Notary Public - State of Florida

PAULA M. LEE
MY COMMISSION # GG 137402
EXPIRES: October 7, 2021
Bonded Thru Notary Public Underwriters

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461
Telephone: (352) 527-5239
TTY Dial 711
Web Address: www.citrusbocc.com

AUTHORIZATION

APPLICATION REQUEST: (check one)

_____Variance _____Conditional Use _____Minor Subdivision ____Lot Reconfiguration

_____Plat Vacation _____Street Vacation __X__Comprehensive Plan Amendment

__X__Atlas Amendment _____Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Section 6 Township 19S Range 18E Alternate Key # 1504465
Section 31 Township 18S Range 18E Alternate Key # 1494940
Lot/Parcel_____ Block_____

Subdivision_____

I, Roy Cunningham, owner of the above described property,
(Name of Owner)

authorize Chuck A. Pigeon of Pigeon-Ardurra, LLC to
(Name of Representative) (Name of Business)

serve as agent on my behalf for the purpose of making application for the proposed request. No further authorization is expressed or implied, than that which is described herein.

SIGNATURE: _____ (Signature of Owner)

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 Roy Cunningham, who is personally known to me or provided Personally Known as identification and who did not take an oath.

WITNESS my hand and official seal this 9th day of September, 2021

Paula M. Lee
Printed Name

Paula M. Lee
Notary Public - State of Florida

Seal

PAULA M. LEE
MY COMMISSION # GG 137402
EXPIRES: October 7, 2021
Bonded Thru Notary Public Underwriters

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Exhibit 2

Comprehensive Plan & Land Development Code Amendment Application

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Board of County Commissioners
Department of Growth Management
Land Development Division
3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461-8070

Telephone (352) 527-5239 TTY Dial 711
Web Address: www.citrusbocc.com

CITRUS COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE AMENDMENT APPLICATION

Application No.: _____ Date: October 20, 2021

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

Applicant*
Name: Chuck Pigeon
Address: 925 SE 17th Street, Suite A
City: Ocala
State: FL Zip: 34471
Home No.: _____ Cell No.: (352) 342-6319
Work No.: (352) 861-7799 Fax No.: (352) 861-7709
Email: CPigeon@ardurra.com

Property Owner
Name: Gulf to Lakes Associates, LLLP
Address: P.O. Box 2050
City: Lecanto
State: FL Zip: 34460-0250
Home No.: _____ Cell No.: _____
Work No.: (352) 746-4000 Fax No.: _____
Email: jcappuccilli@wranglerholdings.com

Property Description: Section: 06 Township: 19 South Range: 18 East
Legal Description: See Appendix "A" for Legal Description & Sec 01 Twp 19S Rng 17E
Subdivision: _____ Lot(s): _____ Block/Parcel: _____
Alternate Key #: 3430790 Parcel ID: 17E19S01 10000
Acreage: 107.80 Acres

X New Planned Unit Development (PUD)
_____ Amendment to Previously Approved PUD/PD Previous Application No.: _____

Land Development Code Atlas Designation From: REC To: PUD
Generalized Future Land Use Map Designation From: REC To: PUD

Is this hearing being requested as a result of a Code Violation Notice? Yes _____ No X
If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.

Applicant Request(s): To change the Land Use Designation from Recreation District (REC) to Medium Density Residential (MDR) with a PUD Overlay.

Directions to Property: Drive south on US 19 from intersection with W. Gulf to Lakes Hwy. about 2.4 miles, turn left (east) on W. Venable Drive go about 2.6 miles, turn right (south) on S. Rock Crusher Rd. go about 0.6 miles, Site on left (east)

The Applicant is: Owner of Tract X 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: _____
Chuck Pigeon, Vice President
Pigeon-Ardurra, LLC

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 Chuck Pigeon, who is personally known to me or provided N/A as identification and who did not take an oath. WITNESS my hand and official seal this 22 day of October, 21

Renee I Howerton
Printed Name
Renee I Howerton
Notary Public - State of Florida

Seal

Notary Public State of Florida
Renee I Howerton
My Commission HH 037350
Expires 02/24/2025

Date: _____
Time: _____
Initials: _____

For Staff Use Only
ATF: _____
QTR: _____
LUD: _____

GFLUM Des _____
FZ: _____

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Board of County Commissioners
Department of Growth Management
Land Development Division
3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461-8070
Toll Free (352) 489-2120 TTY (352) 527-5329
Web Address: www.citrusbocc.com

INSTRUCTIONS FOR COMPLETING THE REQUIRED INFORMATION PAGES

The following are the descriptions for the respectively numbered items from the pages titled "Required Information for a Comprehensive Plan Amendment."

1. The application form is provided as part of this packet. Complete all areas before submitting back to the County. The signature must be notarized and this can be done in the offices of the Department of Growth Management.

2. Legal descriptions are necessary to locate the property on the County's maps. This information is contained within property deeds and surveys. Either can be used to satisfy other information requirements to follow.

3. Proof of ownership is necessary to insure that the correct property is being changed and that the person requesting the change is authorized to submit the application. This can be a deed, copy of tax bill, or other document that legally identifies the owner of the property.

4. A survey will provide an accurate legal description to locate the property on the maps, plus, it provides the dimensions to calculate and confirm the total acreage under application. Wetlands and other special features are affected by specific Federal, State, and local regulations and are therefore needed on the survey to insure that all of these regulations are met.

5. Text amendments are generally proposed due to changes in other laws or individual circumstances that result in a possible conflict with the existing text of the Comprehensive Plan. New draft language must be provided.

6. The comprehensive plan and state regulations require that changes to the County's map(s) must be reviewed to determine what method will be used to provide the services (i.e., water, sewer, roads, etc.) necessary to develop or use the property under application. Provide discussion for each of these facilities listed on how this property will be serviced. If these facilities exist and are proposed to be utilized by the property, discuss all impacts on the capacity of each facility type.

7. The County has guidelines that were set up to insure that there would be no negative impacts on affordable housing within the County. The impacts would include additions to, or the removal from, the total amount of dwelling units that are used for affordable housing. Check the appropriate space and describe the impacts in the space provided if 'YES' is checked.

8. The objectives and policies of the Comprehensive Plan provide the guidelines for growth and development within the County. All amendments must be compatible with these objectives and policies. Check the space that fits this application. In the spaces provided, fill in the number of the objective(s) and policy(ies) that apply to the proposed amendment. Then describe how this change will or will not affect each objective and policy that was listed.

9. There are times when certain changes and projects are required to satisfy special regulations and rules (i.e. landfills must satisfy special environmental rules.) In the space provided, describe any special rules that apply to the request and where possible, attach copies of that information.

NOTE: More detailed and technical descriptions of these guidelines can be found in Chapter 163, Florida Statutes, the Florida Administrative Codes and the Citrus County Comprehensive Plan.

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

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Department of Growth Management
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Toll Free (352) 489-2120 TTY (352) 527-5329
Web Address: www.citrusbocc.com

REQUIRED INFORMATION FOR A COMPREHENSIVE PLAN AMENDMENT

Applicants are encouraged to schedule a pre-application conference before submitting an application. Assistance and information on the following can be obtained at that time.

ALL applications for amendment to the Citrus County Comprehensive Plan are required to include the following information. Failure to do so will result in a delay of processing the application.

1. A completed Comprehensive Plan application form. (Included in this packet.)

2. If this application is for an amendment to the County's FLUM map(s), a complete legal description must be attached.

3. If this application is for an amendment to the County's map(s), proof of ownership shall be provided.

4. If this application is for an amendment to the County's map(s), a certified boundary survey must be submitted. The survey must show all areas that have been identified as wetlands by Southwest Florida Water Management District (SWFWMD), Department of Environmental Protection (DEP), or US Army Corp of Engineers.

5. If this application is for an amendment to the **text** of the County's Comprehensive Plan, the proposed new text must be submitted. Attach the proposed text on a separate page(s).

6. If this application is for an amendment to the County's maps(s), what is the proposed new land use designation for the property? (i.e. GNC, MDR, IND, etc.).

   Designation: Planned Unit Development (PUD)

7. A map shall be submitted that shows all of the following:
   a. The boundary of the property plus all surrounding streets and roads.
   b. The existing use of the property and the surround properties.
   c. The designation of the existing property and the surrounding properties as it appears on the Future Land Use Map (FLUM).
   d. The designation of the existing property and the surrounding properties as it appears on the Land Development Code Atlas.

8. Letters from public facilities to the property and how much of a demand on those facilities this proposed change would create shall be submitted. Provide letters from the following public facilities:

   Sanitary Sewer: to be provided by Citrus County Dept. of Water Resources - See Appendix F

   Potable Water: to be provided by Citrus County Dept. of Water Resources - See Appendix F

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

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Toll Free (352) 489-2120 TTY (352) 527-5329
Web Address: www.citrusbocc.com

Drainage: The proposed master plan includes multiple drainage retention areas which will be designed to meet the requirements of Chapter 6, Stormwater Management of the LDC at time of permitting. - See Figure 4

Solid Waste: to be provided by Citrus County Solid Waste Division - See Appendix G

9. Are there any anticipated impacts on Affordable Housing in Citrus County? ____ Yes __X__ No
If YES, describe what the impacts are anticipated to be and how you plan to address them.

10. Is this amendment compatible with the objectives and policies of the Future Land Use Element and other elements that may be affected by this proposed change? ____X____ Yes _____ No

11. Briefly describe those objectives and policies that pertain to this application and how this proposal is compatible or is not compatible with them.

Objective: See Section II - Consistency with Citrus Future Land Use Element in Submittal Booklet provided.

Policy:

Policy:

Objective:

Policy:

Policy:

11. Any additional information that may apply to this application. See Supporting Documentation provided Submittal Booklet provided

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461
Telephone: (352) 527-5239
TTY Dial 711
Web Address: www.citrusbocc.com

CITRUS COUNTY LAND DEVELOPMENT CODE
ATLAS AMENDMENT APPLICATION

Application No.: _____ Date: October 20, 2021

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

Applicant*
Name: Chuck Pigeon
Address: 925 SE 17th Street, Suite A
City: Ocala
State: FL Zip: 34471
Home No.: _____ Cell No.: _____
Work No.: (352) 861-7799 Fax No.: (352) 861-7709
Email: CPigeon@ardurra.com

Property Owner
Name: Gulf to Lakes Associates, LLLP
Address: P.O. Box 2050
City: Lecanto
State: FL Zip: 34460-0250
Home No.: _____ Cell No.: _____
Work No.: (352) 746-4000 Fax No.: _____
Email: jcappuccilli@wranglerholdings.com

Property Description: Section: 06 Township: 19 South Range: 18 East
Legal Description: See Appendix "A" for Legal Description & Sec 01 Twp 19S Rng 17E
Subdivision: _____ Lot(s): _____ Block/Parcel: _____
Alternate Key #: 3430790 Parcel ID: 17E19S01 10000
Acreage: 107.80 Acres

X Amendment to the Land Development code Atlas From: Recreation (REC) To: Medium Density Res (MDR)
_____ 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 X
If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.

Applicant Request(s): To change the Land Use DEsignation from Recreation District (REC) to Medium Density Residential (MDR) with an Planned Unit Development Overlay

Directions to Property: Drive south on US 19 from intersection with W. Gulf to Lakes Hwy. about 2.4 miles, turn left (east) on W. Venable Drive go about 2.6 miles, turn right (south) on S. Rock Crusher Road, go about 0.6 miles, Site on left (east).

The Applicant is: _____ Owner of Tract X 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: _____
Chuck A. Pigeon

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 Chuck Pigeon who is personally known to me or provided N/A as identification and who did not take an oath.

WITNESS my hand and official seal this 20th day of October 21

Renee I Howerton
Printed Name
Renee I Howerton
Notary Public - State of Florida

Seal

Notary Public State of Florida
Renee I Howerton
My Commission HH 097350
Expires 02/24/2025

For Staff Use Only
Date: _____
Time: _____
Initials: _____
ATF: _____
QTR _____
LUD _____
GFLUM Des: _____
FZ: _____

Revised July, 2017
Page 1 of 1

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461
Telephone: (352) 527-5239
TTY Dial 711
Web Address: www.citrusbocc.com

APPEAL NOTICE

I, the undersigned, understand that the actions of the Citrus County Planning and Development Commission and/or the Board of County Commissioners are subject to Quasi-judicial proceedings which provide for parties in opposition to intervene, cross-examine and/or provide expert witnesses in regard to your application (**ORD NO. 2017-A22 Quasi-Judicial Proceedings**). Further, the actions of the Planning Development Commission and/or the Board of County Commissioners is subject to appeal within 30 days of said action. Appeals of decisions of the Planning and Development Commission and/or the Board of County Commissioners quasi-judicial actions shall be as required by law.

Signature: _____
Chuck Pigeon, P.E.
Date: 10-18-2021

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Exhibit 3

Planned Unit Development Application

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Board of County Commisioners

DEPARTMENT OF GROWTH MANAGEMENT LAND
DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461
Telephone: (352) 527-5239
TTY Dial 771
Web Address: www.citrusbocc.com

CITRUS COUNTY LAND DEVELOPMENT CODE
PLANNED UNIT DEVELOPMENT APPLICATION

Application No.: Date:

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

Applicant*
Name: Chuck Pigeon
Address: 925 SE 17th Street, Suite A
City: Ocala
State: FL Zip: 34471
Phone: (352) 861-7799
Email: CPigeon@ardurra.com

Property Owner
Name: Lemuel & Naomi Cunningham
Address: 332 N. McGowan Avenue
City: Crystal River
State: FL Zip: 34429
Phone: (352) 302-7024
Email: RoyBigHog@gmail.com

Property Description: Section: 31 Township: 18 South Range: 18 East
Legal Description: See Attached Legal Descriptions & Section 06 Township 19 South, Range 18 East
Subdivision: Lot(s): Block/Parcel:
Alternate Key #: 1494940 & 1504465 Parcel ID: 18E18S31 33000 & 18E19S06 41000
Acreage: 80.39 Acres & 125.04 Acres

X New Planned Unit Development
____ 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 X
If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.

Applicant Request(s): To Establish a PUD District Overlay on the existing MDR & LDR Zoning for the property to allow flexibility in the planning & desing of the Crystal Ridge Development.

Directions to Property: Drive south on US 19 (S. Suncoast Blvd.) from intersection with W. Gulf to Lake Hwy.about 2.4 miles, turn east (left) on W. Venable Street (turns into W. Crystal Oaks Drive) about 3.0 miles, property is on the left (north) and right (south) of W. Crystal Oaks Drive.

The Applicant is: ____ Owner of Tract X 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:

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 Chuck Pigeon, who is personally known to me or provided ____ as identification and who did not take an oath.
WITNESS my hand and official seal this 20th day of October 2021

Renee I Howerton
Signature
Renee I Howerton
Printed Name

Notary Public State of Florida
Renee I Howerton
My Commission HH 097350
Expires 02/24/2025

For Staff Use Only
Date: ____ Time: ____ Initials: ____

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Board of County Commisioners

DEPARTMENT OF GROWTH MANAGEMENT LAND
DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461
Telephone: (352) 527-5239
1TY Dial 771
Web Address: www.citrusbocc.com

CITRUS COUNTY LAND DEVELOPMENT CODE
PLANNED UNIT DEVELOPMENT APPLICATION

Application No.: Date:

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

Applicant*
Name: Chuck Pigeon
Address: 925 SE 17th Street, Suite A
City: Ocala
State: FL Zip: 34471
Phone: (352) 861-7799
Email: CPigeon@ardurra.com

Property Owner
Name: Gulf to Lakes Associates, LLLP
Address: P.O. Box 2050
City: Lecanto
State: FL Zip: 34460-0250
Phone: (352) 746-4000
Email: jcappuccilli@wranglerholdings.com

Property Description: Section: 06 Township: 19 South Range: 18 East
Legal Description: See Attached Legal Descriptions & Section 01 Township 19 South Range 17 East
Subdivision: Lot(s): Block/Parcel:
Alternate Key #: 1504422 & 3430790 Parcel ID: 18E19S06 31000 & 17E19S01 10000
Acreage: 41.26 Acres & 107.80 Acres

X New Planned Unit Development
___ 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 X
If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.

Applicant Request(s): To Establish a PUD District Overlay on the existing LDR Zoning for the property to allow flexibility in the planning & design of the Crystal Ridge Development.

Directions to Property: Drive south on S. US 19 (S. Suncoast Blvd.) from intersection with W. Gulf to Lake Hwy. about 2.4 miles, turn east (left) on W. Venable Street about 2.6 miles, turn right (south) on S. Rock Crusher Road about 0.6 miles, property is on the left (east).

The Applicant is: ___ Owner of Tract X 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

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 Chuck Pigeon, who is personally known to me or provided N/A as identification and who did not take an oath.
WITNESS my hand and official seal this 20th day of October 21

Renee I Howerton
Signature
Renee I Howerton
Printed Name

Seal

Notary Public State of Florida
Renee I Howerton
My Commission HH 097350
Expires 02/24/2025

For Staff Use Only
Date: Time: Initials:

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

I. STATEMENT OF OBJECTIVES

GENERAL PURPOSE

In keeping with the general purpose and intent of the PUD District, this application is proposed to allow flexibility in the planning and design of the Crystal Ridge Development. The purpose of this request is to permit flexibility as to the lot sizes, frontage setbacks and lot coverage to work with the existing rolling topography and better meet the demands of today's marketplace.

PROJECT LOCATION

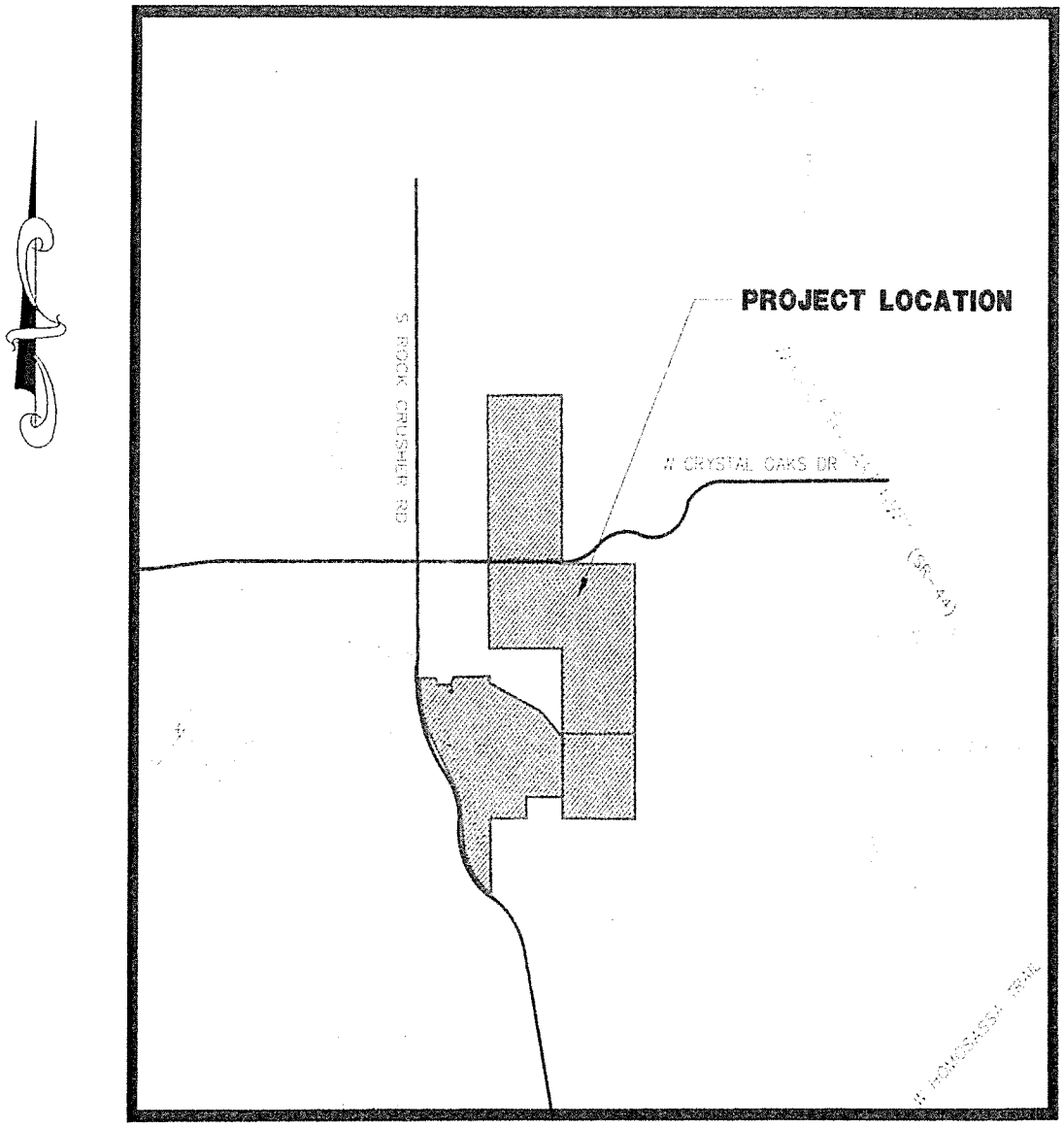
The project is situated in the center of Citrus County, straddling W. Crystal Oaks Drive, adjoining S. Rock Crusher Road on the west side of the development and traversing less than a mile west of W. Gulf to Lakes Highway (SR 44). **Figure 1.0** illustrated the development location.

PROJECT INTRODUCTION

Crystal Ridge is proposed as a single-family detached housing development. This project is the perfect "in-fill" development for the central ridge part of Citrus County.
Crystal Ridge will fit in nicely with the single-family housing developments surrounding it. The Rock Crusher Canyon RV Park on the west side of the development already internally provides a 50' natural vegetation buffer on all of the common borders with the Crystal Ridge property.
The property is within the planned service area of the County, and all of the lots are planned to be served by central water and sewer fitting into the County's service area requirements. Most of the development will be located within the "sandhills" of the County away from the environmentally sensitive coastal and wetland areas on the west side of the County. Another benefit is the property is not within any flood prone areas.
The historic Quarry area of the property will become the beautiful centerpiece of the development. This portion of the site and its rugged terrain is to be part of the common area of the development with a planned passive and active recreation areas including amenities such as a clubhouse, shuffleboard courts, pickle ball, dock, non-motarized boating, hiking trails and more. The Quarry area will be nestled within the development but will be buffered from the surrounding single-family residences.

FIGURE 1

Location Map



Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

PROJECT DESCRIPTION

CHARACTER OF DEVELOPMENT

Crystal Ridge is planned as a single-family residential subdivision for detached single-family homes with sites interconnected with curvilinear curb and gutter roadways. Infrastructure for the Crystal Ridge Development will be provided and constructed in accordance with the minimum standards and specifications of the Citrus County Land Development Code (LDC).

Primary infrastructure improvements will include roads and stormwater management system, central sanitary sewer service, and public drinking water service provided by Citrus County.

GENERAL PLANNING CONSIDERATIONS & DEVELOPMENT STANDARDS

The Crystal Ridge Development is within the planned service area for Citrus County and the County has indicated in writing the willingness and ability to provide water and sewer to serve the proposed PUD Project.

Development Planning for the proposed Crystal Ridge community included particular care and consideration to provide a community and neighborhood quality for compatibility and consistency with the surrounding properties. The property is surrounded mostly by single family detached residential housing developments. From the Future Land Use Map (FLUM), the surrounding residential land uses include Residential Mixed Use (RMU), Low Density Residential (LDR -MH), and Medium Density Residential (MDR). Surrounding existing subdivisions include Connell Heights to the north, Crystal Oaks to the east and Cinnamon Ridge to the south and numerous unrecorded subdivisions to the west. All of these land uses allow, by right, residential development of 2 to 4 dwelling units /acre and further allow from 6 du/acre (RMU & LDR) to 8 du/acre (MDR) by PUD. On part of the west side of Phase 2 of the development and on the north side of Phase 3 and Phase 4 of the development, the future land use is Recreational Vehicle Park / Campground. This RV park is known as the Rock Crusher Canyon RV Park. There is a 50' natural vegetation buffer maintained within the campground on the perimeters of the campground property that are adjoining the proposed Crystal Ridge Development. This provides a natural buffer shielding the property from the existing RV park.

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

See **Figures 2 and Figure 3** for an illustration of a portion of the Citrus County GFLUM Map and the Citrus County LDC Atlas (Zoning Map). The only real difference on the LDC Atlas is that RMU areas are designated PDR, and the LDR and MDR both allow mobile homes. As planned, mobile homes will not be included in the new proposed planned Crystal Ridge community. The RV park is shown as RVP and the canyon carries the same REC designation.

Figure 4.0 illustrates the proposed PUD master Plan for Crystal Ridge. The majority of uses planned for the proposed Crystal Ridge site are residential, and the residential Comp Plan designations will remain Medium Density Residential (MDR) and Low Density Residential (LDR). A PUD will be employed to provide needed flexibility. By PUD this allows from 6 du/acre (LDR) to 8 du/acre (MDR). Within Phase 3 and 4 of the development, the Comp Plan FLUM is Recreation (REC). Under the REC Land Use, a Recreational Vehicle Park is allowed under a PUD with a maximum density of seven spaces per acre. The proposed development is being planned at a density of 2.7 du per acre, less than half of what the Comprehensive Plan (Policy 17.3.1) and LDC allows for PUDs and therefore is well below the permitted density.

For the REC land use the comparison to a residential land use is not as straightforward. In many respects, it could be argued that a residential use of LDR for the portion that is designated as REC is actually a lower density than the existing use. The potential density of seven RVs per acre on the property could allow for over 750 RV spaces on the property. Whereas, the proposed single-family residential lot count on the same piece of property as planned is 229 Lots.

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

The **Table 1.0** below provides a comparison of the existing land use to the proposed land use for the proposed PUD and a comparison of the potential lot counts based on the current land uses to the actual lot counts proposed for this PUD residential development.

Table 1.0 Land Use Comparison

PROJECT COMPARISON – EXISTING & PROPOSED				
Development Phase	Land Area (Acres)	Potential Density (PUD)	Proposed Concept	Difference
Phase 1	80.39	643 Lots	232 Lots	-411 Lots
Phase 2A	99.85	594 Lots	315 Lots	-279 Lots
Phase 2B	66.45	398 Lots	181 Lots	-217 Lots
Phase 3	57.30	401 RVs	161 Lots	+161 Lots
Phase 4	50.50	353 RVs	68 Lots	+68 Lots
Totals	354.49	1,635 Lots & 754 RVs	957 Lots	-678 Lots

Another unique key component to the development is incorporating the historical mine quarry area, which for several years has been inactive and the entertainment venue including an outdoor amphitheater which also in recent years has been inactive. The area is now proposed to be repurposed for this proposed PUD project as both an active and passive recreation area for the Crystal Ridge development. Approximately 24 acres will be retained in its natural state as the Quarry area for the recreation use for the residents of Crystal Ridge.

Crystal Ridge is planned to be constructed in Phases. **Table 2.0** below provides the planned phasing schedule. Nothing herein prohibits multiple phases to be developed simultaneously. The phase schedule provides the time limit from the date of the PUD approval, to either file a Site Development Plan or Preliminary Plat application to avoid the PUD becoming null and void. This schedule provides a more practical and probable development schedule for the size and number of lots planned for this development.

Table 2.0 Phasing Schedule

Development Phase Identification	Proposed Number of Lots	Phase Schedule
Phase 1	232	5 Years
Phase 2A	315	10 Years
Phase 2B	181	20 Years
Phase 3	161	10 Years
Phase 4	68	15 Years
Totals	957	

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

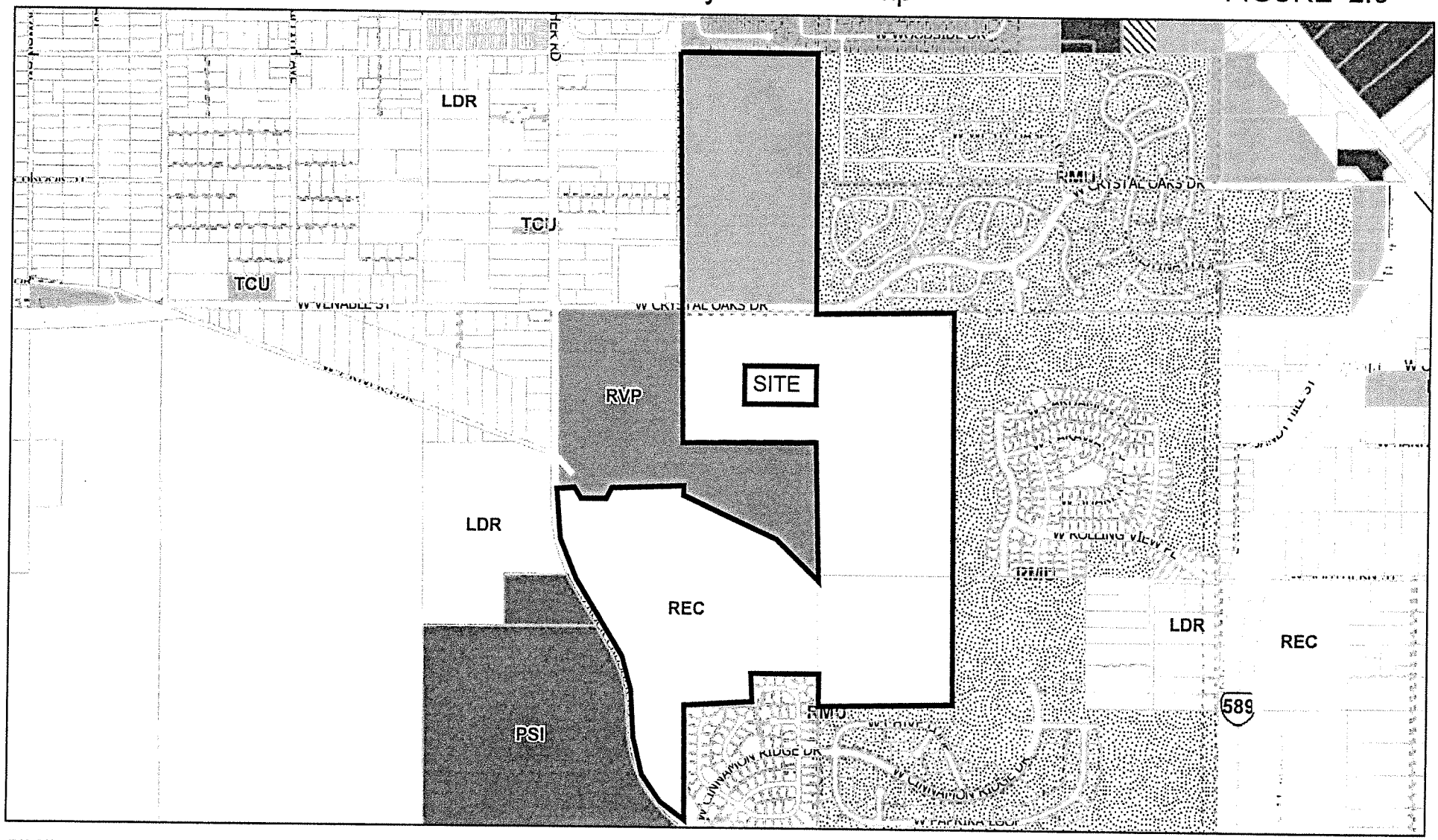
FIGURE 2

GFLUM Map

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Citrus County GFLUM Map

FIGURE 2.0



5/25/2021, 4:10:08 PM

Easements

Lots

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Citrus County GIS Division

Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck

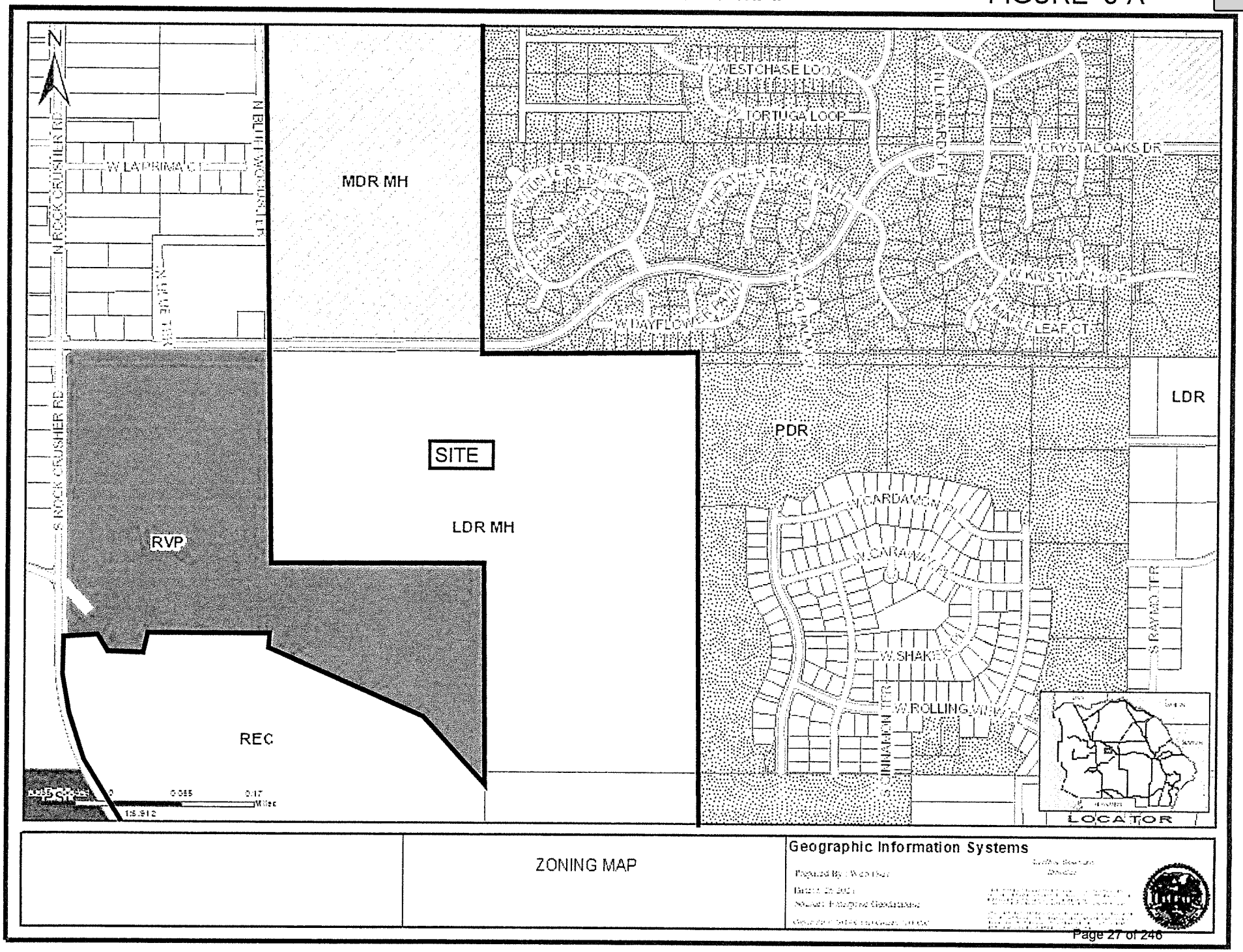
FIGURE 3

LDC / Zoning Map

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

CITRUS COUNTY ZONING MAP

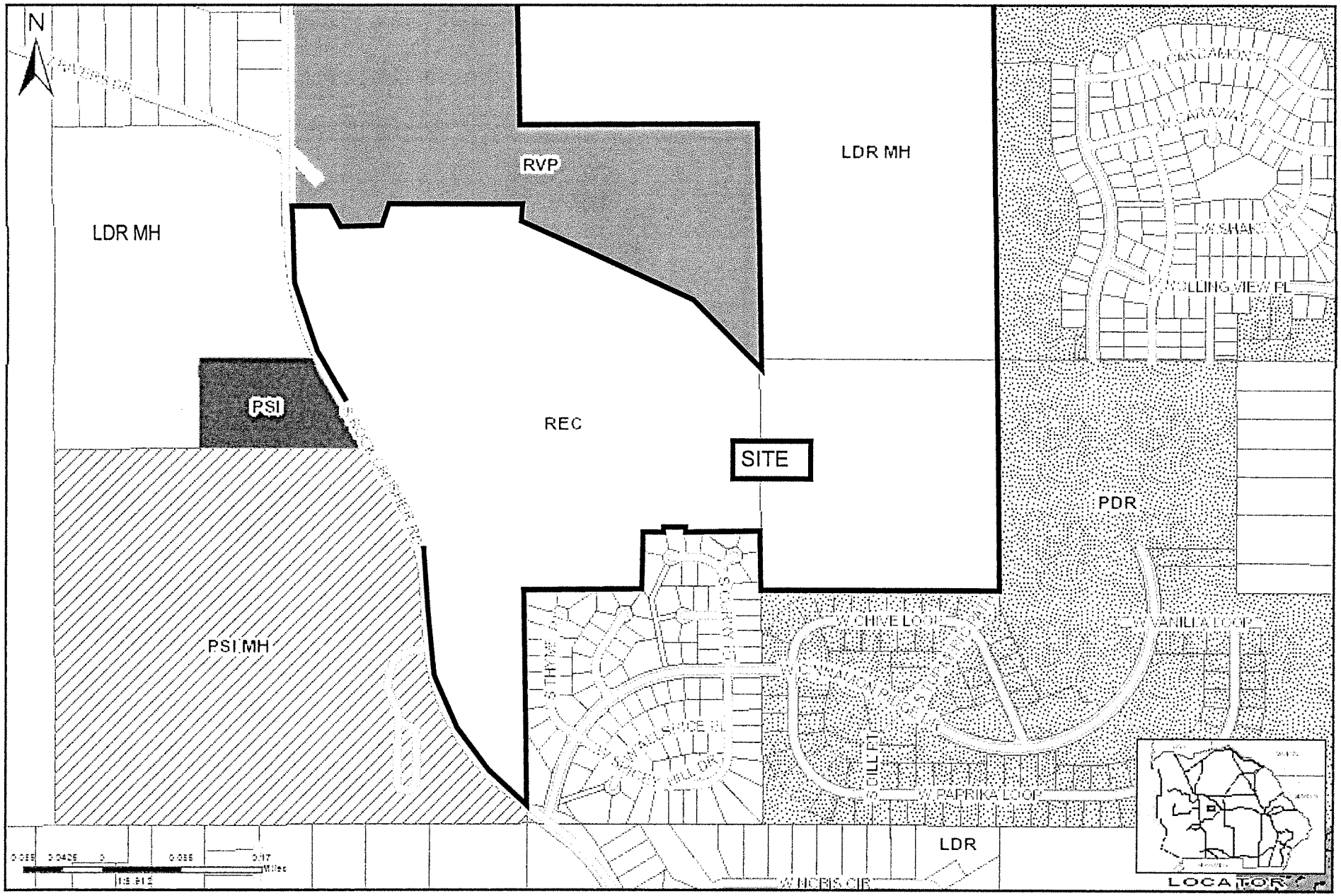
FIGURE 3-A



Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck

CITRUS COUNTY ZONING MAP

FIGURE 3-B



ZONING MAP

Geographic Information Systems

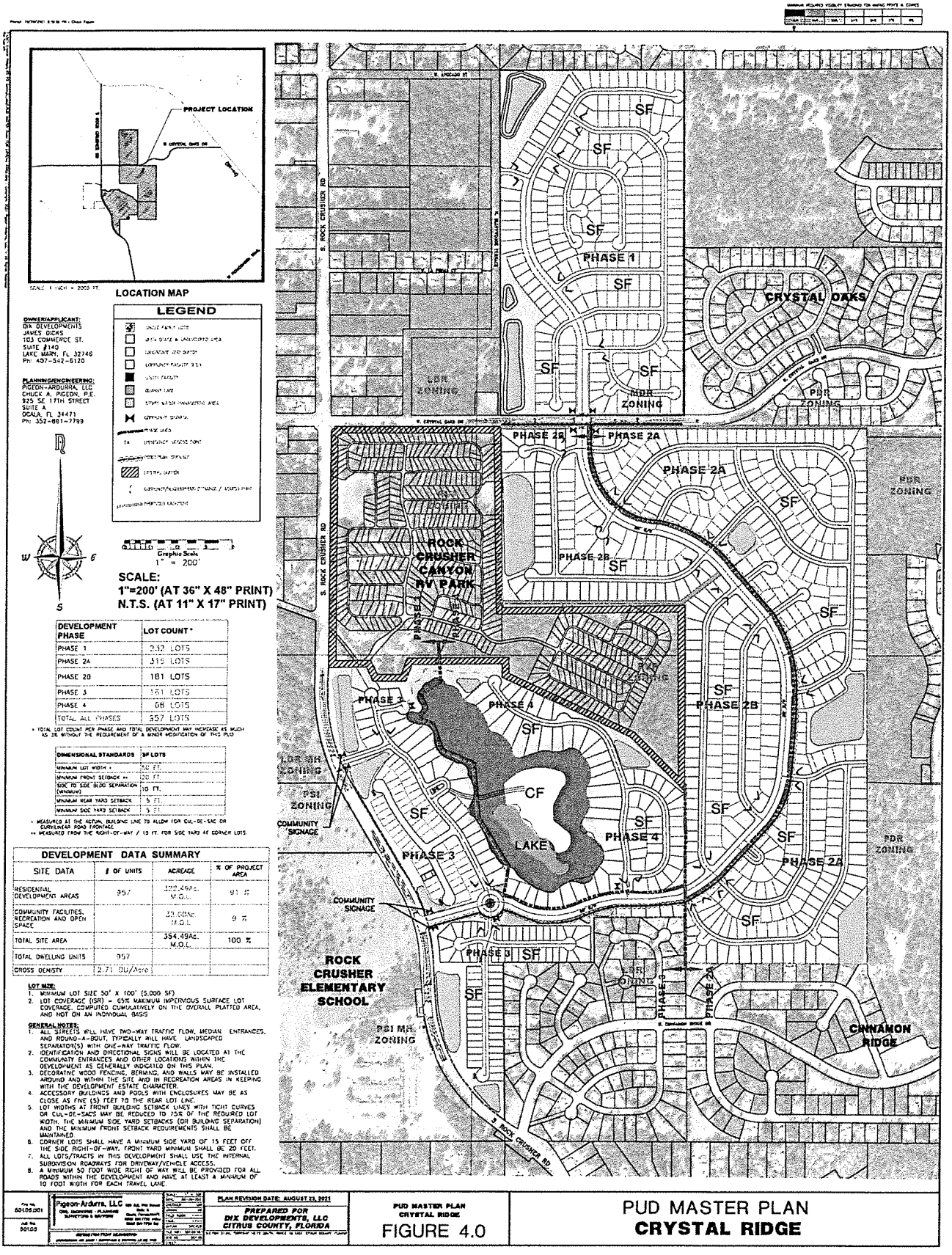
Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck

FIGURE 4

2021 PUD Master Plan (Reduced Size)

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

PUD MASTER PLAN FIGURE 4.0



DEVELOPMENT PHASE	LOT COUNT *
PHASE 1	232 LOTS
PHASE 2A	315 LOTS
PHASE 2B	181 LOTS
PHASE 3	161 LOTS
PHASE 4	68 LOTS
TOTAL ALL PHASES	957 LOTS

* TOTAL LOT COUNT PER PHASE AND TOTAL DEVELOPMENT MAY INCREASE AS MUCH AS 2% WITHOUT THE REQUIREMENT OF A MINOR MODIFICATION OF THIS PUD

DIMENSIONAL STANDARDS	SF LOTS
MINIMUM LOT WIDTH *	50 FT.
MINIMUM FRONT SETBACK **	20 FT.
SIDE TO SIDE BLDG SEPARATION (MINIMUM)	10 FT.
MINIMUM REAR YARD SETBACK	5 FT.
MINIMUM SIDE YARD SETBACK	5 FT.

* MEASURED AT THE ACTUAL BUILDING LINE TO ALLOW FOR CUL-DE-SAC OR CURVILINEAR ROAD FRONTAGE
** MEASURED FROM THE RIGHT-OF-WAY / 15 FT. FOR SIDE YARD AT CORNER LOTS

DEVELOPMENT DATA SUMMARY

SITE DATA	# OF UNITS	ACREAGE	% OF PROJECT AREA
RESIDENTIAL DEVELOPMENT AREAS	957	322.49Ac. M.O.L.	91 %
COMMUNITY FACILITIES, RECREATION AND OPEN SPACE		32.00Ac. M.O.L.	9 %
TOTAL SITE AREA		354.49Ac. M.O.L.	100 %
TOTAL DWELLING UNITS	957		
GROSS DENSITY	2.71 DU/Acre		

LOT SIZE:
1. MINIMUM LOT SIZE 50' X 100' (5,000 SF)
2. LOT COVERAGE (ISR) - 65% MAXIMUM IMPERVIOUS SURFACE LOT COVERAGE, COMPUTED CUMULATIVELY ON THE OVERALL PLATTED AREA, AND NOT ON AN INDIVIDUAL BASIS

GENERAL NOTES:
1. ALL STREETS WILL HAVE TWO-WAY TRAFFIC FLOW, MEDIAN ENTRANCES, AND ROUND-A-BOUT, TYPICALLY WILL HAVE LANDSCAPED SEPARATOR(S) WITH ONE-WAY TRAFFIC FLOW.
2. IDENTIFICATION AND DIRECTIONAL SIGNS WILL BE LOCATED AT THE COMMUNITY ENTRANCES AND OTHER LOCATIONS WITHIN THE DEVELOPMENT AS GENERALLY INDICATED ON THIS PLAN.
3. DECORATIVE WOOD FENCING, BERMING, AND WALLS MAY BE INSTALLED AROUND AND WITHIN THE SITE AND IN RECREATION AREAS IN KEEPING WITH THE DEVELOPMENT ESTATE CHARACTER.
4. ACCESSORY BUILDINGS AND POOLS WITH ENCLOSURES MAY BE AS CLOSE AS FIVE (5) FEET TO THE REAR LOT LINE.
5. LOT WIDTHS AT FRONT BUILDING SETBACK LINES WITH TIGHT CURVES OR CUL-DE-SACS MAY BE REDUCED TO 75% OF THE REQUIRED LOT WIDTH. THE MINIMUM SIDE YARD SETBACKS (FOR BUILDING SEPARATION) AND THE MINIMUM FRONT SETBACK REQUIREMENTS SHALL BE MAINTAINED.
6. CORNER LOTS SHALL HAVE A MINIMUM SIDE YARD OF 15 FEET OFF THE SIDE RIGHT-OF-WAY. FRONT YARD MINIMUM SHALL BE 20 FEET.
7. ALL LOTS/TRACTS IN THIS DEVELOPMENT SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
8. A MINIMUM 50 FOOT WIDE RIGHT OF WAY WILL BE PROVIDED FOR ALL ROADS WITHIN THE DEVELOPMENT AND HAVE AT LEAST A MINIMUM OF 10 FOOT WIDTH FOR EACH TRAVEL LANE.

Pigeon-Ardurra, LLC

PLAN REVISION DATE: AUGUST 23, 2021

PREPARED FOR
DIX DEVELOPMENTS, LLC
CITRUS COUNTY, FLORIDA

PUD MASTER PLAN
CRYSTAL RIDGE
FIGURE 4.0

PUD MASTER PLAN
CRYSTAL RIDGE

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CONSISTENCY WITH CITRUS COUNTY FUTURE LAND USE ELEMENT

Reference to Citrus County Comprehensive Plan Land Use Element.

1. Objective 17.2

   Associated Policies: 17.2.5. 17.2.7, 17.2.8 & 17.2.15

***Response:** This objective states the County desire to encourage development in the Planned Services Areas (PSA) particularly those properties with minimal environmental limitations and compatible land use with surrounding development.*

This project is located within a PSA with all lots to be connected to central water and sewer. The project is also located where there are minimal environmental limitations. An environmental report was conducted at the site and included with this submittal.

The proposed residential subdivision project as proposed will complement the functional and compatible land use framework of the surrounding land uses. The property is surrounded by residential uses and will enhance the surrounding developments. This project is an infill development, and that will provide long term compatibility with the surrounding land uses.

Since the project will be served by central County water and sewer, which has the capacity to serve the proposed project, and for the other reasons stated above the amendment maintains consistency with the objective and associated policies.

2. Objective 17.3

   Associated Policies: 17.3.1, 17.3.4 & 17.3.5

Response: The objective and policies address the range of residential densities and uses in the different land use districts. For the portions of the property designated MDR and LDR, by PUD these areas are allowed up to 8 du/acre and 6 du/acre respectively. The proposed community will have a proposed density of 957 du on 354 acres for a density of 2.7 du/ac. The project will also meet the County criteria for central water and sewer

facilities and the County established standards for public facilities, access and suitability/capability.

The amendment meets consistency standards through the use of the PUD process.

3. Objective 17.5

   Associated Policies: 17.5.2-17.5.6

***Response:** The objective permits the innovative land use patterns of developments through the PUD process to promote the excellence in design, innovative land use design, and allow for the appropriate minimum lot sizes when the project is platted to meet the demands of today's market.*

The amendment maintains consistency with the objective through the use of the PUD process and the platting of all of the lots within the development.

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

REQUEST FOR SPECIFIC PUD PROJECT DEVELOPMENT STANDARDS

1. The following specific changes are proposed to address the neighborhood standards as requested:

   Minimum Lot Size = 5000 SF (50' x 100') (No actual LDC Standard.)

   Lot Coverage (ISR)* = 65% maximum impervious surface lot coverage

   Minimum Setbacks (Measured from ROW)

	Proposed	Existing LDC Standard
Front** -	20 Ft.	25 Ft.
Side -	5 Ft.	5 Ft.
Rear-	5 Ft.	5 Ft.

   *computed cumulatively on the overall platted area, and not on an individual lot basis.

   **Except on Corner Lots, where the side front yard of 10' shall be permitted.

2. Request a modification from the distance for the intersection of Crystal Ridge Boulevard and W. Crystal Oaks Drive from intersection with S. Rock Crusher Road per LDC Section 7140, Table 7-1 . By code the distance required is 1,320' and the actual distance as proposed is 1900'. This is a function of where the property is located and also takes into account sight distance issues from an engineering perspective. Since W. Crystal Oaks Drive is considered a Minor Collector, the connection of Crystal Ridge Blvd. and W. Crystal Oaks Drive is considered a full median opening since Crystal Ridge Blvd. is proposed to continue through to the southern part of the development (even though there is no median within the right-of-way). The option of not lining-up the boulevard across W. Crystal Oaks Drive was discussed with staff and was not the preferred option for the County.

3. Request a modification of County standards (LDC Section 7140, Table 7-1) on the location of the round-about near the entrance of the development from S. Rock Crusher Road. (About 540' from S. Rock Crusher, where LDC requires 660 Ft). The round-a-bout function designed to operate as a non-stop (but yield) condition facility can be considered as a through street and not subject to vehicle backup or intersection turn sequencing conditions.

4. Alternative designs for cul-de-sacs are proposed from the provisions of LDC, (LDC Section 7730, "Standard Cul-de-Sac") to accommodate better lot layout.

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

5. Request flexibility in the lot count from the provisions of LDC (LDC Section 4304 "Modification of a previously approved Planned Unit Development (PUD)" C. 1.), to increase by 3% in each phase without the requirement of a minor modification.

6. Request extension of development schedule from the provisions of LDC, (LDC Section 4303, "General Standard for PUD Developments", J.) to allow the PUD Phasing Schedule as proposed in Table 2.0 to extend the timeframe to file a site development plan or preliminary Plat application for up to 15 years or as shown in the table, whichever is sooner. The proposed phasing schedule is a more practical and probable development schedule for this community considering the size and number of lots planned for the development.

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III. NATURAL SITE CHARACTERISTICS

TOPOGRAPHY

The project area lies with the western limb of the Brooksville Ridge physiographic province. The project area is sloped with elevations that range from approximately 40' to 170' (NAVD88). Elevations steadily increase from a topographic low of 40' in the western portion of property to elevations in the range of 110 to 120 in the eastern portion of the development. A topographic high ridge at 170' is located in the southern portion of the project area east of the existing quarry. See **Figure 5** for an illustration of the "Topographic Map" of the property with an overlay of the proposed development phasing.

FLOODPLAINS

According to Panels 12017C0306E and 12017C0307D of the Federal Emergency Management Agency – Flood Insurance Rate Maps for Citrus County, Florida, dated January 15, 2021 and September 26, 2014 respectively, the vast majority of the project area falls with a Zone X (area of minimal flood risk) designation. See **Figure 6** for an illustration of a portion of the "FEMA Map" encompassing the property with the property boundaries delineated.

SOILS

According to the USDA / National Resource Conservation Service Soil Survey for Citrus County, for Phases 1 and 2 – eighty-five percent of the project area is Candler Fine Sand, 0-5% slopes. Phases 3 and 4 include all soil types and the pit area. The Soil Survey (USDA 1997) indicates that 8 Distinct Soil Units are present within the PUD property and include the following soil unit types:

Arredondo Fine Sand, 0-5% Slopes (ArB)

Candler Fine Sand, 0-5% Slopes (CaB)

Candler Fine Sand, 5-8% Slopes (CaC)

Lake Fine Sand, 0-5% Slopes

Sparr Fine Sand, 0-5% Slopes

Udorthents, 0-5% slopes

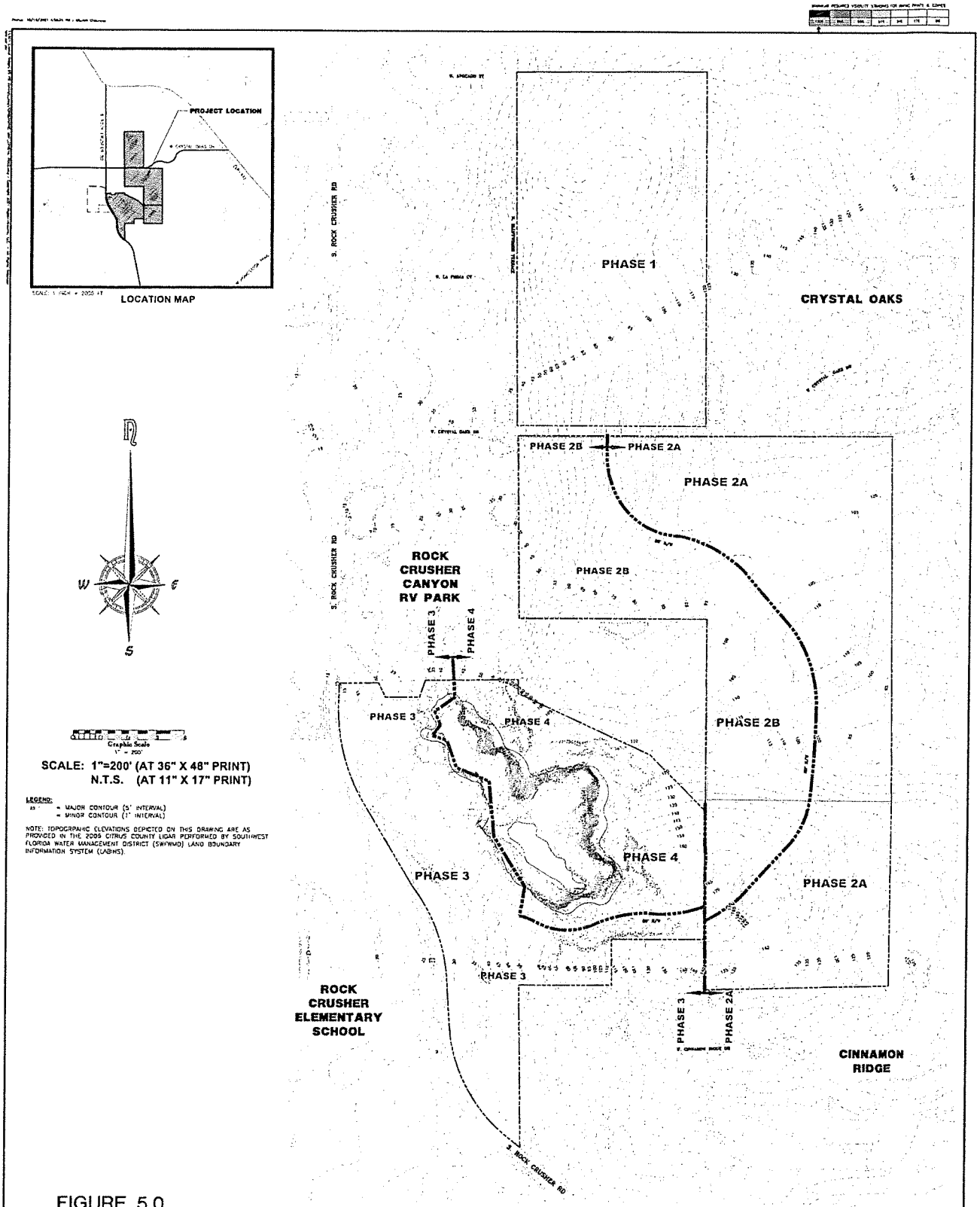
See **Figure 7**, SCS Soils Map from the USDA Soils Map with the property boundaries delineated.

FIGURE 5

Topographical Map

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

TOPOGRAPHIC MAP FIGURE 5.0



Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

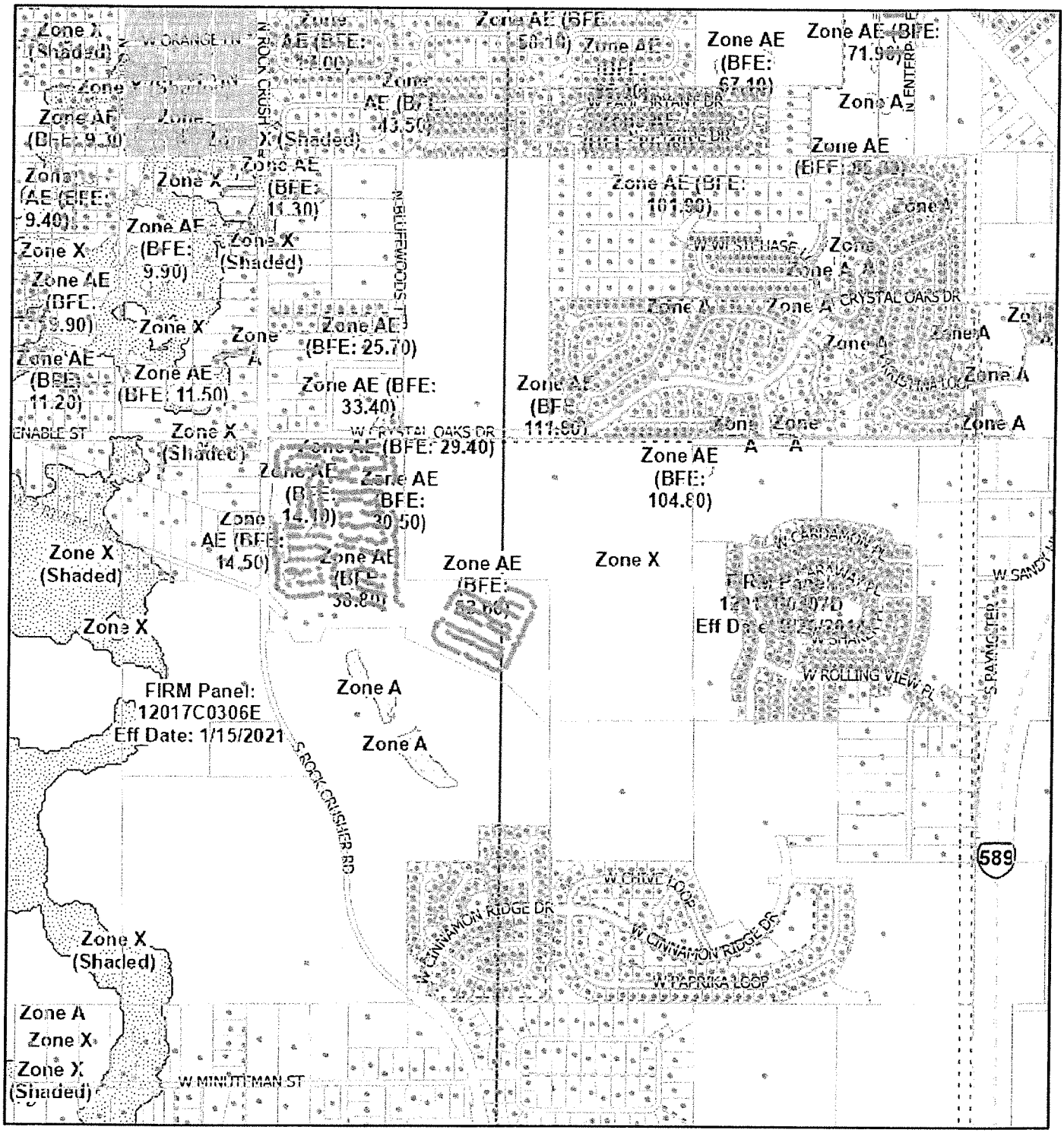
FIGURE 6

FEMA Maps

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

FEMA FLOOD MAP FIGURE 6.0

Citrus County Web Map



10/19/2021, 6:52:50 PM

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Easements

Address Points

Lots

Flood Hazard Boundary 2021

Flood Hazard Area 2021

Flood Zone X (Shaded) - Not a Special Flood Hazard Area (SFHA)

Flood Zone A - SFHA

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Citrus Coun

Esri, HERE, Garmin, INCREMENT P, USGS, EPA

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

FIGURE 7

SCS Soils Map

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

SCS SOILS MAP FIGURE 7A

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Citrus County, Florida
Survey Area Data: Version 21, Aug 26, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 18, 2018—Feb 8, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Candler fine sand, 0 to 5 percent slopes	64.9	79.0%
4	Candler fine sand, 5 to 8 percent slopes	0.2	0.2%
14	Lake fine sand, 0 to 5 percent slopes	15.9	19.3%
16	Arredondo fine sand, 0 to 5 percent slopes	1.2	1.5%
31	Sparr fine sand, 5 to 8 percent slopes	0.0	0.0%
Totals for Area of Interest		**82.1**	**100.0%**

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

SCS SOIL MAP FIGURE 7 B

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

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Soil Survey Area: Citrus County, Florida
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Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

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Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
3	Candler fine sand, 0 to 5 percent slopes	A	426.7	59.8%
4	Candler fine sand, 5 to 8 percent slopes	A	27.2	3.8%
11	Tavares fine sand, 0 to 5 percent slopes	A	107.9	15.1%
20	Pits		29.8	4.2%
22	Quartzipsamments, 0 to 5 percent slopes	A	2.2	0.3%
29	Astatula fine sand, 0 to 5 percent slopes	A	10.2	1.4%
31	Sparr fine sand, 5 to 8 percent slopes	A/D	3.1	0.4%
35	Sparr fine sand, 0 to 5 percent slopes	A/D	3.9	0.6%
55	Udorthents, 0 to 5 percent slopes		100.5	14.1%
99	Water		2.5	0.4%
Totals for Area of Interest			**714.1**	**100.0%**

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

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ENVIRONMENTAL ANALYSIS

A Phase 1 Environmental Assessment and a Biological Assessment study was conducted on the property to document the presence of listed species, wetlands, surface waters or other environmentally sensitive areas within / adjacent to the project limits in advance of proposed construction activities and address potential impacts to those resources. The study was conducted in two parts. The first study covered 246 Acres MOL and included parts 1,2, and 3 of the development. The second study covered the remaining acreage.

Part 1,2 & 3

Reference to "Biological Survey and Habitat Assessment – Crystal Ridge Phase 1, 2 and 3" prepared by Michael G. Czerwinski, P.A. Environmental Consultants. Map Exhibits for this study provided in the report Appendix A of "Biological Survey and Habitat Assessment".

For this study, the presence of one listed threatened / endangered species – the gopher tortoise was observed within or directly adjacent to the project limits. According to the assessment, the project is unlikely to adversely affect any additional listed species based on the findings of the field assessment and the habitat documented in and directly adjacent to the project area. Since a large population of gopher tortoises is confirmed to be present on-site, a gopher tortoise survey must be conducted for each phase of construction, and tortoises present permitted for and relocated in advance of clearing or other ground disturbance activities preceding with a phase of development.

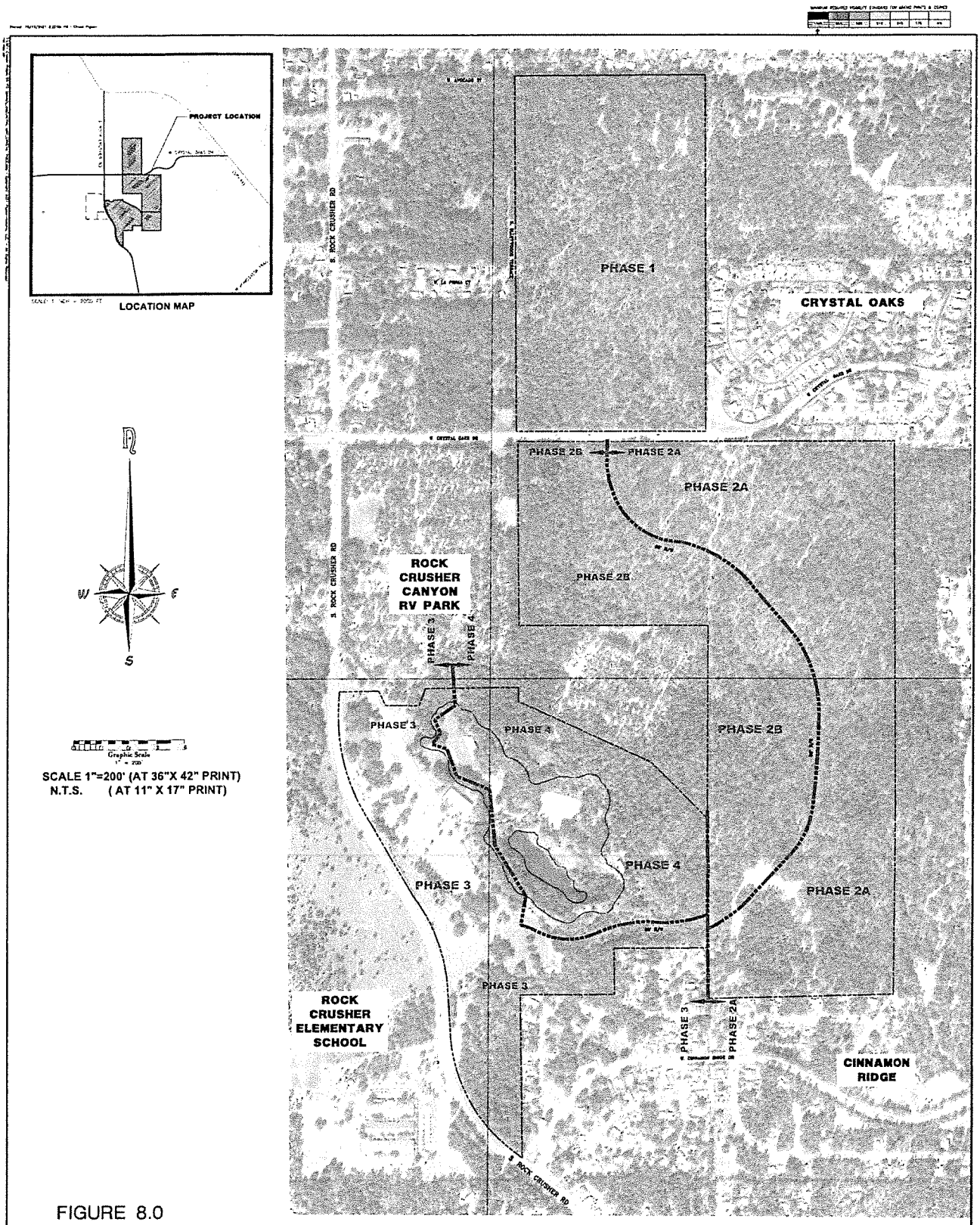
No wetlands / other surface waters were identified within the Part 1, 2 and 3 project area. From the SWFWMD 2017 mapping of "Land Use and Land Cover", approximately 85% of the project area is comprised on Longleaf Pine – Xeric Oak habitat and is entirely upland. Approximately 10% of the project area is comprised of Upland Hardwood – Coniferous Mix habitat and is entirely upland. Approximately 5% of the project area is comprised of Tree Plantation and is entirely upland. A more expanded review of the on-site field assessment including a discussion of on-site wildlife is presented in the **Appendix E**.

FIGURE 8

Aerial Photo Map

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

AERIAL MAP FIGURE 8.0



Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

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IV. INFRASTRUCTURE

INTRODUCTION

The primary infrastructure improvements in the Crystal Ridge Community will include private roads and stormwater management system, and public utility service including sanitary sewer service and drinking water service. All infrastructure will be designed and built to meet or exceed the standards as specified in the Citrus County Land Development Code (LDC).

ROADWAYS AND PEDESTRIAN FACILITIES

The project will be served by an internal network of roadway facilities designed to meet or exceed all County requirements. All roadways within the proposed Crystal Ridge Development is intended to be privately owned and maintained through a Master Homeowner's Association or Community development District (CDD) and will consist of curb and gutter road sections. As may be seen on the PUD Master Development Plan, all roadways are in conformance with the standards for right-of-way from the Land Development Code, including both neighborhood minor collector and neighborhood streets.

An 80' right-of-way (ROW) curvilinear minor collector is planned to wind through the development and connect the different phases of the development. It will cross W. Crystal Oak Drive approximately 1,900' from S. Rock Crusher Road. This main boulevard will have 12' wide travel lanes and a 7' wide pedestrian sidewalk along one side of the roadway. Near the south entrance into the community from S. Rock Crusher Road, a round-a-bout is planned and will be designed in accordance with FDOT standards and to accommodate emergency vehicles and truck traffic access. Only a small number of lots rely on driveway access and frontage onto the minor collector roadway for access as a majority of the community only have access onto the secondary neighborhood residential streets.

All of the other neighborhood roadway are planned with 10 foot wide travel lanes within a 50 foot wide right-of-ways and include several cul-de-sacs. **Figures 9** illustrates the

Typical Roadway Section in compliance with the Citrus County Land Development Code. The internal road network is designed to minimize traffic within the subdivision between different parts of the subdivision and create neighborhood pockets and blocks for quiet community areas. An alternative cul-de-sac type section is proposed to accommodate an efficient lot layout and better driveway access to the roadway.

Emergency access rights-of-ways are proposed to be platted, but not necessarily paved, to allow emergency access connection to N. Bluffwoods Terrace on the west side of Phase 1, and an extension to the east into Cinnamon Ridge. A stabilized base accommodating an 85,000 lb. vehicle loading is to be installed with fencing or other appropriate control structure which could be crashed or knox box controlled if an emergency need arose and access is needed.

Traffic Impact Analysis

A "Traffic Operations Study" was conducted for the Crystal Ridge Development to assess the traffic impact at intersections of the planned development. The project has three proposed primary access points, one along W. Crystal Oaks Drive and two along S. Rock Crusher Road. The traffic analysis is based on the full build-out of the PUD community by the year 2030. From the Functional Classification of roadways in Citrus County: W. Crystal Oaks Drive is classified as a Major Collector – Urban; S. Rock Crusher Road is classified and a Major Collector – Urban.

The three project access points were evaluated to determine if auxiliary left-turn or right-turn lanes would be recommended based on the projected traffic volumes. The results of this analysis indicated that auxiliary major street left-turn lanes are recommended for each of the access project driveways. For auxiliary right-turn lanes, the results of the analysis indicated that for the W. Crystal Oaks Drive intersection and the southern-most intersection on S. Rock Crusher Road auxiliary right-turn lanes would be recommended. The level of service for both W. Crystal Oaks Drive and S. Rock Crusher Road were estimated to continue to operate at LOS C for the adjacent roadway segment at build-out of the Project. The full analysis of traffic volumes, turn lane and intersection control recommendations is provided in **Appendix D**.

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

STORMWATER MANAGEMENT

Roadways and drainage areas for this project shall be maintained as private roads and stormwater management areas, owned and operated by the Master Homeowner's Association or possibly a Community Development District. Stormwater runoff will be conveyed to drainage retention areas by means of storm sewer systems and overland flow. The Stormwater Management System for Crystal Ridge Development will meet Citrus County Land Development Code and Southwest Florida Water Management District (SWFWMD) requirements. In accordance with the Citrus County Land Development Code no surface water shall be channeled or directed into sanitary sewers. Crystal Ridge Development will be designed to treat for water quality and to either capture or attenuate the 100-year 24-hour storm event as set forth by SWFWMD and County design criterion.

Land Use – Residential Units	Level of Service
Single Family (957 Lots)	25 Yr/24 Hr Storm Event Pre-Post Rate
	100 Yr/24 Hr Storm Event Pre-Post Volume

POTABLE WATER SUPPLY

Crystal Ridge Development will be serviced by an extension and looping of the central water system in the area and will receive public water supply service from Citrus County Water Resources Utilities Division. The potable water supply will be provided through the existing Citrus County water system via connection to existing 12" water mains that runs along W. Crystal Oaks Drive and S. Rock Crusher Road. A 12-inch water main tap and service meter connection into existing utility pipeline will provide daily public drinking water and available water supply capacity and pressure to meet the Land Development Code requirements for community uses and fire suppression. All facilities will be designed and constructed in accordance with FDEP, AWWA, and Citrus County standards. The planned on-site water distribution system will be designed in accordance with the standards of Citrus County including water main sizing to accommodate fire flow with fire hydrants located so that no building will be further than 500 feet from the nearest hydrant. The on-site water distribution system will be dedicated to Citrus County.

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

The current capacity of the Charles Black Water Treatment Plant is 14.544 million gallons per day based on annual average daily flow and the County system currently has adequate reserve capacity for the planned future use of the Site.

Projected Potable Water Demand & Level Of Service

Land Use	Water Demand
Single Family (957 Lots)	418,688 gpd

Level of Service:

Based on Citrus County Code of Ordinances Article II Section 102-36:
For Single Family Lots: GPD – Gallons Per Day (average) Per Person is 125 Gallons. Based on 3.5 persons per household. Average daily domestic flow per lot is calculated as 438 gallons per day per Lot.

The planned project site would be served by the Citrus County Water Resources Utilities Division that has the ability and capacity to serve the proposed project. Maximum Day Peak Hourly Potable Water Demand Rate will be approximately 727 gpm. All new water system infrastructure shall be designed and tested for a 150 psi test pressure.

WASTEWATER SERVICE

Crystal Ridge Development project will be served by a central sewer collection system with wastewater treatment service provided from the County's Meadowcrest Wastewater Treatment Facility. The sewer system will be designed in accordance with the Florida Department of Environmental Protection (FDEP) rules and regulations. On-site wastewater collection system components, including gravity sewer, force main piping, precast concrete manholes, lift stations and related sewer system appurtenances will be dedicated to Citrus County. The wastewater generated from the development will gravity flow to an existing manhole on W. Crystal Oaks Drive where it will connect into Citrus County's existing sewer system. Development areas along S. Rock Crusher Road will collect wastewater vis gravity sewer mains and into a new local pump station. Sewer from this part of the development will then pumped via on-site lift stations to a county connection point on W. Rock Crusher Road. All pump stations and pumping equipment will be located and constructed to Citrus County standards.

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Projected Wastewater Generation & Level Of Service

Land Use	Wastewater Flow
Single Family (957 Lots)	251,213 gpd

Level of Service:

Based on Citrus County Code of Ordinances Article II Section 102-36:
For Single Family Lots: GPD – Gallons Per Day (average) Per Person is 75 Gallons. Based on 3.5 persons per household. Average daily domestic flow per lot is calculated as 263 gallons per day per Lot.

The current capacity of the Meadowcrest Wastewater Treatment Facility is 2.0 million gallons per day. Based on annual average daily flow and the County system currently has adequate reserve capacity for the planned future use of the Site.

SOLID WASTE SERVICE

Crystal Ridge Development will require solid waste collection and is planned to be served through locally licensed solid waste collection service companies. Solid waste generated from the development is planned to be transported and disposed through the services provided by Citrus County Central Landfill. Routine collection by a local solid waste collection company is available to the development.

Projected Solid Waste Generation & Level Of Service

Land Use	Solid Waste
Single Family (957 Lots)	2,613 Tons / year

Level of Service:

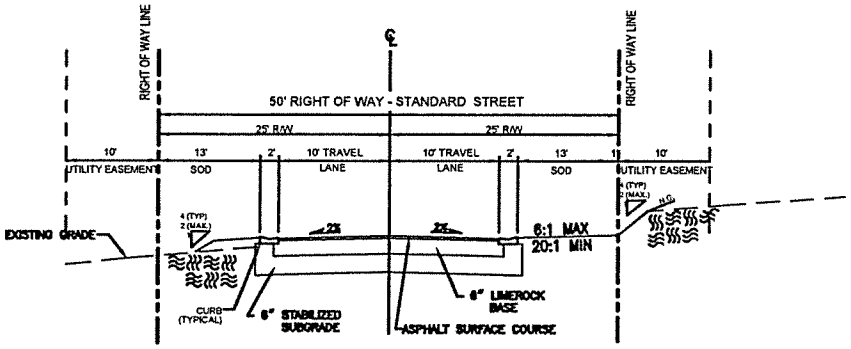
For Single Family Lots: Solid Waste generated is 4.3 lbs/day/capita assuming 3.5 people per Lot per Citrus County Comprehensive Plan Solid Waste Sub-element.

The County Landfill has sufficient capacity to provide service to the proposed project.

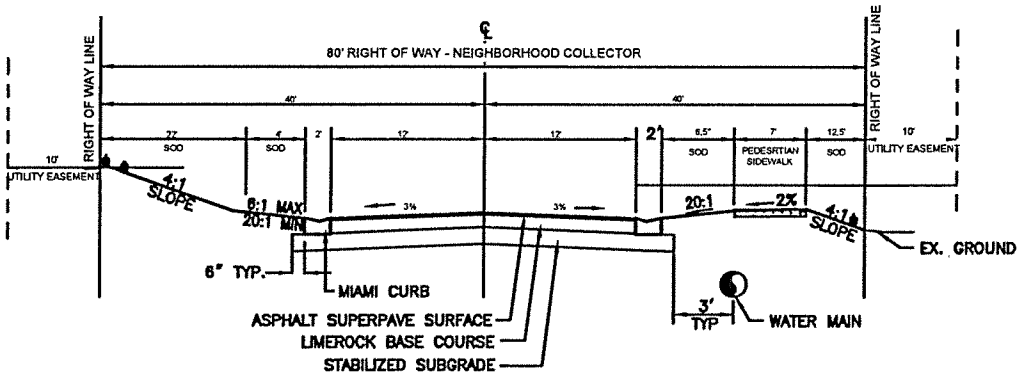
FIGURE 9

Roadway Typical Sections

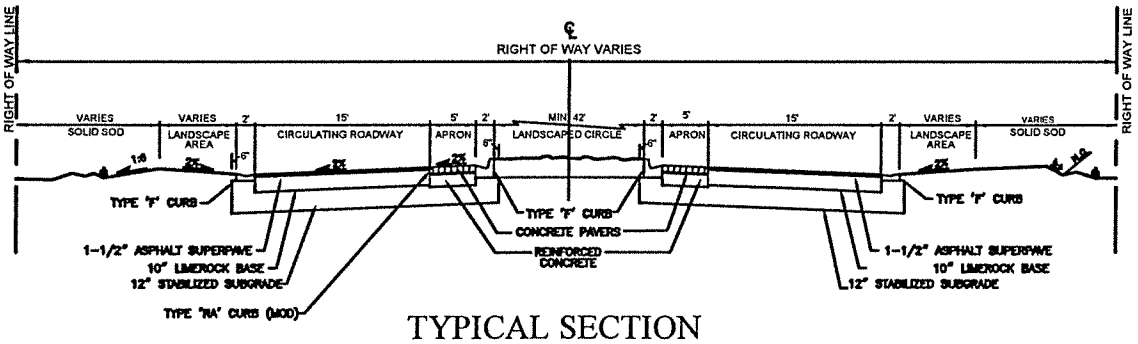
Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,



TYPICAL ROADWAY SECTION
NEIGHBORHOOD ROADWAY
N.T.S.



TYPICAL ROADWAY SECTION
NEIGHBOHOOD COLLECTOR
N.T.S.



TYPICAL SECTION
ROADWAY
ROUNDABOUT
N.T.S.

	FIGURE 9.0	TYPICAL ROADWAY SECTIONS CRYSTAL RIDGE CITRUS COUNTY, FLORIDA SECTION 31,06, TOWNSHIP 18,19 SOUTH, RANGE 18 EAST CITRUS COUNTY, FLORIDA

JOB NO.: 501.05.00

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

APPENDIX A

Legal Descriptions of Property

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

PIGEON-ARDURRA, LLC

OCTOBER 19, 2021

CRYSTAL RIDGE
ACQUISITION PARCEL "A"

DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF PARCEL 5 OF THE LANDS DESCRIBED IN EXHIBIT "A" OF THE TRUSTEE'S WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1549, AT PAGE 1519, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 18 EAST."

LESS AND EXCEPT A PORTION OF THE LANDS DESCRIBED IN EXHIBIT "A" OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 881, AT PAGE 218, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"THE SOUTH 80 FEET OF THE E 1/2 OF THE W 1/2 OF THE SW 1/4 AND THE SOUTH 80 FEET OF THE W 1/2 OF THE W 1/2 OF THE SW 1/4 ALL BEING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA."

REFER TO THE BOUNDARY SURVEY BY ARDURRA GROUP, INC., DOING BUSINESS AS PIGEON-ARDURRA, LLC (STATE OF FLORIDA LICENSED BUSINESS NO. 2610), PROJECT NO. 21-501.05, FILE NO. 501.05.002, DATED OCTOBER 20, 2021, FOR THE SKETCH OF THE DESCRIPTION.

925 S.E. 17th Street, Suite A
Ocala, FL 34471
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Fax: 352-861.7709

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

PIGEON-ARDURRA, LLC

OCTOBER 19, 2021

CRYSTAL RIDGE
ACQUISITION PARCEL "B"

DESCRIPTION

A PARCEL OF LAND IDENTIFIED AS PARCEL 7 OF THE LANDS DESCRIBED IN EXHIBIT "A" OF THE TRUSTEE'S WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1549, AT PAGE 1519, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST; AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST.

REFER TO THE BOUNDARY SURVEY BY ARDURRA GROUP, INC., DOING BUSINESS AS PIGEON-ARDURRA, LLC (STATE OF FLORIDA LICENSED BUSINESS NO. 2610), PROJECT NO. 21-501.05, FILE NO. 501.05.002, DATED OCTOBER 20, 2021, FOR THE SKETCH OF THE DESCRIPTION.

925 S.E. 17th Street, Suite A
Ocala, FL 34471
Ph: 352-861.7799
Fax: 352-861.7709

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

PIGEON-ARDURRA, LLC

OCTOBER 19, 2021

CRYSTAL RIDGE
ACQUISITION PARCEL "C"

DESCRIPTION

THE PARCEL OF LAND DESCRIBED IN THE QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2941, AT PAGE 1973, AND AS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1182, AT PAGE 928, ALL OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"THE NORTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN SPECIAL TRUSTEES WARRANTY DEED DATED, JULY 2, 1980 AND RECORDED IN OFFICIAL RECORDS BOOK 560, PAGE 711, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA."

REFER TO THE DRAWING BY ARDURRA GROUP, INC., DOING BUSINESS AS PIGEON-ARDURRA, LLC (STATE OF FLORIDA LICENSED BUSINESS NO. 2610), PROJECT NO. 21-501.05, FILE NO. 501.05.003, DATED OCTOBER 20, 2021, FOR THE SKETCH OF THE DESCRIPTION.

925 S.E. 17th Street, Suite A
Ocala, FL 34471
Ph: 352-861.7799
Fax: 352-861.7709

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

PIGEON-ARDURRA, LLC

OCTOBER 19, 2021

CRYSTAL RIDGE
ACQUISITION PARCEL "D"

DESCRIPTION

PARCEL "B" AS DESCRIBED IN THE BOUNDARY SURVEY MAP PREPARED PURSUANT TO MINOR SUBDIVISION APPLICATION NO. MSP-07-07, APPROVED JUNE 6, 2007, A COPY OF WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2243, AT PAGE 17, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, LYING PARTIALLY IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 17 EAST AND LYING PARTIALLY IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"A PARCEL OF LAND CONSISTING OF A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA; A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST, SAID CITRUS COUNTY AND A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF CINNAMON RIDGE UNIT 2, ACCORDING TO PLAT BOOK 12, PAGE 65 OF THE PUBLIC RECORDS OF SAID CITRUS COUNTY; THENCE ON THE BOUNDARIES THEREOF, RUN THE FOLLOWING FOUR COURSES: (1) SOUTH 89 DEGREES 37 MINUTES 48 SECONDS WEST, 678.52 FEET; (2) SOUTH 00 DEGREES 59 MINUTES 51 SECONDS EAST, 332.07 FEET; (3) SOUTH 89 DEGREES 41 MINUTES 24 SECONDS WEST, 678.39 FEET; (4) SOUTH 01 DEGREES 04 MINUTES 46 SECONDS EAST, 1161.79 FEET TO THE EASTERLY LINE OF ROCK CRUSHER ROAD (A 100 FOOT WIDE RIGHT-OF-WAY); THENCE ON THE LAST SAID LINE, RUN THE FOLLOWING SEVEN COURSES: (1) NORTH 53 DEGREES 26 MINUTES 34 SECONDS WEST, 104.40 FEET; (2) ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1100.00 FEET; AN ARC LENGTH OF 940.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28 DEGREES 56 MINUTES 12 SECONDS WEST, 912.54 FEET; (3) NORTH 04 DEGREES 25 MINUTES 49 SECONDS WEST, 347.57 FEET; (4) ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1200.00 FEET; AN ARC LENGTH OF 557.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17 DEGREES 44 MINUTES 54 SECONDS WEST, 552.86 FEET; (5) NORTH 31 DEGREES 03 MINUTES 59 SECONDS WEST, 782.37 FEET; (6) ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1550.00 FEET; AN ARC LENGTH OF 825.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15 DEGREES 49 MINUTES 02

925 S.E. 17th Street, Suite A
Ocala, FL 34471
Ph: 352-861.7799
Fax: 352-861.7709

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

SECONDS WEST, 815.35 FEET; (7) NORTH 00 DEGREES 34 MINUTES 06 SECONDS WEST, 153.09 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 54 SECONDS EAST, 276.18 FEET; THENCE SOUTH 26 DEGREES 35 MINUTES 36 SECONDS EAST, 115.82 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST*, 243.64 FEET; THENCE NORTH 18 DEGREES 50 MINUTES 44 SECONDS EAST, 130.87 FEET; THENCE NORTH 88 DEGREES 57 MINUTES 15 SECONDS EAST, 672.90 FEET; THENCE SOUTH 01 DEGREES 02 MINUTES 45 SECONDS EAST, 102.34 FEET; THENCE SOUTH 65 DEGREES 29 MINUTES 01 SECONDS EAST, 1059.03 FEET; THENCE SOUTH 45 DEGREES 27 MINUTES 08 SECONDS EAST, 573.32 FEET; THENCE SOUTH 01 DEGREES 01 MINUTES 47 SECONDS EAST, 931.43 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 107.87 ACRES, MORE OR LESS, IN AREA."

LESS AND EXCEPT:

THE LANDS DESCRIBED IN EXHIBIT "A" OF THE CORPORATE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1517, AT PAGE 2133, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, LYING PARTIALLY IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 17 EAST AND PARTIALLY IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"**COMMENCE** AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 46, BLOCK A, OF CINNAMON RIDGE UNIT 2 AS RECORDED IN PLAT BOOK 12, PAGE 65, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE NORTH 89 DEGREES 42' 23" EAST 127.24 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 SAID LINE ALSO BEING THE NORTH LINE OF LOT 46, BLOCK A, CINNAMON RIDGE UNIT 2, RECORDED IN PLAT BOOK 12, PAGE 65, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, TO THE NORTHEAST CORNER OF SAID LOT 46, ALSO BEING THE NORTHWEST CORNER OF LOT 47, BLOCK A, OF SAID PLAT OF CINNAMON RIDGE UNIT 2 AND THE **POINT OF BEGINNING**. THENCE NORTH 89 DEGREES 37' 39" EAST 116.39 FEET ALONG THE NORTH LINE OF SAID LOT 47, BLOCK A TOT HE(*) NORTHEAST CORNER OF SAID LOT 47, BLOCK A, THENCE ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 47 NORTH 00 DEGREES 53' 29" WEST 23.61 FEET, THENCE SOUTH 89 DEGREES 19'42" WEST 122.48 FEET TO A POINT ON A NORTHWESTERLY PROJECTION OF THE WESTERLY BOUNDARY OF SAID LOT 47 THENCE SOUTH 14 DEGREES 34' 12" EAST ALONG SAID NORTHWESTERLY PROJECTION 25.76 FEET TO THE POINT OF BEGINNING."

(*) = APPARENT SCRIVENER'S ERROR: "TOT HE" SHOULD READ "TO THE"

REFER TO THE DRAWING BY ARDURRA GROUP, INC., DOING BUSINESS AS PIGEON-ARDURRA, LLC (STATE OF FLORIDA LICENSED BUSINESS NO. 2610), PROJECT NO. 21-501.05, FILE NO. 501.05.004, DATED OCTOBER 20, 2021, FOR THE SKETCH OF THE DESCRIPTION.

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PIGEON-ARDURRA, LLC

OCTOBER 20, 2021

CRYSTAL RIDGE
ACQUISITION PARCELS "A" THROUGH "D"

DESCRIPTION

PARCEL "A"

A PARCEL OF LAND BEING A PORTION OF PARCEL 5 OF THE LANDS DESCRIBED IN EXHIBIT "A" OF THE TRUSTEE'S WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1549, AT PAGE 1519, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 18 EAST."

LESS AND EXCEPT A PORTION OF THE LANDS DESCRIBED IN EXHIBIT "A" OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 881, AT PAGE 218, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"THE SOUTH 80 FEET OF THE E 1/2 OF THE W 1/2 OF THE SW 1/4 AND THE SOUTH 80 FEET OF THE W 1/2 OF THE W 1/2 OF THE SW 1/4 ALL BEING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA."

PARCEL "B"

A PARCEL OF LAND IDENTIFIED AS PARCEL 7 OF THE LANDS DESCRIBED IN EXHIBIT "A" OF THE TRUSTEE'S WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1549, AT PAGE 1519, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST; AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST.

925 S.E. 17th Street, Suite A
Ocala, FL 34471
Ph: 352-861.7799
Fax: 352-861.7709

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

PARCEL "C"

THE PARCEL OF LAND DESCRIBED IN THE QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2941, AT PAGE 1973, AND AS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1182, AT PAGE 928, ALL OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"THE NORTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN SPECIAL TRUSTEES WARRANTY DEED DATED, JULY 2, 1980 AND RECORDED IN OFFICIAL RECORDS BOOK 560, PAGE 711, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA."

PARCEL "D"

PARCEL "B" AS DESCRIBED IN THE BOUNDARY SURVEY MAP PREPARED PURSUANT TO MINOR SUBDIVISION APPLICATION NO. MSP-07-07, APPROVED JUNE 6, 2007, A COPY OF WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2243, AT PAGE 17, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, LYING PARTIALLY IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 17 EAST AND LYING PARTIALLY IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"A PARCEL OF LAND CONSISTING OF A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA; A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST, SAID CITRUS COUNTY AND A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF CINNAMON RIDGE UNIT 2, ACCORDING TO PLAT BOOK 12, PAGE 65 OF THE PUBLIC RECORDS OF SAID CITRUS COUNTY; THENCE ON THE BOUNDARIES THEREOF, RUN THE FOLLOWING FOUR COURSES: (1) SOUTH 89 DEGREES 37 MINUTES 48 SECONDS WEST, 678.52 FEET; (2) SOUTH 00 DEGREES 59 MINUTES 51 SECONDS EAST, 332.07 FEET; (3) SOUTH 89 DEGREES 41 MINUTES 24 SECONDS WEST, 678.39 FEET; (4) SOUTH 01 DEGREES 04 MINUTES 46 SECONDS EAST, 1161.79 FEET TO THE EASTERLY LINE OF ROCK CRUSHER ROAD (A 100 FOOT WIDE RIGHT-OF-WAY); THENCE ON THE LAST SAID LINE, RUN THE FOLLOWING SEVEN COURSES: (1) NORTH 53 DEGREES 26 MINUTES 34 SECONDS WEST, 104.40 FEET; (2) ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1100.00 FEET; AN ARC LENGTH OF 940.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28 DEGREES 56 MINUTES 12 SECONDS WEST, 912.54 FEET; (3) NORTH 04 DEGREES 25 MINUTES 49 SECONDS WEST, 347.57 FEET; (4) ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1200.00 FEET; AN ARC LENGTH OF 557.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17 DEGREES 44 MINUTES 54 SECONDS WEST, 552.86 FEET; (5) NORTH 31 DEGREES 03 MINUTES 59 SECONDS WEST, 782.37 FEET; (6) ON

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1550.00 FEET; AN ARC LENGTH OF 825.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15 DEGREES 49 MINUTES 02 SECONDS WEST, 815.35 FEET; (7) NORTH 00 DEGREES 34 MINUTES 06 SECONDS WEST, 153.09 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 54 SECONDS EAST, 276.18 FEET; THENCE SOUTH 26 DEGREES 35 MINUTES 36 SECONDS EAST, 115.82 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST*, 243.64 FEET; THENCE NORTH 18 DEGREES 50 MINUTES 44 SECONDS EAST, 130.87 FEET; THENCE NORTH 88 DEGREES 57 MINUTES 15 SECONDS EAST, 672.90 FEET; THENCE SOUTH 01 DEGREES 02 MINUTES 45 SECONDS EAST, 102.34 FEET; THENCE SOUTH 65 DEGREES 29 MINUTES 01 SECONDS EAST, 1059.03 FEET; THENCE SOUTH 45 DEGREES 27 MINUTES 08 SECONDS EAST, 573.32 FEET; THENCE SOUTH 01 DEGREES 01 MINUTES 47 SECONDS EAST, 931.43 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 107.87 ACRES, MORE OR LESS, IN AREA."

LESS AND EXCEPT:

THE LANDS DESCRIBED IN EXHIBIT "A" OF THE CORPORATE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1517, AT PAGE 2133, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, LYING PARTIALLY IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 17 EAST AND PARTIALLY IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"**COMMENCE** AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 46, BLOCK A, OF CINNAMON RIDGE UNIT 2 AS RECORDED IN PLAT BOOK 12, PAGE 65, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE NORTH 89 DEGREES 42' 23" EAST 127.24 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 SAID LINE ALSO BEING THE NORTH LINE OF LOT 46, BLOCK A, CINNAMON RIDGE UNIT 2, RECORDED IN PLAT BOOK 12, PAGE 65, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, TO THE NORTHEAST CORNER OF SAID LOT 46, ALSO BEING THE NORTHWEST CORNER OF LOT 47, BLOCK A, OF SAID PLAT OF CINNAMON RIDGE UNIT 2 AND THE **POINT OF BEGINNING**. THENCE NORTH 89 DEGREES 37' 39" EAST 116.39 FEET ALONG THE NORTH LINE OF SAID LOT 47, BLOCK A TOT HE(*) NORTHEAST CORNER OF SAID LOT 47, BLOCK A, THENCE ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 47 NORTH 00 DEGREES 53' 29" WEST 23.61 FEET, THENCE SOUTH 89 DEGREES 19'42" WEST 122.48 FEET TO A POINT ON A NORTHWESTERLY PROJECTION OF THE WESTERLY BOUNDARY OF SAID LOT 47 THENCE SOUTH 14 DEGREES 34' 12" EAST ALONG SAID NORTHWESTERLY PROJECTION 25.76 FEET TO THE POINT OF BEGINNING."

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

APPENDIX B

Warranty Deeds

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2018059536 BK: 2941 PG: 1973 11/29/2018 9:08 AM 1 Receipt: 2018052642
RECORDING $86.50 D DOCTAX PD $0.70

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

This document was prepared by
and should be returned to:

Matthew R. Schroeder, Esq.
Brett Hendee, P.A.
1700 South MacDill Avenue
Suite 200
Tampa, Florida 33629

----------(Space above this line for recording data)----------

Altkey Number: 1504422
Parcel Identification Number: 18E 19S 06 31000

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made this 18th day of November, 2018, by **GULF TO LAKES ASSOCIATES, LLLP**, a Florida limited liability limited partnership (formerly known as Gulf to Lakes Associates, Ltd.) and **MEADOWCREST DEVELOPMENT, INC.**, a Florida Corporation, (collectively, the "Grantor"), to and in favor of **GULF TO LAKES ASSOCIATES, LLLP**, a Florida limited liability limited partnership, whose post office address is Post Office Box 2050, Lecanto, of the County of Citrus, State of Florida, 34460 (the "Grantee") is made in order to correct an error with respect to the grantee described in that certain warranty deed dated April 28, 1997 and recorded at page 0928, book 1182 of the Citrus County, Florida Public Records.

WITNESSETH that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable considerations in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all right, title, interest, claim and demand which the first party has in and to the following described land, situate, lying and being in Citrus County, Florida, to-wit:

The Northeast ¼ of Southwest ¼ of Section 6, Township 19 South, Range 18 East, Citrus County, Florida.

TOGETHER WITH an Easement for Ingress and Egress as described in Special Trustees Warranty Deed dated, July 2, 1980 and recorded in Official Records Book 560, Page 711, Public Records of Citrus County, Florida.

SUBJECT TO all reservations, easements, restrictions, covenants, limitations and conditions of record, if any, and taxes for the tax year 2018 and thereafter. The conveyed property is vacant land and is not homestead property of the Grantor.

Note to Recorder: This deed is a conveyance of the subject property made to correct an error related to the grantee described in that certain warranty deed dated April 28, 1997 and recorded at page 0928, book 1182 of the Citrus County, Florida Public Records, on which proper documentary stamp taxes were paid. As such, this conveyance is subject only to minimum documentary stamp taxes per Rule 12B-4.014, Florida Administrative Code. In addition to serving to correct an error in one of the grantees named in the deed under which the grantors in this deed took title, the conveyance under this deed by the grantor, Meadowcrest Development, Inc., a dissolved Florida corporation, is done by the surviving directors of that corporation at the time it was dissolved, in accordance with Section 607.1405 of the Florida Statutes, to wind up and liquidate the business and affairs of the Corporation.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2018059536 BK: 2941 PG: 1974 11/29/2018 9:08 AM 2 Receipt: 2018052642
RECORDING $86.50 D DOCTAX PD $0.70

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

THIS QUIT-CLAIM DEED may be executed in several counterparts, each of which shall be deemed to be an original copy and all of which shall constitute one agreement, binding on all parties hereto.

[SIGNATURES TO FOLLOW]

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2018059536 BK: 2941 PG: 1975 11/29/2018 9:08 AM 3 Receipt: 2018052642
RECORDING $86.50 D DOCTAX PD $0.70

IN WITNESS WHEREOF, the said undersigned Grantors have signed and sealed these presents effective as of the day and year first above written.

Gulf to Lakes Associates, LLLP
a Florida limited liability limited partnership

Signed, sealed and delivered
in our presence:

Print name: Braeden Hobi
(First Witness)

Print name: Heather Hulbert
(Second Witness)

By: _____
Name: Bruce A. Olsen, Co-Manager of Olsen Family Investments, LLC, the General Partner of Gulf to Lakes Associates, LLLP

STATE OF New Hampshire
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 7 day November, 2018 by Bruce A. Olsen, who ~~is personally known to me or~~ has produced Driver's License as identification.

(Notary stamp or seal)

Regina Beaulieu
Notary Public
Name:
Commission No.:
Commission Expires:

REGINA A BEAULIEU
Notary Public – New Hampshire
My Commission Expires Jan 24, 2023

Print name: _____
(First Witness)

By: _____
Name: Jon D. Olsen, Co-Manager of Olsen Family Investments, LLC, the General Partner of Gulf to Lakes Associates, LLLP

Print name: _____
(Second Witness)

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ___ day November, 2018 by Jon D. Olsen, who is personally known to me or has produced _____ as identification.

(Notary stamp or seal)

Notary Public
Name:
Commission No.:
Commission Expires:

[SIGNATURE PAGE CONTINUES]

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2018059536 BK: 2941 PG: 1976 11/29/2018 9:08 AM 4 Receipt: 2018052642
RECORDING $86.50 D DOCTAX PD $0.70

IN WITNESS WHEREOF, the said undersigned Grantors have signed and sealed these presents effective as of the day and year first above written.

Gulf to Lakes Associates, LLLP
a Florida limited liability limited partnership

Signed, sealed and delivered
in our presence:

_____
Print name: _____
(First Witness)

By: _____
Name: Bruce A. Olsen, Co-Manager of Olsen Family Investments, LLC, the General Partner of Gulf to Lakes Associates, LLLP

_____
Print name: _____
(Second Witness)

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ___ day November, 2018 by Bruce A. Olsen, who is personally known to me or has produced _____ as identification.

(Notary stamp or seal)

_____
Notary Public
Name:
Commission No.:
Commission Expires:

Linda W. Cole
Print name: _____
(First Witness)

By: _____
Name: Jon D. Olsen, Co-Manager of Olsen Family Investments, LLC, the General Partner of Gulf to Lakes Associates, LLLP

Kayci Pie
Print name: Kayci Pie
(Second Witness)

STATE OF Vermont
COUNTY OF Windsor

The foregoing instrument was acknowledged before me this 7th day November, 2018 by Jon D. Olsen, who is personally known to me or has produced VT DL as identification.

(Notary stamp or seal)

Notary Public
Name: Linda W. Cole
Commission No.:
Commission Expires: 2/10/19

[SIGNATURE PAGE CONTINUES]

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2018059536 BK: 2941 PG: 1977 11/29/2018 9:08 AM 5 Receipt: 2018052642
RECORDING $86.50 D DOCTAX PD $0.70

Meadowcrest Development, Inc.
a Florida corporation

Signed, sealed and delivered
in our presence:

Paul McKnight

Print name: Paul McKnight
(First Witness)

Rhonda Hendee

Print name: Rhonda Hendee
(Second Witness)

By: S C Olsen
Name: Stanley C. Olsen
Its: Director

Paul McKnight

Print name: Paul McKnight
(First Witness)

Rhonda Hendee

Print name: Rhonda Hendee
(Second Witness)

By: Elizabeth M. Olsen
Name: Elizabeth M. Olsen
Its: Director

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 18th day November, 2018 by Stanley C. Olsen and Elizabeth M. Olsen, who are personally known to me ~~or have produced _____ as identification~~.

(Notary stamp or seal)

Notary Public State of Florida
Brett Hendee
My Commission FF 185164
Expires 01/26/2019

Brett Hendee
Notary Public
Name:
Commission No.:
Commission Expires:

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2018059536 BK: 2941 PG: 1978 11/29/2018 9:08 AM 6 Receipt: 2018052642
RECORDING $86.50 D DOCTAX PD $0.70

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

UNANIMOUS WRITTEN CONSENT
IN LIEU OF A
MEETING OF THE BOARD OF DIRECTORS
OF
MEADOWCREST DEVELOPMENT, INC.

The undersigned, being all of the directors of Meadowcrest Development, Inc., a Florida corporation (the "Corporation"), hereby consent, pursuant to Section 607.0821 of the Florida Business Corporation Act, to the adoption of the following resolutions in lieu of a meeting of the Board of Directors of the Corporation, effective the 18th day of November, 2018.

BACKGROUND

A. On April 28, 1997, the Corporation and Gulf to Lakes Associates, Ltd. ("GTLA"; now known as Gulf to Lakes Associates, LLLP) took title to certain real property by warranty deed dated April 28, 1997 (a copy of which is attached hereto as Exhibit A) (the "Real Estate").

B. The Corporation was the general partner of GTLA at the time the Real Estate was acquired.

C. The Corporation and GTLA intended for GTLA to acquire a fee simple interest in the Real Estate, notwithstanding that the deed vesting title in the Real Estate appears to have created a tenancy in common between the Corporation and GTLA.

D. Upon review of its records in 2018, GTLA noted the discrepancy in title with respect to the Real Estate.

E. The Corporation was administratively dissolved by the Florida Secretary of State on October 1, 2004.

F. At the time that the Corporation was administratively dissolved, the undersigned. Stanley C. Olsen and Elizabeth M. Olsen, were the then-serving directors of the Corporation (referred to herein, collectively, as the "Directors").

G. Pursuant to Section 607.1421(3) of the Florida Statutes, a corporation administratively dissolved continues its corporate existence but may not carry on any business except that which is necessary to wind up and liquidate its business and affairs under Section 607.1405 of the Florida Statutes.

H. The directors desire to authorize and make provision for the preparation and execution of a corrective deed with respect to the Real Estate in order to wind up and liquidate the business and affairs of the Corporation in accordance with Section 607.1405 of the Florida Statutes.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2018059536 BK: 2941 PG: 1979 11/29/2018 9:08 AM 7 Receipt: 2018052642
RECORDING $86.50 D DOCTAX PD $0.70

RESOLUTIONS

NOW, THEREFORE, incorporating the Background as true, and in consideration of the foregoing, the directors of the Corporation resolves as follows:

1. In accordance with Sections 607.1405 and 607.1421 of the Florida Statutes, and consistent with the Bylaws of the Corporation as existed on the date that the Corporation was administratively dissolved, the Directors are hereby empowered to join with GTLA to execute a corrective deed to properly vest title to the Real Estate in GTLA.

2. The Directors are hereby directed and empowered to sign such other documents as are necessary to effectuate the resolution set forth, above, and to cause such documents to be filed or recorded, as necessary, within or without the State of Florida, in order to document and evidence the foregoing.

3. This Unanimous Written Consent in Lieu of a Meeting of the Board of Directors of the Corporation may be executed in any number of separate counterparts, each of which, and any electronic transmission of the same, shall be deemed to be an original copy and all of which shall constitute one agreement, binding on all parties hereto.

[BALANCE OF PAGE INTENTIONALLY BLANK; SIGNATURE PAGE TO FOLLOW]

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2018059536 BK: 2941 PG: 1980 11/29/2018 9:08 AM 8 Receipt: 2018052642
RECORDING $86.50 D DOCTAX PD $0.70

This Unanimous Written Consent in Lieu of a Meeting of the Board of Directors of the Corporation is entered into as of the date first written above.

BOARD OF DIRECTORS:

Name: Stanley C. Olsen

Name: Elizabeth M. Olsen

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2018059536 BK: 2941 PG: 1981 11/29/2018 9:08 AM 9 Receipt: 2018052642
RECORDING $86.50 D DOCTAX PD $0.70

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

EXHIBIT A

Warranty Deed

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2018059536 BK: 2941 PG: 1982 11/29/2018 9:08 AM 10 Receipt: 2018052642
RECORDING $86.50 D DOCTAX PD $0.70

CHELSEA TITLE OF THE NATURE COAST, INC.
105 NORTH APOPKA AVENUE
INVERNESS, FL 34450

Property Appraisers Parcel Identification (Folio) Numbers:
R06 19S18E 31000
Grantees SS #s:

$ -0-
Betty Strifler,
Clerk of Circuit Court,
Citrus County, Florida
By: _____ D.C.

RECEIVED FOR RECORD
APR 30 AM 11 11
D.C.

95 4162

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 28th day of April, A.D. 1997 by **CARL R. ISAACSON, SR. and DONALD E. ISAACSON** herein called the grantors, to **GULF TO LAKES ASSOCIATES LTD., a Florida Limited Partnership, and MEADOWCREST DEVELOPMENT, INC., a General Partner** whose post office address is **8130 WEST CORPORATE OAKS, CRYSTAL RIVERM FLORIDA 34429**, hereinafter called the Grantees: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in CITRUS County, State of Florida, viz:

The Northeast 1\4 of Southwest 1\4 of Section 6, Township 19 South, Range 18 East, Citrus County, Florida.

TOGETHER WITH an Easement for ingress and egress as described in Special Trustees Warranty Deed dated July 2, 1980 and recorded in Official Records Book 560, Page 711, Public Records of Citrus County, Florida.

THIS IS VACANT LAND. GRANTORS HEREIN WARRANT THE ABOVE DESCRIBED PROPERTY IS NOT THEIR HOMESTEAD PROPERTY AS PROVIDED FOR BY THE FLORIDA CONSTITUTION.
Subject to easements, restrictions and reservations of record and to taxes for the year 1997 and thereafter.

BK1182PG0928

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantees that the grantors is/are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1996.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature
Bonnie Bridges
Witness #1 Printed Name

Witness #2 Signature
Nancy L. Galzerano
Witness #2 Printed Name

Carl R. Isaacson L.S.
CARL R. ISAACSON, SR.
3225 GRAYMOR PATH, INVERNESS, FLORIDA 34450

Donald E. Isaacson L.S.
DONALD E. ISAACSON
3225 GRAYMOR PATH, INVERNESS, FLORIDA 34450

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 28th day of April, 19 97 by CARL R. ISAACSON, SR. and DONALD E. ISAACSON who is/are personally known to me or have produced Drivers licenses as identification.

SEAL

My Commission Expires:

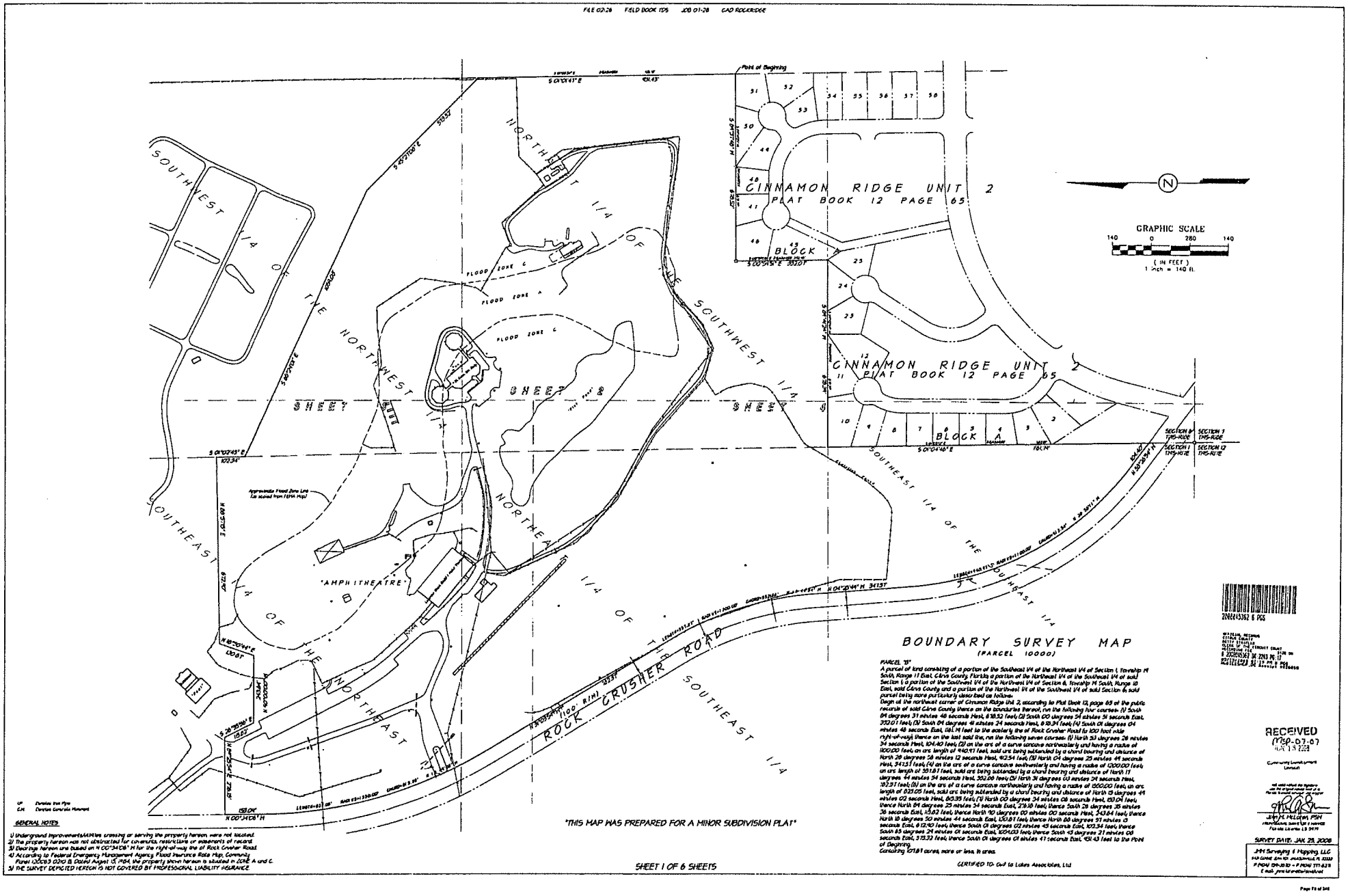
OFFICIAL NOTARY SEAL
NANCY L GALZERANO
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC394711
MY COMMISSION EXP. MAR 24 1998

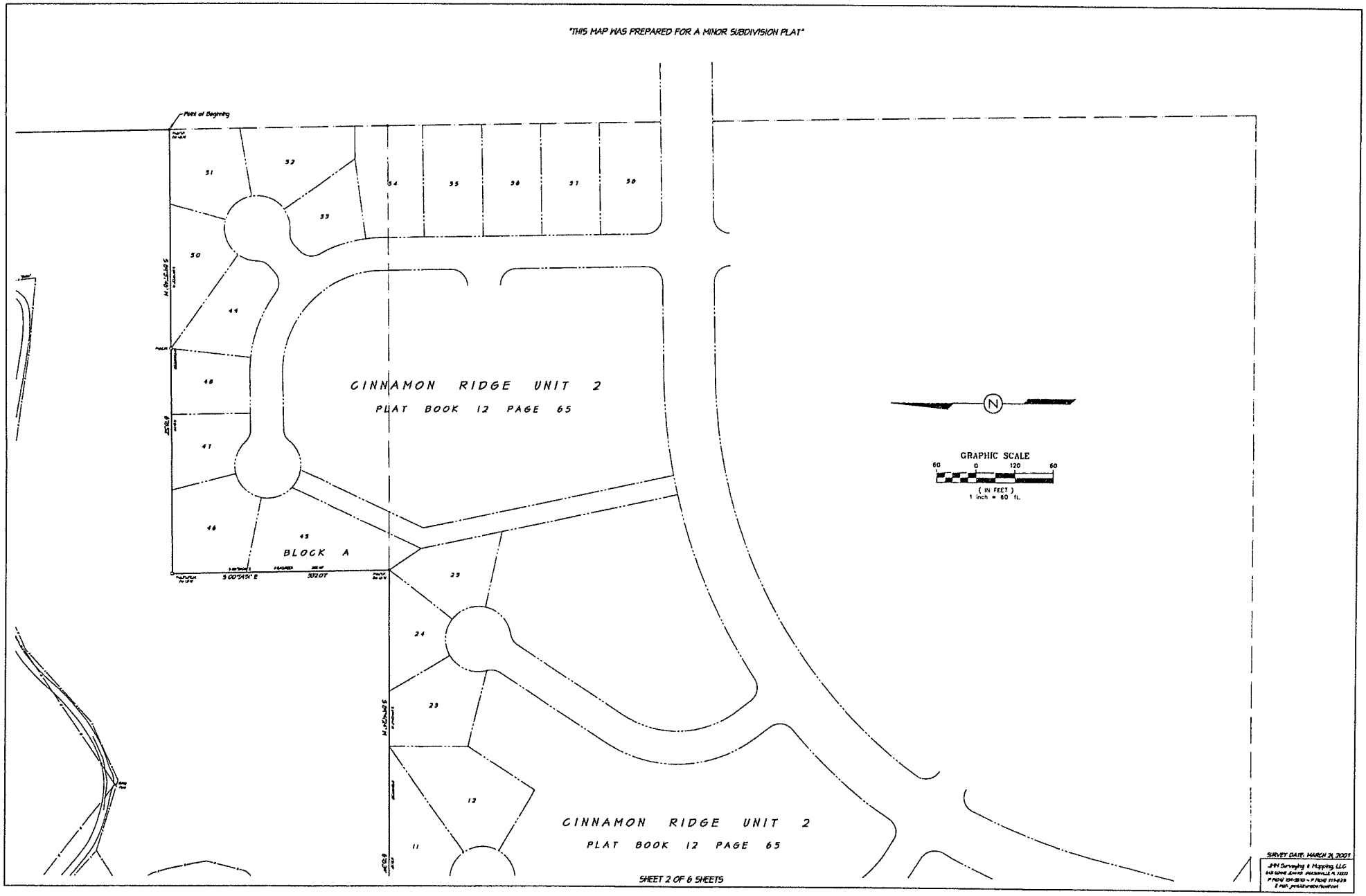
Notary Signature
Nancy L. Galzerano
Printed Notary Signature

File # 97-1881

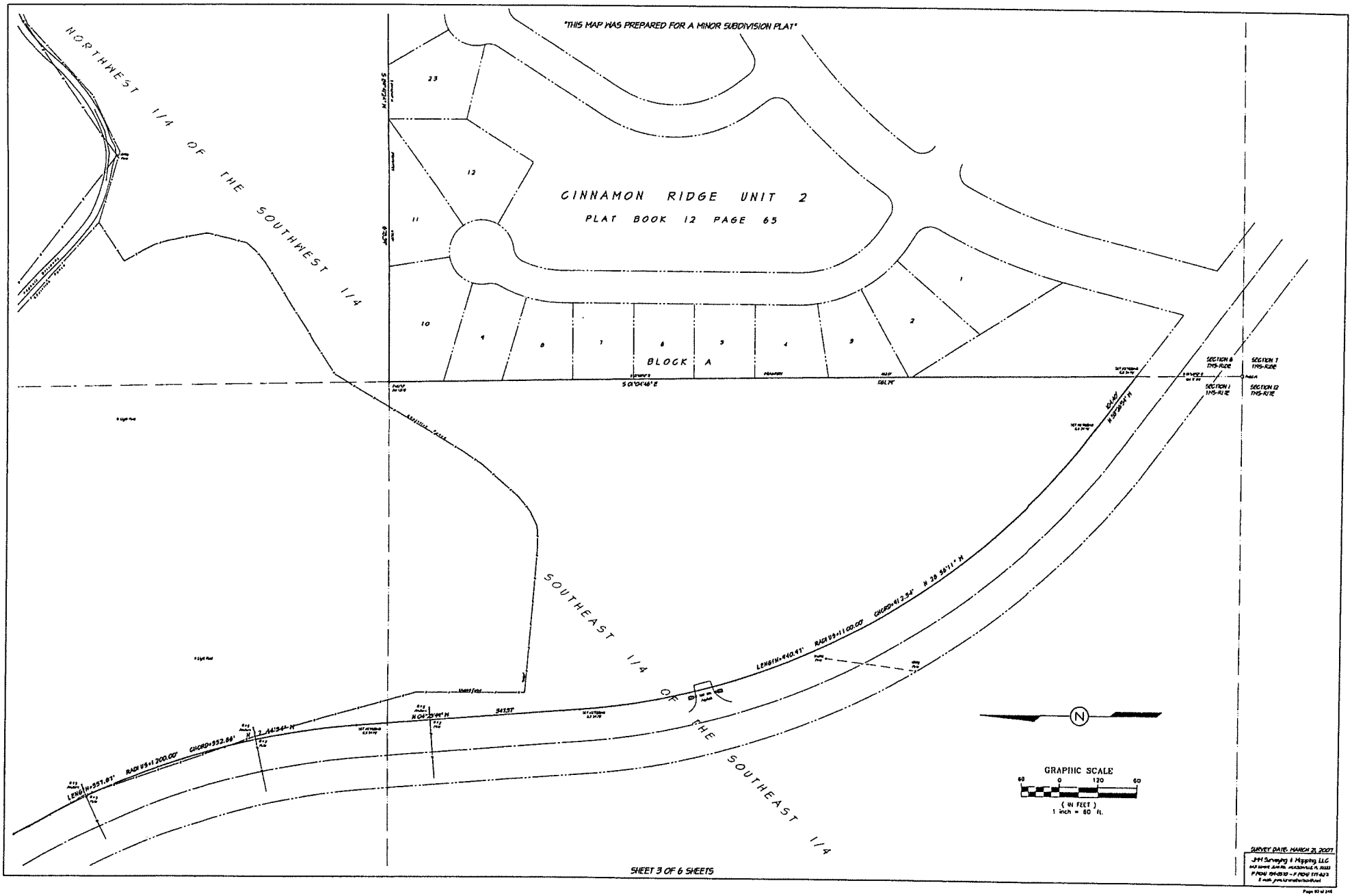
Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck

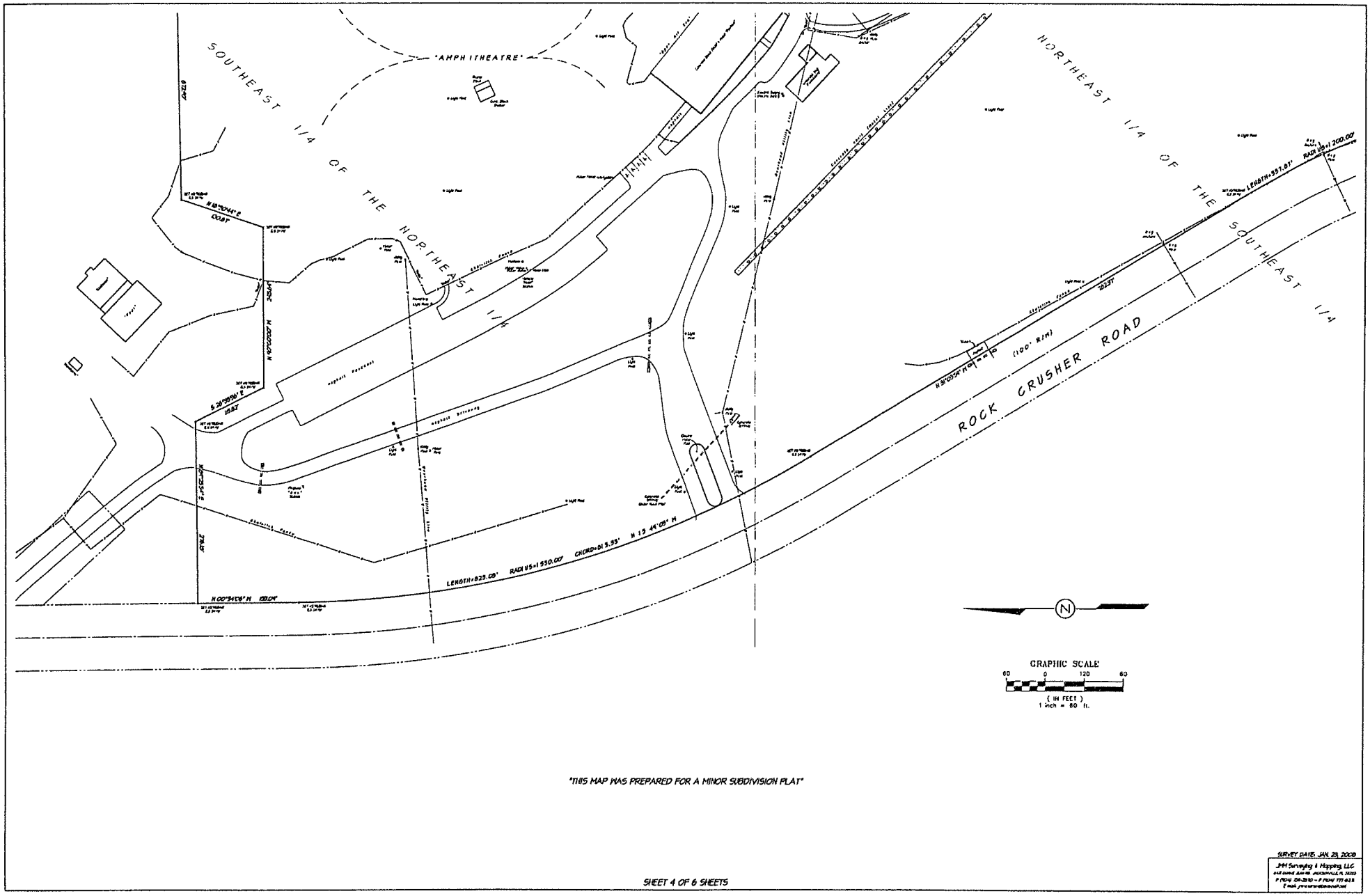




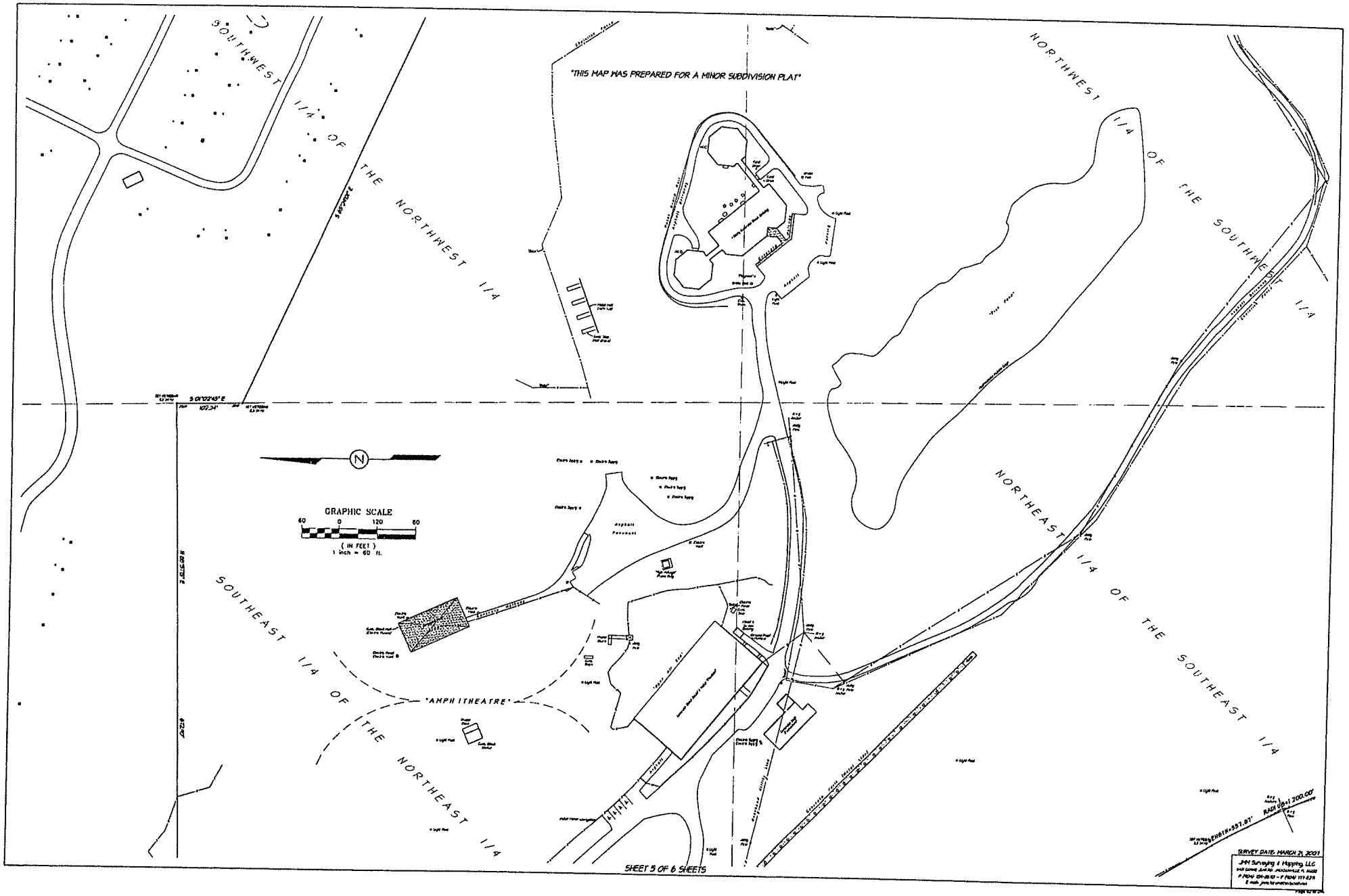
Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck



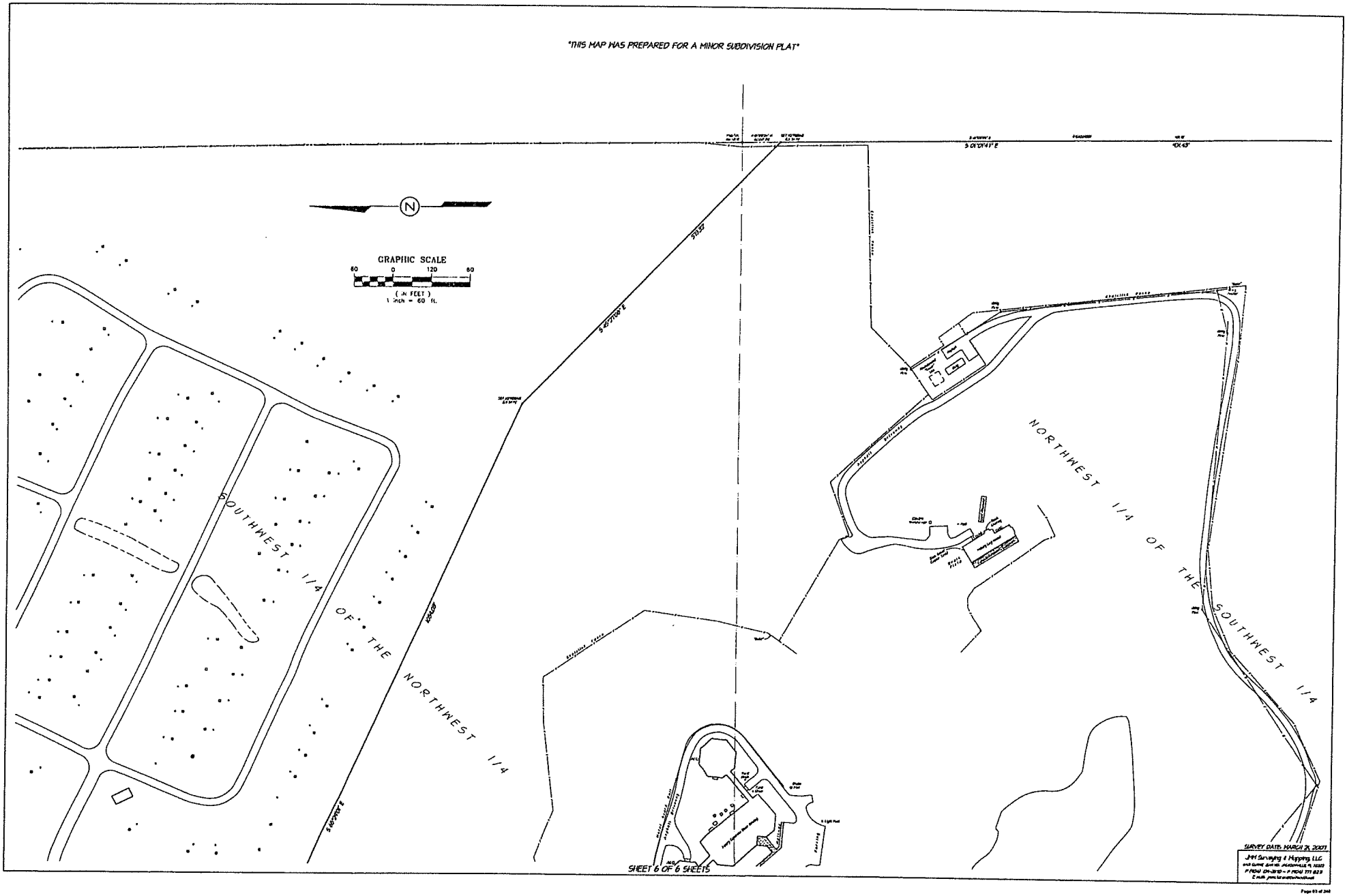
Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck



Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck



Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck



Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck

THIS INSTRUMENT PREPARED BY:
RETURN TO:

J. STEPHEN PULLUM, ATTORNEY
PULLUM & PULLUM, P.A.
1330 W. Citizens Blvd., Suite 701
Leesburg, FL 34748
352-728-3060

Property Appraiser Parcel I.D. Number(s):
02-19S-17E-11000

1293276 5 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $28.00
DOCUMENTARY TAX: $0.70
1293276 BK:1549 PG:1519-1523
11/14/2002 10:29 AM 5 PGS
BNICHOLS,DC Receipt #014750

TRUSTEE'S WARRANTY DEED

THIS WARRANTY DEED made and executed the 1st day of July, 2002, by LEMUEL E. CUNNINGHAM and NAOMI RUTH CUNNINGHAM as Trustees of the CUNNINGHAM FAMILY LAND TRUST, dated December 15, 1982, hereinafter called the grantor, to NAOMI RUTH CUNNINGHAM and LEMUEL E. CUNNINGHAM, as Trustees of the NAOMI RUTH CUNNINGHAM LIVING TRUST AGREEMENT, dated December 15, 1982, as amended, as to an 84.78% interest, ROY F. CUNNINGHAM, as to a 7.61% interest and AMY R. WHITE, as to a 7.61% interest, having a mailing address of 7000 West Seven Rivers Drive, Crystal River, Florida 34429, hereinafter called the grantees:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Citrus County, Florida, viz:

SEE ATTACHED EXHIBIT "A"

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Subject to all easements, rights of way and restrictions of record.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantors hereby covenant with said grantees that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except easements and restrictions of record, and taxes accruing subsequent to December 31, 2001; that the grantors are duly appointed, qualified, and acting in the fiduciary capacity described in the deed; that they are duly authorized to make and enter into the sale and conveyance of the real estate; and in all proceedings relating to the sale and conveyance, they have complied with the requirements of all relevant statutes relating to fiduciaries concerning any required public or private notice, court hearings, and court permission or orders obtained.

IN WITNESS WHEREOF, the grantors have caused these presents to be executed in their name, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Name: CHERYL W. BROGAN

LEMUEL E. CUNNINGHAM, as Trustee
of the CUNNINGHAM FAMILY LAND
TRUST
7000 West Seven Rivers Drive
Crystal River, FL 34429

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Name: Thomas M. VanVeghel, Jr.

Naomi Ruth Cunningham

NAOMI RUTH CUNNINGHAM, as Trustee of the CUNNINGHAM FAMILY LAND TRUST
7000 West Seven Rivers Drive
Crystal River, FL 34429

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 acknowledgments, personally appeared LEMUEL E. CUNNINGHAM and NAOMI RUTH CUNNINGHAM, as Trustees of the CUNNINGHAM FAMILY LAND TRUST. Said persons did not take an oath and (check one) ✓ are personally known to me, _____ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or _____ produced other identification, to wit: _____.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of July, 2002.

Printed Name: _____
Notary Public State of Florida
Commission Number: _____
My Commission Expires: _____

J. STEPHEN PULLUM
My Comm Exp. 2/18/05
No. DD002140
[✓] Personally Known [ ] Other I.D.

(L:\Book\WDfromLandTrust2002.lhh)

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

EXHIBIT "A"

Parcel 1:
That part of the North 1/2 of the Northwest 1/4 of Section 1, Township 19 South, Range 17 East, lying South and West of Seven Rivers Drive f/k/a Rock Crusher Road.

Parcel 2:
The Southwest 1/4 and the South 1/2 of the Northwest 1/4 of Section 1, Township 19 South, Range 17 East.

Parcel 3:
The North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 19 South, Range 17 East.

Parcel 4:
The South 1/2 of the Northeast 1/4 of the Northeast 1/4, and the East 3/4 of the Southeast 1/4 of the Northeast 1/4, and the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4, and the Southeast 1/4 of Section 2, all in Township 19 South, Range 17 East.

Parcel 5:
The West 1/2 of the Southwest 1/4 of Section 31, Township 18 South, Range 18 East.

Parcel 6:
The Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 36, Township 18 South, Range 17 East.
LESS: Commence at the Southeast corner of Section 36, Township 18 South, Range 17 East thence N 0°54'14" West along the East line of said Section 36 a distance of 80 feet, thence South 89°36'16" West parallel with the South line of said Section 36 a distance of 19.13 feet to the point of beginning, thence continue South 89°36'16" West parallel with said South line 170 feet, thence North 0°23'44" West 170 feet, thence North 89°36'16" East parallel with said South line 170 feet, thence South 0°23'44" East 170 feet to the point of beginning.
Contains 0.6635 Acres M.O.L.

Parcel 7:
The Northwest 1/4 of the Northwest 1/4 of Section 6, Township 19 South, Range 18 East; and the East 1/2 of the Northwest 1/4 of Section 6, Township 19 South, Range 18 East.

Parcel 8:
That part of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 18 South, Range 17 East, lying South of a 50 foot wide County Road as shown on the plat of Crystal Paradise Estates Unit 2, as recorded in Plat Book 4, page 88, Public Records of Citrus County, Florida, said County Road also designated as Country Club Lane by the Board of County Commissioners of Citrus County, Florida.

Parcel 9:
A PORTION OF PARCEL 13000 IN THE SW 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, FURTHER DESCRIBED AS FOLLOWS: That portion of lands lying in the West 1/2 of the Northeast 1/4 of Section 2, Township 19 South, Range 17 East, Citrus County, Florida, being more particularly described as follows: Begin at the Southeast corner of said West 1/2 of the Northeast 1/4; thence run N 0°27'07" E along the East line of said West 1/2 of the Northeast 1/4 a distance of 1335.46 feet to the Northeast corner of the South 1/2 of said West 1/2 of the Northeast 1/4; thence run N 89°16'23" W along the North line of said South 1/2 of the West 1/2 of the Northeast 1/4 a distance of 326.03 feet; thence run S 0°27'07" W parallel to said East line of the West 1/2 of the Northeast 1/4 a distance of 1336.71 feet to a point on the South line of said West 1/2 of the Northeast 1/4; thence run S 89°29'39" E along said South line of the West 1/2 of the Northeast 1/4 a distance of 326.03 feet to the Point of Beginning.

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

1268333 2 PGS

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Stanley C. Olsen
2600 W. Black Diamond Circle
Lecanto, FL 34461
Property Appraisers Parcel Identification (Folio) Numbers:

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.50
DOCUMENTARY TAX: $0.70
1268333 BK:1517 PG:2133-2134
07/08/2002 01:31 PM 2 PGS
KHUGAR,DC Receipt #000102

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS CORPORATE WARRANTY DEED, made the 13th day of ~~May~~ June, 2002 by Gulf to ~~Lake~~ Lakes Associates, LTD, a Florida Limited Partnership, herein called the grantor, to Hugh Gordon Caldwell, Jr. and Elizabeth Ann Caldwell, husband and wife whose post office address is 715 South Curry Point, Homosassa, FL 34448, hereinafter called the Grantees:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Citrus County, State of Florida, viz.:

See Exhibit "A" attached hereto and made a part hereof.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2001.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Beverly L. Partain
Witness #1 Signature
Beverly L Partain
Witness #1 Printed Name
Linda E. Belcher
Witness #2 Signature
Brenda E. Belcher
Witness #2 Printed Name

Meadowcrest Development, Inc., a Florida Corporation, General Partner

By: Stanley C. Olsen, President
1508 N. Meadowcrest Blvd., Crystal River, FL 34429

Stanley C. Olsen, General Partner
2600 W. Black Diamond Circle, Lecanto, FL 34461

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 13th day of ~~May~~ June, 2002 by Stanley C. Olsen, President of Meadowcrest Development, Inc., a Florida Corporation, General Partner and Stanley C. Olsen, General Partner of Gulf to Lakes Associates, LTD., a Florida Limited Partnership on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

SEAL

My Commission Expires:

Beverly L Partain
My Commission DD045320
Expires July 26, 2005

Beverly L. Partain
Notary Signature
Beverly L. Partain
Printed Name of Notary

Return to Citrus Land Title, Inc.
File # CLT-

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Exhibit "A"

Commence at the Northwest corner of the South ½ of the Southeast ¼ of the Northwest ¼ of the Southwest ¼ of Section 6, Township 19 South, Range 18 East, Citrus County, Florida, said point also being the Northwest corner of Lot 46, Block A, of CINNAMON RIDGE UNIT 2 as recorded in Plat Book 12, page 65, of the Public Records of Citrus County, Florida, thence North 89 degrees 42' 23" East 127.24 feet along the North line of said Southeast ¼ of the Northwest ¼ of the Southwest ¼ said line also being the North line of Lot 46, Block A, CINNAMON RIDGE UNIT 2, recorded in Plat Book 12, page 65, Public Records of Citrus County, Florida, to the Northeast corner of said Lot 46, also being the Northwest corner of Lot 47, Block A of said Plat of CINNAMON RIDGE UNIT 2 and the Point of Beginning. Thence North 89 degrees 37' 39" East 116.39 feet along the North line of said Lot 47, Block A tot he Northeast corner of said Lot 47, Block A, thence along the Northerly extension of the Easterly line of said Lot 47 North 00 degrees 53' 29" West 23.61 feet, thence South 89 degrees 19' 42" West 122.48 feet to a point on a Northwesterly projection of the Westerly boundary of said Lot 47 thence South 14 degrees 34' 12" East along said Northwesterly projection 25.76 feet to the Point of Beginning.

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Nancy L. Galzarano 97-18IN
CHELSEA TITLE OF THE NATURE COAST, INC.
105 NORTH APOPKA AVENUE
INVERNESS, FL 34450

Property Appraisers Parcel Identification (Folio) Numbers:
R06 19S18E 31000
Grantees SS #s:

Documentary Tax Paid
$644.00
Intangible Tax Paid
$ 0
Betty Strifler,
Clerk of Circuit Court,
Citrus County, Florida
By: _____ D.C.

'97 APR 30 AM 11 11

95 4462

VERIFIED BY: D.C.

644.00

_____SPACE ABOVE THIS LINE FOR RECORDING DATA_____

THIS WARRANTY DEED, made the 28th day of April, A.D. 1997 by **CARL R. ISAACSON, SR. and DONALD E. ISAACSON** herein called the grantors, to **GULF TO LAKES ASSOCIATES LTD., a Florida Limited Partnership, and MEADOWCREST DEVELOPMENT, INC., a General Partner** whose post office address is 6130 WEST CORPORATE OAKS, CRYSTAL RIVERM FLORIDA 34420, hereinafter called the Grantees:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in CITRUS County, State of Florida, viz:

The Northeast 1\4 of Southwest 1\4 of Section 6, Township 19 South, Range 18 East, Citrus County, Florida.

TOGETHER WITH an Easement for ingress and egress as described in Special Trustees Warranty Deed dated July 2, 1980 and recorded in Official Records Book 560, Page 711, Public Records of Citrus County, Florida.

THIS IS VACANT LAND. GRANTORS HEREIN WARRANT THE ABOVE DESCRIBED PROPERTY IS NOT THEIR HOMESTEAD PROPERTY AS PROVIDED FOR BY THE FLORIDA CONSTITUTION.
Subject to easements, restrictions and reservations of record and to taxes for the year 1997 and thereafter.

BK 1182PG 0928

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantees that the grantors is/are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1996.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Bonnie Bridges
Witness #1 Signature
Bonnie Bridges
Witness #1 Printed Name

Nancy L. Galzarano
Witness #2 Signature
Nancy L. Galzarano
Witness #2 Printed Name

Carl R. Isaacson L.S.
CARL R. ISAACSON, SR.
3225 GRAYMOR PATH, INVERNESS, FLORIDA 34450

Donald E. Isaacson L.S.
DONALD E. ISAACSON
3225 GRAYMOR PATH, INVERNESS, FLORIDA 34450

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 28th day of April, 19 97 by CARL R. ISAACSON, SR. and DONALD E. ISAACSON who is/are personally known to me or have produced Drivers License as identification.

SEAL

OFFICIAL NOTARY SEAL
NANCY L GALZARANO
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC292511
MY COMMISSION EXP. MAR 24 1998

My Commission Expires:

Nancy L. Galzarano
Notary Signature
Nancy L. Galzarano
Printed Notary Signature

File # 97-18IN

This may be printing unsatisfactory in this document when received.

L

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Documentary Tax Paid
$ 3,500.00
Intangible Tax Paid
$ - 0 -
Betty Strifler
Clerk of Circuit Court
Citrus County, Florida
By: CAS D.C.

'95 JUN 22 PM 12 22
VERIFIED BY:
D.C.

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK

863316

RECORD AND
Return to: Chicago Title Co. Inc.
File #: B95-48555

QUIT CLAIM DEED

THIS QUIT CLAIM DEED executed this 14th day of June, 1995, by GE CAPITAL SPACENET SERVICES, INC., a Delaware Corporation, (FEI# _____), f/k/a GE Spacenet Corporation, GTE Satellite Corporation, and GTE Spacenet Corporation, whose mailing address is 1750 Old Meadow Road, McLean, VA 22102, hereinafter referred to as "First Party", to GULF TO LAKES ASSOCIATES, LTD., a Florida Limited Partnership, (FEI# _____), whose post office address is 2600 West Black Diamond Circle, Lecanto, FL 34461, hereinafter referred to as "Second Party":

(Wherever used herein the terms "First Party" and "Second Party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH:

That the said First Party, for and in consideration of Ten and No/100 Dollars, Party of the First Part does hereby remise, release, and quit-claim unto the said Second Party forever, all the right, title, interest, claim and demand which the said First Party has in and to the following described lot, piece, or parcel of land, situate, lying and being in the County of Citrus, State of Florida, and more particularly described on Exhibit "A" attached.

Parcel No. 34100/34200/12000

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said First Party, either in law or equity, to the only proper use, benefit and behoof of the said Second Party forever.

NOTE: The Board of County Commissioners of Citrus County, Florida, is not responsible for nor is any other governmental agency responsible for maintenance or improvement of any drive, road, street, easement or right-of-way providing ingress and egress to the property herein convey.

BK 1086 PG 0199

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

IN WITNESS WHEREOF, the said First Party has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered
in our presence as witnesses:

GE CAPITAL SPACENET SERVICES, INC.
a Delaware Corporation

Lesley B. Klein
Lesley B. Klein
Please print name

By Gino O. Picasso
Gino Picasso,
Title: President

Edward J. Lynn
Edward J. Lynn JR
Please print name

Attested to by:

By Mark P Bresnahan
Print Name Mark P Bresnahan
Title Secretary

BK1086PG0200

STATE OF VIRGINIA
COUNTY OF FAIRFAX

I HEREBY CERTIFY that on this 14Th day of June, 1995, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared GINO PICASSO and MARK P. BRESNAHAN as President and SECRETARY, respectively, of GE CAPITAL SPACENET SERVICES, INC., a Delaware Corporation, to me known to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same for the purposes therein contained, that they are personally known to me. ~~of produced~~ ~~as identification.~~

WITNESS my hand and official seal in the County and State last aforesaid this 14Th day of June, 1995.

Wanda M. Latta
Notary Public

My commission expires: MAY 31,1999

THIS INSTRUMENT PREPARED BY:

DANIEL HICKS, P.A.
Hicks & MacQuarrie
Post Office Drawer 1088
Ocala, FL 34478-1088
(904) 351-3353
Florida Bar No. 0145139

LEGAL3047.hgm

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Parcel 12000, of Section 1, Township 19S, Range 17E and Parcels 34100 and 34200 of Section 6, Township 19S, Range 18E an unrecorded subdivision further described as follows:
Begin at the NE corner of the NE 1/4 of SE 1/4 of Section 1, Township 19 South, Range 17 East, thence S 0° 59' 3" E along the East line of said Section 1, a distance of 1327.11 feet to the SE corner of said NE 1/4 of SE 1/4, thence N 27° 30' 41" W 1491.14 feet to the NW corner of the said E 1/2 of said NE 1/4 of SE 1/4, thence N 89° 37' 21" E along the North line of said NE 1/4 of SE 1/4, a distance of 665.82 feet to the Point of Beginning.
AND
The SE 1/4 of the SE 1/4 of the NE 1/4 of Section 1, Township 19S, Range 17E, Citrus County, Florida.
AND
An 80 foot wide road right-of-way described as follows: Commence at the SW corner of the SE 1/4 of the SE 1/4 of the NE 1/4 of Section 1, Township 19S, Range 17E, thence N 0° 52' 53" W along the West line of said SE 1/4 of the SE 1/4 of the NE 1/4, a distance of 124.21 feet to the Point of Beginning, thence N 43°21'13" W 164.47 feet to the P.C. of a curve, concaved Northeasterly, having a central angle of 16° 50' 38" and a radius of 540 feet, thence Northwesterly along the arc of said curve, a distance of 158.75 feet to the P.T. of said curve, thence N 26° 30' 35" W 544.88 feet to the P.C. of a curve concaved Southwesterly, having a central angle of 16° 16' 09" and a radius of 460 feet, thence Northwesterly along the arc of said curve a distance of 130.62 feet to the P.T. of said curve, thence N 42° 46' 44" W 163.94 feet to a point on the East right-of-way line of a County Road, known as Rock Crusher Road, said point being 33 feet from measured at right angles to the centerline of the existing pavement of said Rock Crusher Road, thence N 8° 47' 29" W along said right-of -way line a distance of 143.11 feet, thence leaving said right-of-way line S 42° 46' 44" E 282.60 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 16° 16' 09" and a radius of 540 feet, thence Southeasterly along the arc of said curve, a distance of 153.33 feet to the P.T. of said curve, thence S 26° 30' 35" E 544.88 feet to the P.C. of a curve, concaved Northeasterly, having a central angle of 16° 50' 38' and a radius of 460 feet, thence Southeasterly along the arc of said curve, a distance of 135.23 feet to the P.T. of said curve, thence S 43° 21' 13" E 77.08 feet to a point on the West line of said SE 1/4 of SE 1/4 of NE 1/4, thence S 0° 52' 53" E along said West line a distance of 118.48 feet to the Point of Beginning.
LESS AND EXCEPT THE FOLLOWING:
Begin at the intersection of the Northeasterly right-of-way line of an 80 foot wide road as described in deed recorded in Official Record Book 624, page 1179 and 1180, public records of Citrus County, Florida and the East right-of-way of North Rock

BK 1086PG0201

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Crusher Road, as shown on Citrus County Prescriptive Road, Plat Book 1, pages 53 to 62, inclusive, public records of Citrus County, Florida, thence S 42° 49' 21" E along the Northeasterly right-of-way line of said 80 foot wide road a distance of 25.62 feet, thence S 0° 34' 06" E 99.62 feet to a point on the East right-of-way line of said North Rock Crusher Road, thence N 8° 50' 05" W along said East right-of-way line a distance of 119.83 feet to the Point of Beginning.

AND

The N 1/2 of the SE 1/4 of the NW 1/4 of the SW 1/4 and the SW 1/4 of NW 1/4 of SW 1/4 and the N 1/2 of the NW 1/4 of the SW 1/4 and the SW 1/4 of the NW 1/4 of Section 6, Township 19S, Range 18E, LESS AND EXCEPT that portion conveyed in Official Record Book 622, page 1306, public records of Citrus County, Florida.

BK 1086PG0202

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

also described as

Parcel 12000, of Section 1, Township 19S, Range 17 E and Parcels 34100 and 34200 of Section 6, Township 19S, Range 18E an unrecorded subdivision further described as follows:
Begin at the NE corner of the NE 1/4 of SE 1/4 of Section 1, Township 19 South, Range 17 East, thence S 0° 59' 3" E along the East line of said Section 1, a distance of 1327.11 feet to the SE corner of said NE 1/4 of SE 1/4, thence N 27° 30' 41" W 1491.14 feet to the NW corner of the said E 1/2 of said NE 1/4 of SE 1/4, thence N 89° 37' 21" E along the North line of said NE 1/4 of SE 1/4, a distance of 665.82 feet to the Point of Beginning.
AND
The SE 1/4 of the SE 1/4 of the NE 1/4 of Section 1, Township 19S, Range 17E, Citrus County, Florida.
AND
AN 80 foot wide road right-of-way described as follows: Commance at the SW corner of the SE 1/4 of the SE 1/4 of the NE 1/4 of Section 1, Township 19S, Range 17 E, thence N 0° 52' 53" W along the West line of said SE 1/4 of the SE 1/4 of the NE 1/4, a distance of 124.21 feet to the Point of Beginning, thence N 43° 21' 13" W 164.47 feet to the P.C. of a curve, concaved Northeasterly, having a central angle of 16° 50' 38" and a radius of 540 feet, thence Northwesterly along the arc of said curve, a distance of 158.75 feet to the P.T. of said curve, thence N 26° 30' 35" W 544.88 feet to the P.C. of a curve concaved Southwesterly, having a central angle of 16° 16' 09" and a radius of 460 feet, thence Northwesterly along the arc of said curve a distance of 130.62 feet to the P.T. of said curve, thence N 42° 46' 44" W 163.94 feet to a point on the East right-of-way line of a County Road, known as Rock Crusher Road, said point being 33 feet from measured at right angles to the centerline of the existing pavement of said Rock Crusher Road, thence N 8° 47' 29" W along said right-of-way line a distance of 143.11 feet, thence leaving said right-of-way line S 42° 46' 44" E 282.60 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 16° 16' 09" and a radius of 540 feet, thence Southeasterly along the arc of said curve, a distance of 153.33 feet to the P.T. of said curve, thence S 26° 30' 35" E 544.88 feet to the P.C. of a curve, concaved Northeasterly, having a central angle of 16° 50' 38" and a radius of 460 feet, thence Southeasterly along the arc of said curve, a distance of 135.23 feet to the P.T. of said curve, thence S 43° 21' 13" E 77.08 feet to a point on the West line of said SE 1/4 of SE 1/4 of NE 1/4, thence S 0° 52' 53" E along said West line a distance of 118.48 feet to the Point of Beginning.
LESS AND EXCEPT THE FOLLOWING:
Begin at the intersection of the Northeasterly right-of-way line of an 80 foot wide road as described in deed recorded in Official Record Book 624, page 1179 and 1180, public records of Citrus County, Florida and the East right-of-way of North Rock Crusher Road, as shown on Citrus County Prescriptive Road, Plat Book 1, pages 53 to 62, inclusive, public records of Citrus County, Florida, thence S 42° 49' 21" E along the Northeasterly right-of-way line of said 80 foot wide road a distance of 25.62 feet, thence S 0° 34' 06" E 99.62 feet to a point on the East right-of-way line of said North Rock Crusher Road, thence N 8° 50' 05" W along said East right-of-way line a distance of 119.83 feet to the Point of Beginning.
AND
The N 1/2 of the SE 1/4 of the NW 1/4 of the SW 1/4 and the SW 1/4 of NW 1/4 of SW 1/4 and the N 1/2 of the NW 1/4 of the SW 1/4 and the SW 1/4 of the NW 1/4 of Section 6, Township 19S, Range 18E, LESS AND EXCEPT that portion conveyed in Official Record Book 622, page 1306, public records of Citrus County, Florida.

BK 1086 PG 0203

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

MC 10.50
$220.00

CRYSTAL RIVER TITLE COMPANY, INC.

THIS WARRANTY DEED, Made this 2ND day of JANUARY, A. D. 1991

between ROY F. CUNNINGHAM AND AMY R. CUNNINGHAM, AS JOINT TENANTS WITH RIGHT OF SURVIVIORSHIP

hereinafter called the Grantor, and

CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

whose mailing address is:

C/O OFFICE OF COUNTY ATTORNEY-107 N. PARK AVE., SUITE 8 INVERNESS, FL. 32650

hereinafter called the Grantee,

WITNESSETH, That the said Grantor, for and in consideration of the sum of ten dollars ($10.00) and other valuable considerations to said Grantor in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, and sold unto the said Grantee, and Grantee's heirs, or successors, and assigns forever, all that certain parcel of land in the County of Citrus and State of Florida, to wit:

FOR LEGAL DESCRIPTION-SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO easement of record.

"The lands described shall only be used for road right-of-way and utility purposes. Grantor does hereby reserve an easement for ingress and egress to its abutting lands."

'91 JAN 4 PM 1

VERIFIED BY: D.C.

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK

657326

BK0881 PG0218

STATE OF FLORIDA
DOC. STAMPS
220.00

GRANTOR WARRANTS AND CERTIFIES THAT THE HEREIN DESCRIBED LAND DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR AS DEFINED BY THE CONSTITUTION OF THE STATE OF FLORIDA.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for year 1990 and subsequent.

("Grantor" and "Grantee" are used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as context requires.)

Signed, Sealed and Delivered in Our Presence:

(Wit.) _____

(Wit.) _____

(Wit.) _____

(Wit.) _____

ROY F. CUNNINGHAM (Seal)

(Seal)

AMY R. CUNNINGHAM (Seal)

(Seal)

State of Florida

County of Citrus

I HEREBY CERTIFY, That on this 2ND day of JANUARY, A. D., 19 91 before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared ROY F. CUNNINGHAM AND AMY R. CUNNINGHAM AS JOINT TENANTS WITH RIGHTS OF SURVIVIORSHIP to me known to be the person described in and who executed the foregoing conveyance and acknowledged before me that he executed the same.

WITNESS My signature and official seal in the County and State last aforesaid.

_____
Notary Public

My Commission Expires:
Notary Public, State Of Florida At Large
My Commission Expires Nov 19, 1991

RG PRINTING CO., Shawnee, FL (904) 729-3038 Form 4-WD/CRTC

This instrument was prepared by:

JACK GEISINGER, of Crystal River Title Company, Inc.
Post Office Box 1437
Crystal River, FL 32629
Incident to the issuance of a title insurance policy.

RETURN TO:
Crystal River Title Co., Inc.

File # 90-37870

A/K#2516101 "PARCEL" # 22210

PARCEL NO.

A/K#2516097 "PARCEL" # 33100

(Affix Notary Seal above)

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

EXHIBIT "A"

The South 80 feet of the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 36, Township 18 South, Range 17 East, Citrus County, Florida, Subject to a 35 foot wide easement over and across the South 35 feet thereof as described in deed recorded in Official Record Book 578, page 1795, public records of Citrus County, Florida.
AND the South 80 feet of the E 1/2 of the W 1/2 of the SW 1/4 and the South 80 feet of the W 1/2 of the W 1/2 of the SW 1/4 all being in Section 31, Township 18 South, Range 18 East, Citrus County, Florida, Subject to a 35 foot wide easement over and across the South 35 feet thereof as described in deed recorded in Official Record Book 578, page 1795, public records of Citrus County, Florida.

BK0881PG0219

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

At the meeting of the Board of County Commissioners of Citrus County, Florida, held in the Citrus County Courthouse at Inverness, Florida, at 1:15 o'clock P.M. on the 20th day of February, 1990, Commissioner Hudson introduced and moved the adoption of the following:

RESOLUTION NO. 90 - 30

WHEREAS, this Board adopted a resolution calling a public hearing to determine the advisability of closing, vacating, abandoning and discontinuing the existing street, alleyway, road, highway or other place used for travel to be held in the County Commissioners' Room in the Citrus County Courthouse at Inverness, Florida, at 1:15 P.M. on the 20th day of February, 1990, and

WHEREAS, Notice of such hearing was published in accordance with the law, and

WHEREAS, hearing has been held in accordance with such Resolution, Notice and the law pertaining thereto, and

WHEREAS, this Board has determined that said portion of that certain street, alleyway, road, highway or other place used for travel should be closed, vacated, discontinued and abandoned;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Citrus County, Florida, in regular meeting this 20th day of February, 1990, as follows:

1. That the portion of the street, alleyway, road, highway or other place used for travel described on the attached Exhibit "A", which is hereby made a part hereof by reference, be and the same is hereby closed, vacated, abandoned and discontinued effective the 1st day of September, 1990.

2. That this Resolution be signed by the Chairman of this Board, attested by the Clerk of this Board and that the seal of this Board be affixed thereto and recorded in the Public Records of this County.

3. That notice of the adoption of this Resolution be published in a weekly newspaper authorized by law to publish legal notices in Citrus County, Florida within thirty days from this date.

BK0847PG0150

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Said motion seconded by Commissioner Cohen and carried.

BOARD OF COUNTY COMMISSIONERS
OF CITRUS COUNTY, FLORIDA

ATTEST:

BY: Wilbur H. Langley, Sr.
WILBUR H. LANGLEY, SR.
CHAIRMAN

Betty Strifler
BETTY STRIFLER, CLERK

SEAL

FILED AND RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK

'90 MAR 6 PM 2 37

VERIFIED BY:
D.C.

6 19 3 3

BK0847PG0151

APPROVED AS TO FORM AND CORRECTNESS:

Larry M. Haag
LARRY M. HAAG
COUNTY ATTORNEY

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Exhibit "A"

(PARCEL 1)
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST, THENCE N 0°59'40"E ALONG THE WEST LINE OF SAID SECTION 6 A DISTANCE OF 64.45 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH ROCK CRUSHER ROAD AS SHOWN IN CITRUS COUNTY PRESCRIPTIVE ROAD PLAT BOOK 1, PAGES 53 THROUGH 62, PUBLIC RECORDS OF CITRUS COUNTY FLORIDA, THENCE N 75°44'44"W ALONG SAID RIGHT-OF-WAY LINE 50.36 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 75°44'44"W ALONG SAID RIGHT-OF-WAY LINE 40.49 FEET TO THE P.C. OF A CURVE CONCAVED NORTHEASTERLY HAVING A CENTRAL ANGLE OF 22°10'10" AND A RADIUS OF 449.00 FEET THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 175.09 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 64°35'39"W AND 173.98 FEET), THENCE N 53°26'34"W ALONG SAID RIGHT-OF-WAY LINE 307.60 FEET TO THE P.C. OF A CURVE CONCAVED EASTERLY HAVING A CENTRAL ANGLE OF 68°19'53" AND A RADIUS OF 210 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 250.45 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 19°16'30"W AND 235.87 FEET), THENCE N 14°53'19"E ALONG SAID RIGHT-OF-WAY LINE 102.05 FEET TO A POINT ON THE ARC OF A CURVE CONCAVED NORTH EASTERLY HAVING A CENTRAL ANGLE OF 24°43'42" AND A RADIUS OF 1200 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 80.14 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-LINE OF NORTH ROCK CRUSHER ROAD AS SHOWN ON SAID PLAT (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 23°43'24"E AND 80.13 FEET), THENCE S 14°53'19"W ALONG SAID RIGHT-OF-WAY LINE 39.44 FEET TO THE P.C. OF A CURVE CONCAVED EASTERLY HAVING A CENTRAL ANGLE OF 60°19'53" AND A RADIUS OF 160 FEET (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 19°16'30"E AND 179.71 FEET), THENCE S 53°26'34"E ALONG SAID RIGHT-OF-WAY LINE 307.60 FEET TO THE PC OF A CURVE CONCAVED NORTHEASTERLY HAVING A CENTRAL ANGLE OF 22°10'10" AND A RADIUS OF 399.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 24.09 FEET TO A POINT ON A CURVE CONCAVED NORTHEASTERLY HAVING A CENTRAL ANGLE OF 24° 43' 42" AND A RADIUS OF 1200 FEET (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 55° 10' 00" E AND 24.09 FEET), THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 64.75 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 51° 53' 45" E AND 64.75 FEET), THENCE S 53° 26' 34" E 119.26 FEET TO THE P.O.B.

CONTAINS 0.04 ACRES M.O.L.

BK0847PG0152

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

(PARCEL 2)
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST, THENCE N 0°59'40"E ALONG THE WEST LINE OF SAID SECTION 6 A DISTANCE OF 64.45 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH ROCK CRUSHER ROAD AS SHOWN IN CITRUS COUNTY PRESCRIPTIVE ROAD PLAT BOOK 1, PAGES 53 THROUGH 62, PUBLIC RECORDS OF CITRUS COUNTY FLORIDA, THENCE N 75°44'44"W ALONG SAID RIGHT-OF-WAY LINE 90.05 FEET TO THE P.C. OF A CURVE CONCAVED NORTHEASTERLY HAVING A CENTRAL ANGLE OF 22°10'10" AND A RADIUS OF 449.80 FEET THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 175.09 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 64°35'39"W AND 173.98 FEET), THENCE N 53°26'34"W ALONG SAID RIGHT-OF-WAY LINE 307.60 FEET TO THE P.C. OF A CURVE CONCAVED EASTERLY HAVING A CENTRAL ANGLE OF 68°19'53" AND A RADIUS OF 210 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 250.45 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 19°16'38"W AND 235.07 FEET), THENCE N 14°53'19"E ALONG SAID RIGHT-OF-WAY LINE 113.24 FEET TO THE P.C. OF A CURVE CONCAVED WESTERLY HAVING A CENTRAL ANGLE OF 13°02'09" AND A RADIUS OF 825.26 FEET (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 0° 22' 15" E AND 187.36 FEET), THENCE N 1°51'10"E 52.05 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 1°51'10"E 290.67 FEET TO THE P.C. OF A CURVE CONCAVED WESTERLY HAVING A CENTRAL ANGLE OF 26°14'35" AND A RADIUS OF 378.99 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 173.59 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 11°16'07"W AND 172.07 FEET), THENCE N 24°23'25"W 53.09 FEET TO A POINT ON THE ARC OF A CURVE CONCAVED WESTERLY HAVING A CENTRAL ANGLE OF 26°38'10" AND A RADIUS OF 1200 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 242.46 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED NORTH ROCK CRUSHER ROAD (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 12°35'01"W AND 242.04 FEET, SAID POINT ALSO BEING ON THE ARC OF A CURVE CONCAVED WESTERLY HAVING A CENTRAL ANGLE OF 5°01'37" AND A RADIUS OF 1135 FEET THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 32.67 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 25°12'53"E AND 32.67 FEET), THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE S 24°23'25"E 257.27 FEET TO THE PC OF A CURVE CONCAVED WESTERLY HAVING A CENTRAL ANGLE OF 26°14'35" AND A RADIUS OF 420.99 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 196.49 FEET TO THE PT OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS

BK0847PG0153

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

BEING S 11°16'07"E AND 194.78 FEET), THENCE S 1°51'10"W 343.52FEET TO THE P.C. OF A CURVE CONCAVED WESTERLY HAVING A CENTRAL ANGLE OF 13°02'09" AND A RADIUS OF 875.26 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 99.35 FEET TO A POINT ON THE ARC OF A CURVE CONCAVED EASTERLY HAVING A CENTRAL ANGLE OF 49° 00' 45" AND A RADIUS OF 1100 FEET, (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 5°06'17"W AND 99.30 FEET.), THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 150.40 FEET TO THE POINT OF BEGINNING, (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 14° 26' 01" W AND 150.26 FEET).

CONTAINS 0.82 ACRES M.O.L.

BK0847PG0154

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

(PARCEL 3)
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 17 EAST, THENCE N 0°59'40" W ALONG THE EAST LINE OF SAID SECTION 1 A DISTANCE OF 64.45 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH ROCK CRUSHER ROAD AS SHOWN IN CITRUS COUNTY PRESCRIPTIVE ROAD PLAT BOOK 1, PAGES 59 THROUGH 62, PUBLIC RECORDS OF CITRUS COUNTY FLORIDA, THENCE N 75°44'44"W ALONG SAID RIGHT-OF-WAY 90.85 FEET TO THE P.C. OF A CURVE CONCAVED NORTHEASTERLY HAVING A CENTRAL ANGLE OF 22°18'10" AND A RADIUS OF 449.00 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 64°35'39"W AND 173.98 FEET), THENCE CONTINUE ALONG SAID RIGHT-OF-WAY N 53°26'34"W 307.68 FEET TO THE P.C. OF A CURVE CONCAVED EASTERLY HAVING A CENTRAL ANGLE OF 68°19'53" AND A RADIUS OF 210 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 250.45 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 19°16'30"W AND 235.87 FEET), THENCE CONTINUE ALONG SAID RIGHT-OF-WAY N 14°53'19"E 113.24 FEET TO THE P.C. OF A CURVE CONCAVED NORTHWESTERLY HAVING A CENTRAL ANGLE OF 13°02'09" AND A RADIUS OF 825.26 THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 187.76 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 0°22'15"E AND 187.36 FEET) THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N 1°51'10"E 343.52 FEET TO THE P.C. OF A CURVE CONCAVED WESTERLY HAVING A CENTRAL ANGLE OF 26°14'35" AND A RADIUS OF 378.99 FEET THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 173.59 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 11°16'07"W AND 172.07 FEET), THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N 24°23'25"W 257.27 FEET, TO THE P.C. OF A CURVE CONCAVED SOUTHWESTERLY HAVING A CENTRAL ANGLE OF 6°40'34" AND A RADIUS OF 1085 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 126.42 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 27°43'42"W AND 126.35 FEET), THENCE CONTINUE ALONG SAID RIGHT-TO-WAY LINE N 31°03'59"W 513.98 FEET TO THE P.C. OF A CURVE CONCAVED WESTERLY HAVING A CENTRAL ANGLE OF 6°02'46" AND A RADIUS OF 1843.53 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 194.54 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 34°05'22"W AND 194.45 FEET), THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N 37°06'45"W 139.99 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 37°06'45"W 34.01 FEET TO THE P.C. OF A CURVE CONCAVED NORTHWESTERLY HAVING A CENTRAL ANGLE OF 14°00'57" AND A RADIUS OF 844.06, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 206.67 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 44°07'14"W AND 206.16 FEET), THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N 51°07'42"W 105.03 FEET TO THE P.C. OF A COMPOUND

BK0847PG0155

-4-

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

CURVE CONCAVED EASTERLY HAVING A CENTRAL ANGLE OF 35°23'09" AND A RADIUS OF 341.10 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 210.71 FEET TO THE POINT OF COMPOUND CURVATURE OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 33°26'09"W AND 207.30 FEET), THENCE NORTHEASTERLY 145.40 FEET ALONG THE ARC OF A CURVE CONCAVED EASTERLY HAVING A CENTRAL ANGLE OF 61°42'42" AND A RADIUS OF 135 FEET TO THE P.T. OF SAID COMPOUND CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 15°06'40"E AND 138.40 FEET), THENCE CONTINUE ALONG SAID RIGHT-OF-WAY N 45°50'09"E 83.94 FEET TO THE P.C. OF A CURVE CONCAVED NORTHWESTERLY HAVING A CENTRAL ANGLE OF 34°53'03" AND A RADIUS OF 147 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 10.07 FEET TO A POINT ON THE ARC OF A CURVE CONCAVED EASTERLY HAVING A CENTRAL ANGLE OF 30°29'53" AND A RADIUS OF 1650 FEET (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 43°51'06"E AND 10.06 FEET), THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 59.26 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED NORTH ROCK CRUSHER ROAD (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 12° 18' 17" E AND 59.26 FEET), THENCE S 45°50'09"W 63.64 FEET TO THE P.C. OF A COMPOUND CURVE CONCAVED SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 61°42'42" AND A RADIUS OF 85 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 91.55 FEET TO THE POINT OF COMPOUND CURVATURE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 15°06'40"W AND 87.19 FEET) THENCE SOUTHERLY 179.83 FEET ALONG THE ARC OF A CURVE CONCAVED NORTHEASTERLY HAVING A CENTRAL ANGLE OF 35°23'09" AND A RADIUS OF 291.10 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 33°26'10"E AND 176.99 FEET), THENCE S 51°07'42"E 105.03 FEET TO THE P.C. OF A CURVE CONCAVED SOUTHWESTERLY HAVING A CENTRAL ANGLE OF 14°00'57" AND A RADIUS OF 894.86 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 24.92 FEET TO A POINT ON A CURVE CONCAVED SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 30°29'53" AND A RADIUS OF 1600 FEET (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 50° 19' 50" E AND 24.92 FEET), THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 120.99 FEET TO THE P.C. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 28°49'33"E AND 120.96 FEET), THENCE S 31°03'59"E 99.40 FEET TO THE POINT OF BEGINNING.

(CONTAINS 0.69 ACRES M.O.L.)

BK0847PG0156

-5-

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Parcel 4

Commence at the southeast corner of section 1, township 19 south, range 17 east, thence N 0°59'40" W along the east line of said section 1 a distance of 64.45 feet to a point on the southerly right-of-way line of north Rock Crusher Road as shown in Citrus County Prescriptive Road Plat Book 1, Pages 53 through 62, public records of Citrus County Florida, thence N 75°44'44" W along said right-of-way 90.85 feet to the P.C. of a curve concaved northeasterly having a central angle of 22°10'10" and a radius of 449.80 feet to the P.T. of said curve (chord bearing and distance between said points being N 64°35'39"W and 173.98 feet), thence continue along said right-of-way N 53°26'34"W 307.68 feet, to the P.C. of a curve concaved easterly having a central angle of 68°19'53" and a radius of 210 feet, thence northerly along the arc of said curve 250.45 feet to the P.T. of said curve (chord bearing and distance between said points being N 19°16'38"W and 235.87 feet) thence continue along said right-of-way N 14°53'19" E 113.24 feet to the P.C. of a curve concaved northwesterly having a central angle of 13°02'09" and a radius of 825.26 feet thence northerly along the arc of said curve 187.76 feet to the P.T. of said curve (chord bearing and distance between said points being N 0°22'15" E and 187.36 feet) thence continue along said right-of-way line N 1°51'10" E 343.52 feet to the P.C. of a curve concaved westerly having a central angle of 26°14'35" and a radius of 378.99 feet (chord bearing and distance between said points being N 11°16'07" W and 172.07 feet), thence continue along said right-of-way line N 24°23'25"W 257.27 feet, to the P.C. of a curve concaved southwesterly having a central angle of 6° 40' 34" and a radius of 1085 feet, thence northerly along the arc of said curve 126.42 feet to the P.T. of said curve(chord bearing and distance between said points being N 27°43'42" W and 126.35 feet), thence continue along said right-of-way line N 31°03'59" W 513.98 feet to the P.C. of a curve concaved westerly having a central angle of 6° 02' 46" and a radius of 1843.53 feet, thence northerly along the arc of said curve 194.54 feet to the P.T. of said curve (chord bearing and distance between said points being N 34°05'22"W and 194.45 feet), thence continue along said right-of-way line N 37° 06' 45" W 174 feet to the P.C. of a curve concaved southeasterly having a central angle of 14° 00' 57" and a radius of 844.86 feet, thence northwesterly along the arc of said curve 206.67 feet to the P.T. of said curve (chord bearing and distance between said points being N 44° 07' 14" W and 206.16 feet), thence N 51° 07' 42"W 105.03 feet to the P.C. of a compound curve concaved easterly having a central angle of 35°23'09" and a radius of 341.18 feet, thence northwesterly along the arc of said curve 210.71 feet to the point of compound curvature of said curve (chord bearing and distance between said

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Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

points being N 33°26'09" W and 207.30 feet) thence northeasterly 145.40 feet along the arc of a curve concaved easterly having a central angle of 61°42'42" and a radius of 135 feet to the P.T. of said compound curve (chord bearing and distance between said points being N 15°06'40" E and 138.48 feet), thence continue along said right-of-way N 45°58'09"E 83.94 feet to the P.C. of a compound curve concaved northwesterly having a central angle of 34°53'03" and a radius of 147 feet thence northeasterly along the arc of said curve 89.50 feet to the point of compound curvature of said curve (chord bearing and distance between said points being N 28°31'37" E and 88.12 feet), thence northerly 130.92 feet along the arc of a curve concaved westerly having a central angle of 9°16'13" and a radius of 809.18 feet to the P.T. of said curve (chord bearing and distance between said points being N 6°26'59" E and 130.78 feet), thence leaving said right-of-way S 00° 11' 07" E 50 feet to the point of beginning, said point also being on the easterly right-of-way line of the aforementioned North Rock Crusher Road, thence N 1°40'53" E along said right-of-way line 177.31 feet to the P.C. of a curve concaved westerly having a central angle of 16°19'46" and a radius of 950 feet, thence northerly along the arc of said curve 270.75 feet to the PT of said curve (chord bearing and distance between said points being N 6° 21'00" W and 269.84 feet), thence N 0° 50' 05" W along said right-of-way 70.20 feet, thence S 0° 34' 06" E 405.48 feet, to the P.C. of a curve concaved easterly having a central angle of 30°29'53" and a radius of 1550 feet, thence southerly along the arc of said curve 220.43 feet to a point on the arc of a curve having a central angle of 9°16'13" and a radius of 859.18 feet, said point also being on the easterly right-of-way line of the aforementioned North Rock Crusher Road (chord bearing and distance between said points being S 4° 47' 21" E and 228.28 feet), thence northerly along the arc of said curve 116.80 feet to the point of beginning (chord bearing and distance between said points being N 5°46'33"E and 116.70 feet).

Contains 0.36 acres M.O.L.

BK0847PG0158

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Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Proof of Publication

from the
CITRUS COUNTY CHRONICLE
Inverness, Citrus County, Florida
PUBLISHED DAILY

RECEIVED
FEB 13 1990

STATE OF FLORIDA
COUNTY OF CITRUS

S-CRN 3429-0204

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that a public hearing will be held in the County Commissioners' Room at the Citrus County Courthouse in Inverness, Florida, at 1:15 o'clock P.M. on the 20th day of February, 1990, by the Board of County Commissioners of Citrus County, Florida, to determine the advisability of vacating, abandoning, discontinuing and closing the existing street, alleyway, road, highway, or other place used for travel, or any portion there of described on the attached Exhibit "A", renouncing and disclaiming any right of Citrus County and the public in and to any land described on the attached Exhibit "A".

If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at this public hearing he will need to ensure that a verbatim record of the proceeding is made which record shall include the testimony and evidence upon which the appeal is based.

WILBUR H. LANGLEY, SR.
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
OF CITRUS COUNTY, FLORIDA

Exhibit "A"

(PARCEL 1) COMMENCE AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST, THENCE N 0° 59'40" E ALONG THE WEST LINE OF SAID SECTION 6 A DISTANCE OF 6.46 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH ROCK CRUSHER ROAD AS SHOWN IN CITRUS COUNTY PRESCRIPTIVE ROAD PLAT BOOK 1, PAGES 63 THROUGH 67, PUBLIC RECORDS OF CITRUS COUNTY FLORIDA, THENCE N 79° 44'44" W ALONG SAID RIGHT-OF-WAY LINE 50.36 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 79° 44'44" W ALONG SAID RIGHT-OF-WAY LINE 40.49 FEET TO THE P.C. OF A CURVE CONCAVED NORTHEASTERLY HAVING A CENTRAL ANGLE OF 22° 18'10" AND A RADIUS OF 449.80 FEET THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 175.09 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 64° 35'39" W AND 173.96 FEET), THENCE N 53° 26'34" W ALONG SAID RIGHT-OF-WAY LINE 307.68 FEET TO THE P.C. OF A CURVE CONCAVED EASTERLY HAVING A CENTRAL ANGLE OF 68°19'53" AND A RADIUS OF 210 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 250.46 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 19° 16'38" W AND 235.87 FEET), THENCE N 14° 53'19" E ALONG SAID RIGHT-OF-WAY LINE 102.08 FEET TO A POINT ON THE ARC OF A CURVE CONCAVED NORTHEASTERLY HAVING A CENTRAL ANGLE OF 24° 43'42" AND A RADIUS OF 1200 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 80.16 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-LINE OF NORTH ROCK CRUSHER ROAD AS SHOWN ON SAID PLAT (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 22° 43'24" E AND 80.13 FEET), THENCE S 14° 53'19" W ALONG SAID RIGHT-OF-WAY LINE 38.44 FEET TO THE C.C. OF A CURVE CONCAVED EASTERLY HAVING A CENTRAL ANGLE OF 60° 19'53" AND A RADIUS OF 180 FEET (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 19° 16'38" AND 179.71 FEET), THENCE S 53° 26'34" E ALONG SAID RIGHT-OF-WAY LINE 307.68 FEET TO THE PC OF A CURVE CONCAVED NORTHEASTERLY HAVING A CENTRAL ANGLE OF 22° 18'10" AND A RADIUS OF 398.80 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 24.09 FEET TO A POINT ON A CURVE CONCAVED NORTHEASTERLY HAVING A CENTRAL ANGLE OF 24° 43'42" AND A RADIUS OF 1200 FEET (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 65° 10'08" E AND 24.08 FEET), THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 64.75 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 81° 63'48" E AND 64.75 FEET), THENCE S 63° 26'34" E 119.26 FEET TO THE P.O.B.

CONTAINS 0.84 ACRES M.O.L.

(PARCEL 2) COMMENCE AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST, THENCE N 0° 59'40" E ALONG THE WEST LINE OF SAID SECTION 6 A DISTANCE OF 64.46 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH ROCK CRUSHER ROAD AS SHOWN IN CITRUS COUNTY PRESCRIPTIVE ROAD PLAT BOOK 1, PAGES 63 THROUGH 67, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE N 79° 44'44" W ALONG SAID RIGHT-OF-WAY LINE 90.85 FEET TO THE P.C. OF A CURVE CONCAVED NORTHEASTERLY HAVING A CENTRAL ANGLE OF 22° 18'10" AND A RADIUS OF 449.80 FEET THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 175.09 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 64° 35'39" W AND 173.96 FEET) THENCE N 53° 26'34" W ALONG SAID RIGHT-OF-WAY LINE 307.68 FEET TO THE P.C. OF A CURVE CONCAVED EASTERLY HAVING A CENTRAL ANGLE OF 68° 19'53" AND A RADIUS OF 210 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 250.46 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 19° 16'38" W AND 235.87 FEET), THENCE N 14° 53'19" E ALONG SAID RIGHT-OF-WAY LINE 113.24 FEET TO THE P.C. OF A CURVE CONCAVED WESTERLY HAVING A CENTRAL ANGLE OF 13° 02'09" AND A RADIUS OF 836.28 FEET (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 8° 22'15" E AND 187.26 FEET), THENCE N 1° 51'10" E 82.85 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 1° 51'10" E 290.67 FEET TO THE P.C. OF A CURVE CONCAVED WESTERLY HAVING A CENTRAL ANGLE OF 26° 14'35" AND A RADIUS OF 376.99 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 173.59 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 11° 16'07" W AND 172.07 FEET), THENCE N 24° 23'25" W 83.08 FEET TO A POINT ON THE ARC OF A CURVE CONCAVED WESTERLY HAVING A CENTRAL ANGLE OF 26° 38'10" AND A RADIUS OF 1200 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 342.66 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED NORTH ROCK CRUSHER ROAD (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 12° 35'01" W AND 342.04 FEET, SAID POINT ALSO BEING ON THE ARC OF A CURVE CONCAVED WESTERLY HAVING A CENTRAL ANGLE OF 6° 01'33" AND A RADIUS OF 1138 FEET THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 32.67 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 25° 12'53" E AND 32.67 FEET), THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE S 24° 23'25" E 257.27 FEET TO THE PC OF A CURVE CONCAVED WESTERLY HAVING A CENTRAL ANGLE OF 26° 14'35" AND A RADIUS OF 428.99 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 196.49 FEET TO THE PT OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 11° 16'07" E AND 194.78 FEET), THENCE S 1° 51'10" W 343.62 FEET TO THE P.C. OF A CURVE CONCAVED WESTERLY HAVING A CENTRAL ANGLE OF 13° 02'09" AND A RADIUS OF 876.28 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 99.58 FEET TO A POINT ON THE ARC OF A CURVE CONCAVED EASTERLY HAVING A CENTRAL ANGLE OF 49° 00'45" AND A RADIUS OF 1100 FEET, (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 5° 04'17" W AND 99.30 FEET), THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 188.40 FEET TO THE POINT OF BEGINNING, (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 14° 28'01" W AND 184.26 FEET).

CONTAINS 0.82 ACRES M.O.L.

Before the undersigned authority personally appeared FIATH KENDRICK who on oath says that he/she is

ASST. COMPTROLLER

of the Citrus County Chronicle, a newspaper published daily at Inverness in Citrus County, Florida that the attached copy of advertisement being public notice in the matter of the NOTICE OF 3X21.5 ROP VACATING PLAT

Court, was published in said newspaper in the issues of FEBUARY 4, 1990

Affiant further says that the Citrus County Chronicle is a newspaper published at Inverness in said Citrus County, Florida, and that the said newspaper has heretofore been continuously published in Citrus County, Florida, each week and has been entered as second class mail matter at the post office in Inverness in said Citrus County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 4TH day of FEBUARY A.D. 19 90

NOTARY PUBLIC

(SEAL) Notary Public Peggy R. Bailey

105.95

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

(PARCEL 3) COMMENCE AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 17 EAST, THENCE N 0°59'40" W ALONG THE EAST LINE OF SAID SECTION 1 A DISTANCE OF 64.45 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH ROCK CRUSHER ROAD AS SHOWN IN CITRUS COUNTY PRESCRIPTIVE ROAD PLAT BOOK 1, PAGES 53 THROUGH 62, PUBLIC RECORDS OF CITRUS COUNTY FLORIDA, THENCE N 75° 44'44" W ALONG SAID RIGHT-OF-WAY 90.85 FEET TO THE P.C. OF A CURVE CONCAVED NORTHEASTERLY HAVING A CENTRAL ANGLE OF 22° 16'10" AND A RADIUS OF 449.80 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 64° 35'39" W AND 173.98 FEET), THENCE CONTINUE ALONG SAID RIGHT-OF-WAY N 53° 26'34" W 307.68 FEET TO THE P.C. OF A CURVE CONCAVED EASTERLY HAVING A CENTRAL ANGLE OF 68° 18'53" AND A RADIUS OF 210 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 250.45 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 19° 16'38" W AND 235.87 FEET), THENCE CONTINUE ALONG SAID RIGHT-OF-WAY N 14° 53'19" E 113.24 FEET TO THE P.C. OF A CURVE CONCAVED NORTHWESTERLY HAVING A CENTRAL ANGLE OF 13° 02'09" AND A RADIUS OF 825.26 THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 187.76 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 8° 22'15" AND 187.36 FEET) THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N 1° 51'10" E 343.52 FEET TO THE P.C. OF A CURVE CONCAVED WESTERLY HAVING A CENTRAL ANGLE OF 26° 14'35" AND A RADIUS OF 378.99 FEET THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 173.69 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 11° 16'07" W AND 172.07 FEET), THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N 24° 23'25" W 237.27 FEET, TO THE P.C. OF A CURVE CONCAVED SOUTHWESTERLY HAVING A CENTRAL ANGLE OF 6° 40'34" AND A RADIUS OF 1085 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 126.42 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 27° 43'42" W AND 126.35 FEET), THENCE CONTINUE ALONG SAID RIGHT-TO-WAY LINE N 31° 03'59" W 513.96 FEET TO THE P.C. OF A CURVE CONCAVED WESTERLY HAVING A CENTRAL ANGLE OF 6° 02'48" AND A RADIUS OF 1843.83 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 194.54 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 34° 05'22" W AND 194.45 FEET), THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N 37° 08'45" W 139.99 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 37° 08'45" W 34.01 FEET TO THE P.C. OF A CURVE CONCAVED NORTHWESTERLY HAVING A CENTRAL ANGLE OF 14° 00'57" AND A RADIUS OF 844.86, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 206.57 FEET TO THE P.T. OF SAID CURVE) CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 44° 07'14" W AND 206.16 FEET), THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N 51° 07'42" W 105.03 FEET TO THE P.C. OF A COMPOUND CURVE CONCAVED EASTERLY HAVING A CENTRAL ANGLE OF 35° 23'09" AND A RADIUS OF 341.18 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 210.71 FEET TO THE POINT OF COMPOUND CURVATURE OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 33° 26'09" W AND 207.38 FEET), THENCE NORTHEASTERLY 145.40 FEET ALONG THE ARC OF A CURVE CONCAVED EASTERLY HAVING A CENTRAL ANGLE OF 61° 42'42" AND A RADIUS OF 135 FEET TO THE P.T. OF SAID COMPOUND CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 15° 06'46" E AND 138.48 FEET), THENCE CONTINUE ALONG SAID RIGHT-OF-WAY N 45° 58'09" E 83.94 FEET TO THE P.C. OF A CURVE CONCAVED NORTHWESTERLY HAVING A CENTRAL ANGLE OF 34° 53'03" AND A RADIUS OF 147 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 10.87 FEET TO A POINT ON THE ARC OF A CURVE CONCAVED EASTERLY HAVING A CENTRAL ANGLE OF 30°29'53" AND A RADIUS OF 1650 FEET (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 43° 51'06" E AND 10.86 FEET), THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 89.26 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED NORTH ROCK CRUSHER ROAD (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 12° 16'17" E AND 89.26 FEET), THENCE S 45° 58'09" W 83.84 FEET TO THE P.C. OF A COMPOUND CURVE CONCAVED SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 61° 42'42" AND A RADIUS OF 85 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 91.55 FEET TO THE POINT OF COMPOUND CURVATURE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 15° 06'46" W AND 87.19 FEET) THENCE SOUTHERLY 178.63 FEET ALONG THE ARC OF A CURVE CONCAVED NORTHEASTERLY HAVING A CENTRAL ANGLE OF 35°23'09" AND A RADIUS OF 291.18 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 33° 26'10" E AND 175.99 FEET), THENCE S 51° 07'42" E 105.03 FEET TO THE P.C. OF A CURVE CONCAVED SOUTHWESTERLY HAVING A CENTAL ANGLE OF 14°00'57" AND A RADIUS OF 894.86 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 24.92 FEET TO A POINT ON A CURVE CONCAVED SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 30° 29'53" AND A RADIUS OF 1600 FEET (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 50° 19'50" E AND 24.92 FEET), THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 128.99 FEET TO THE P.C. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 28° 49'33" E AND 125.96 FEET), THENCE S 31°03'59" E 99.40 FEET TO THE POINT OF BEGINNING.

(CONTAINS 0.89 ACRES M.O.L.)

(PARCEL 4) COMMENCE AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 17 EAST, THENCE N 0°59'40" W ALONG THE EAST LINE OF SAID SECTION 1 A DISTANCE OF 64.45 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH ROCK CRUSHER ROAD AS SHOWN IN CITRUS PRESCRIPTIVE ROAD PLAT BOOK 1, PAGES 52 THROUGH 62, PUBLIC RECORDS OF CITRUS COUNTY FLORIDA, THENCE N 75°44'44" W ALONG SAID RIGHT-OF-WAY 90.85 FEET TO THE P.C. OF A CURVE CONCAVED NORTHEASTERLY HAVING A CENTRAL ANGLE OF 22°16'10" AND A RADIUS OF 449.80 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 64°35'39"W AND 173.98 FEET), THENCE CONTINUE ALONG SAID RIGHT-OF-WAY N 53°26'34"W 307.68 FEET, TO THE P.C. OF A CURVE CONCAVED EASTERLY HAVING A CENTRAL ANGLE OF 68°18'53" AND A RADIUS OF 210 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 250.45 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 19°16'38"W AND 235.87 FEET) THENCE CONTINUE ALONG SAID RIGHT-OF-WAY N 14°53'19" E 113.24 FEET TO THE P.C. OF A CURVE CONCAVED NORTHWESTERLY HAVING A CENTRAL ANGLE OF 13°02'09" AND A RADIUS OF 825.26 FEET THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 187.76 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 8°22'15" E AND 187.36 FEET) THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N 1°51'10" E 343.52 FEET TO THE P.C. OF A CURVE CONCAVED WESTERLY HAVING A CENTRAL ANGLE OF 26°14'35" AND A RADIUS OF 378.99 FEET (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 11°16'07" W AND 172.07 FEET), THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N 24°23'25"W 237.27 FEET, TO THE P.C. OF A CURVE CONCAVED SOUTHWESTERLY HAVING A CENTRAL ANGLE OF 6°40'34" AND A RADIUS OF 1085 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 126.42 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 27°43'42"W AND 126.35 FEET), THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N 31°03'59"W 513.96 FEET TO THE P.C. OF A CURVE CONCAVED WESTERLY HAVING A CENTRAL ANGLE OF 6° 02' 48" AND A RADIUS OF 1843.83 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 194.54 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 34°05'22"W AND 194.54 FEET), THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N 37° 08'45" W 174 FEET TO THE P.C. OF A CURVE CONCAVED SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 14° 00' 57" AND A RADIUS OF 844.86 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 206.57 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 44° 07' 14" W AND 206.16 FEET), THENCE N 51° 07'42"W 105.03 FEET TO THE P.C. OF A COMPOUND CURVE CONCAVED EASTERLY HAVING A CENTRAL ANGLE OF 35°23'09" AND A RADIUS OF 341.18 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 210.71 FEET TO THE POINT OF COMPOUND CURVATURE OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 33°26'09" W AND 207.38 FEET) THENCE NORTHEASTERLY 145.40 FEET ALONG THE ARC OF A CURVE CONCAVED EASTERLY HAVING A CENTRAL ANGLE OF 61°42'42" AND A RADIUS OF 135 FEET TO THE P.T. OF SAID COMPOUND CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 15°06'46" E AND 138.48 FEET), THENCE CONTINUE ALONG SAID RIGHT-OF-WAY N 45°58'09" E 83.94 FEET TO THE P.C. OF A COMPOUND CURVE CONCAVED NORTHWESTERLY HAVING A CENTRAL ANGLE OF 34°53'03" AND A RADIUS OF 147 FEET THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 89.50 FEET TO THE POINT OF COMPOUND CURVATURE OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 28°31'37" E AND 88.12 FEET), THENCE NORTHERLY 130.82 FEET ALONG THE ARC OF A CURVE CONCAVED WESTERLY HAVING A CENTRAL ANGLE OF 9°15'13" AND A RADIUS OF 809.18 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 6°29'59" E AND 130.73 FEET), THENCE LEAVING SAID RIGHT-OF-WAY S 86° 11' 07" E 50 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED NORTH ROCK CRUSHER ROAD, THENCE N 1°48'53" E ALONG SAID RIGHT-OF-WAY LINE 177.31 FEET TO THE P.C. OF A CURVE CONCAVED WESTERLY HAVING A CENTRAL ANGLE OF 16°19'46" AND A RADIUS OF 950 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 270.78 FEET TO THE PT OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 9° 21'00" W AND 269.84 FEET), THENCE N 0° 40'05" W ALONG SAID RIGHT-OF-WAY 70.29 FEET, THENCE S 0° 24' 06" E 403.48 FEET, TO THE P.C. OF A CURVE CONCAVED EASTERLY HAVING A CENTRAL ANGLE OF 30°29'53" AND A RADIUS OF 1650 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 228.43 FEET TO A POINT ON THE ARC OF A CURVE HAVING A CENTRAL ANGLE OF 9°15'13" AND A RADIUS OF 859.18 FEET, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED NORTH ROCK CRUSHER ROAD (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 4°47' 21" E AND 226.26 FEET), THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 118.50 FEET TO THE POINT OF BEGINNING (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 8°46'33"E AND 118.70 FEET).

(CONTAINS 0.36 ACRES M.O.L.)

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Proof of Publication

from the
CITRUS COUNTY CHRONICLE
Inverness, Citrus County, Florida
PUBLISHED DAILY

STATE OF FLORIDA
COUNTY OF CITRUS

RECEIVED
MAR 2 - 1990

Before the undersigned authority personally appeared Faith Kendrick who on oath says that he/she is

Asst. Comptroller

of the Citrus County Chronicle, a newspaper published daily, at Inverness in Citrus County, Florida; that the attached copy of advertisement being a public notice in the matter of the Notice of Board of County Comm. Meeting

Court, was published in said newspaper in the issues of February 26, 1990

Affiant further says that the Citrus County Chronicle is a newspaper published at Inverness in said Citrus County, Florida, and that the said newspaper has heretofore been continuously published in Citrus County, Florida, each week and has been entered as second class mail matter at the post office in Inverness in said Citrus County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Faith Kendrick

Sworn to and subscribed before me this 26th day of February A.D. 19 90.

MAR 2 - 1990

(SEAL) Notary Public Jeanette Reichmuth

My Commission Expires:

PUBLIC NOTICE
M-CRN 4871-0216

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Citrus County, Florida, at a regular meeting held in the Citrus County Courthouse at Inverness, Florida, on the 20th day of February 1990, adopted a Resolution closing, vacating, abandoning and discontinuing those certain streets, alleyways, roads, highways, or other place used for travel, described on the attached Exhibit "A."

/s/ Vitus H. Langley, Sr.
Chairman
Board of County Commissioners
Of Citrus County, Florida

EXHIBIT A

(Parcel 1)
Commence at the Southwest corner of Section 6, Township 19 South, Range 18 East, thence N 0°09'40" E along the West line of said Section 6 a distance of 64.45 feet to the Southerly right-of-way line of North Rock Crusher Road as shown in Citrus County Prescriptive Road Plat Book 1, Pages 53 through 62, Public Records of Citrus County, Florida, thence N 76°44'44" W along said right-of-way line 50.36 feet to the Point of Beginning, thence continue N 76°44'44" W along said right-of-way line 40.49 feet to the P.C. of a curve concaved Northeasterly having a central angle of 22°18'10" and a radius of 449.80 feet thence Northwesterly along the arc of said curve 176.09 feet to the P.T. of said curve (chord bearing and distance between said Points being N 64°36'39" W and 175.98 feet), thence N 53°26'34" W along said right-of-way line 307.66 feet to the P.C. of a curve concaved Easterly having a central angle of 68°19'53" and a radius of 210 feet, thence Northerly along the arc of said curve 250.45 feet to the P.T. of said curve (chord bearing and distance between said points being N 19°16'38" W and 235.87 feet), thence N 14°53'19" E along said right-of-way line 102.06 feet to a Point on the arc of a curve concaved Northeasterly having a central angle of 24°43'42" and a radius of 1200 feet, thence Southeasterly along the arc of said curve 80.16 feet to a Point on the Southeasterly right-of-line of North Rock Crusher Road as shown on said Plat (Chord bearing and distance between said Points being S 23°43'24" E and 80.13 feet), thence S 14°53'19" W along said right-of-way line 39.44 feet to the P.C. of a curve concaved Easterly having a central angle of 68°19'53" and a radius of 160 feet (chord bearing and distance between said points being S 19°16'38" E and 179.71 feet), thence S 53°26'34" E along said right-of-way line 307.66 feet to the PC of a curve concaved Northeasterly having a central angle of 22°18'10" and a radius of 399.80 feet, thence Southeasterly along the arc of said curve 34.09 feet to a Point on a curve concaved Northeasterly having a central angle of 24°43'42" and a radius of 1200 feet (chord bearing and distance between said Points being S61°10'08" E and 34.09 feet), thence Southeasterly along the arc of said curve 64.76 feet to the P.T. of said curve (chord bearing and distance between said points being S 61°53'45" E and 64.76 feet), thence S 53°26'34" E 119.26 feet to the P.O.B.

Contains 0.84 acres M.O.L.

(Parcel 2)
Commence at the Southwest corner of Section 6, Township 19 South, Range 18 East, thence N 0°09'40" E along the West line of said Section 6 a distance of 64.45 feet to the Southerly right-of-way line of North Rock Crusher Road as shown in Citrus County Prescriptive Road Plat Book 1, Pages 53 through 62, Public Records of Citrus County, Florida, thence N 76°44'44" W along said right-of-way line 90.85 feet to the P.C. of a curve concaved Northeasterly having a central angle of 22°18'10" and a radius of 449.80 feet thence Northwesterly along the arc of said curve 176.09 feet to the P.T. of said curve (chord bearing and distance between said Points being N 64°36'39" W and 175.98 feet), thence N 53°26'34" W along said right-of-way line 307.66 feet to the P.C. of a curve concaved Easterly having a central angle of 68°19'53" and a radius of 210 feet, thence Northerly along the arc of said curve 250.45 feet to the P.T. of said curve (chord bearing and distance between said points being N 19°16'38" W and 235.87 feet), thence N 14°53'19" E along said right-of-way line 113.34 feet to the P.C. of a curve concaved Westerly having a central angle of 13°02'09" and a radius of 828.26 feet (chord bearing and distance between said points being N 8°22'15" E and 187.34 feet), thence N 1°51'10" E 83.85 feet to the Point of Beginning, thence Continue N 1°51'10" E 290.67 feet to the P.C. of a curve concaved Westerly having a central angle of 26°14'35" and a radius of 378.99 feet, thence Northerly along the arc of said curve 173.59 feet to the P.T. of said curve (chord bearing and distance between said points being N 11°16'01" W and 172.07 feet), thence N 24°23'28" W 63.09 feet to a point on the arc of a curve concaved Westerly having a central angle of 26°38'10" and a radius of 1200 feet, thence Northerly along the arc of said curve 342.46 feet to a point on the Easterly right-of-way line of the aforementioned North Rock Crusher Road (chord bearing and distance between said Points being N 13°36'01" W and 342.04 feet, said point also being on the arc of a curve concaved Westerly having a central angle of 8°01'31" and a radius of 1138 feet thence Southerly along the arc of said curve 32.67 feet to the P.T. of said curve (chord bearing and distance between said points being S 29°13'57" E and 32.67 feet), thence continue along said right-of-way line S 24°23'25" E 257.27 feet to the PC of a curve concaved Westerly having a central angle of 26°14'35" and a radius of 428.99 feet, thence Southerly along the arc of said curve 196.49 feet to the PT of said curve (chord bearing and distance between said points being S 11°16'01" E and 194.78 feet), thence S 1°51'10" W 343.63 feet to the P.C. of a curve concaved Westerly having a central angle of 13°02'09" and a radius of 915.26 feet, thence Southerly along the arc of said curve 99.36 feet to a point on the arc of a curve concaved Easterly having a central angle of 49°00'46" and a radius of 1100 feet, (chord bearing and distance between said Points being S 8°06'12" W and 99.36 feet), thence Northwesterly along the arc of said curve 156.80 feet to the Point of Beginning, (chord bearing and distance between said Points being N 14°26'01" W and 156.26 feet). Contains 0.82 acres M.O.L.

19100537080

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

(Parcel 3)

Commence at the Southeast corner of Section 1, Township 19 South, Range 17 East, thence N 0°59'40" W along the East line of said Section 1 a distance of 64.48 feet to a Point on the Southerly right-of-way line of North Rock Crusher Road as shown in Citrus County Prescriptive Road Plat Book 1, pages 83 through 82, Public Records of Citrus County, Florida, thence N 75°56'44" W along said right-of-way 90.86 feet to the P.C. of a curve concaved Northeasterly having a central angle of 27°18'10" and a radius of 649.80 feet to the P.T. of said curve (chord bearing and distance between said Points being N 64°35'39" W and 173.98 feet), thence continue along said right-of-way N 53°26'34" W 307.68 feet to the P.C. of a curve concaved Easterly having a central angle of 68°19'53" and a radius of 210 feet, thence Northerly along the arc of said curve 250.48 feet to the P.T. of said curve (chord bearing and distance between said points being N 19°16'38" W and 238.87 feet), thence continue along said right-of-way N 14°53'19" E 113.24 feet to the P.C. of a curve concaved Northwesterly having a Central angle of 13°02'09" and a radius of 825.26 thence Northerly along the arc of said curve 187.76 feet to the P.T. of said curve (chord bearing and distance between said points being N 8°22'15" E and 187.36 feet) thence continue along said right-of-way line N 1°91'10" E 343.62 feet to the P.C. of a curve concaved Westerly having a central angle of 26°16'35" and a radius of 378.99 feet thence Northerly along the arc of said curve 173.59 feet to the P.T. of said curve (chord bearing and distance between said Points being N 11°16'07" W and 172.07 feet), thence continue along said right-of-way line N 24°23'26" W 267.27 feet, to the P.C. of a curve concaved Southwesterly having a central angle of 6°40'34" and a radius of 1086 feet, thence Northerly along the arc of said curve 126.62 feet to the P.T. of said curve (chord bearing and distance between said points being N 27°43'42" W and 126.55 feet), thence continue along said right-of-way line N 31°03'89" W 613.98 feet to the P.C. of a curve concaved Westerly having a central angle of 6°02'46" and a radius of 1843.83 feet, thence Northerly along the arc of said curve 194.54 feet to the P.T. of said curve (chord bearing and distance between said Points being N 34°08'22" W and 194.45 feet), thence continue along said right-of-way line N 37°09'45" W 1398.99 feet to the Point of beginning, thence continue N 37°06'46" W 34.01 feet to the P.C. of a curve concaved Northeasterly having a central angle of 14°00'87" and a radius of 844.86, thence Northwesterly along the arc of said curve 206.67 feet to the P.T. of said curve (chord bearing and distance between said Points being N 44°07'14" W and 206.16 feet), thence continue along said right-of-way line N 51°07'42" W 105.03 feet to the P.C. of a compound curve concaved Easterly having a central angle of 36°23'09" and a radius of 341.18 feet, thence Northwesterly along the arc of said curve 210.71 feet to the Point of Compound Curvature of said curve (chord bearing and distance between said points being N 33°26'09" W and 207.36 feet), thence Northeasterly 168.40 feet along the arc of a curve concaved Easterly having a central angle of 81°42'42" and a radius of 136 feet to the P.T. of said compound curve (chord bearing and distance between said Points being N 16°06'46" E and 136.46 feet), thence continue along said right-of-way N 46°58'09" E 83.94 feet to the P.C. of a curve concaved Northwesterly having a central angle of 34°83'03" and a radius of 187 feet, thence Northeasterly along the arc of said curve 108.7 feet to a Point on the arc of a curve concaved Easterly having a central angle of 30°29'53" and a radius of 1660 feet (chord bearing and distance between said points being N 41°31'04" E and 10.84 feet), thence Southerly along the arc of said curve 89.36 feet to a Point on the Southeasterly right-of-way line of the aforementioned North Rock Crusher Road (chord bearing and distance between said Points being S 19°18'17" E and 89.36 feet), thence S 46°58'09" W 63.84 feet to the P.C. of a compound curve concaved Southeasterly having a central angle of 81°42'42" and a radius of 86 feet, thence Southerly along the arc of said curve 91.56 feet to the Point of Compound Curvature (chord bearing and distance between said Points being S 16°06'46" W and 87.19 feet) thence Southerly 179.83 feet along the arc of a curve concaved Northeasterly having a central angle of 55°21'09" and a radius of 291.18 feet to the P.T. of said curve (chord bearing and distance between said Points being S 33°26'10" E and 174.99 feet, thence S 61°07'43" E 106.03 feet to the P.C. of a curve concaved Southwesterly having a central angle of 14°00'87" and a radius of 844.86 feet, thence Southeasterly along the arc of said curve 24.92 feet to a Point on a curve concaved Southeasterly having a central angle of 30°29'53" and a radius of 1600 feet (chord bearing and distance between said Points being S 80°19'50" E and 24.92 feet), thence Southerly along the arc of said curve 128.99 feet to the P.C. of said curve (chord bearing and distance between said points being S 25°49'33" E and 128.96 feet), thence S 31°03'89" E 99.40 feet to the Point of Beginning.

(Contains 0.69 acres M.O.L.)

(Parcel 4)

Commence at the Southeast corner of Section 1, Township 19 South, Range 17 East, thence N 0°59'40" W along the East line of said Section 1 a distance of 64.48 feet to a point on the Southerly right-of-way line of North Rock Crusher Road as shown in Citrus County Prescriptive Road Plat Book 1, Pages 83 through 82, public records of Citrus County, Florida, thence N 75°44'44" W along said right-of-way 90.86 feet to the P.C. of a curve concaved Northeasterly having a central angle of 27°18'10" and a radius of 649.80 feet to the P.T. of said curve (chord bearing and distance between said points being N 64°35'39" W and 173.98 feet), thence continue along said right-of-way N 53°26'34" W 307.68 feet, to the P.C. of a curve concaved Easterly having a central angle of 68°19'53" and a radius of 210 feet, thence Northerly along the arc of said curve 250.48 feet to the P.T. of said curve (chord bearing and distance between said points being N 19°16'38" W and 238.87 feet) thence continue along said right-of-way N 14°53'19" E 113.24 feet to the P.C. of a curve concaved Northwesterly having a central angle of 13°02'09" and a radius of 825.26 feet thence northerly along the arc of said curve 187.76 feet to the P.T. of said curve (chord bearing and distance between said points being N 8°22'15" E and 187.36 feet) thence continue along said right-of-way line N 1°91'10" E 343.62 feet to the P.C. of a curve concaved Westerly having a central angle of 26°16'35" and a radius of 378.99 feet (chord bearing and distance between said points being N 11°16'07" W and 172.07 feet), thence continue along said right-of-way line N 24°23'26" W 267.27 feet, to the P.C. of a curve concaved Southwesterly having a central angle of 6°40'34" and a radius of 1086 feet, thence northerly along the arc of said curve 126.62 feet to the P.T. of said curve (chord bearing and distance between said points being N 27°43'42" W and 126.55 feet), thence continue along said right-of-way line N 31°03'89" W 613.98 feet to the P.C. of a curve concaved Westerly having a central angle of 6°02'46" and a radius of 1843.83 feet, thence Northerly along the arc of said curve 194.84 feet to the P.T. of said curve (chord bearing and distance between said points being N 34°08'22" W and 194.45 feet), thence continue along said right-of-way line N 37°09'45" W 174 feet, thence continue along said right-of-way line N 37°06'46" W 1174 feet to the P.C. of a curve concaved Southeasterly having a central angle of 14°00'87" and a radius of 844.86 feet, thence northwesterly along the arc of said curve 206.67 feet to the P.T. of said curve (chord bearing and distance between said points being N 44°07'14" W and 206.16 feet), thence N 51°07'42" W 105.03 feet to the P.C. of a compound curve concaved Easterly having a central angle of 36°23'09" and a radius of 341.18 feet, thence Northwesterly along the arc of said curve 210.71 feet to the point of compound curvature of said curve (chord bearing and distance between said points being N 33°26'09" W and 207.36 feet) thence Northeasterly 168.40 feet along the arc of a curve concaved Easterly having a central angle of 81°42'42" and a radius of 136 feet to the P.T. of said compound curve (chord bearing and distance between said points being N 16°06'46" E and 136.46 feet), thence continue along said right-of-way N 46°58'09" E 83.94 feet to the P.C. of a compound curve concaved Northwesterly having a central angle of 34°83'03" and a radius of 187 feet thence Northeasterly along the arc of said point of compound curvature of said curve (chord bearing and distance between said points being N 29°31'37" E and 86.19 feet), thence Northerly 130.93 feet along the arc of a curve concaved Westerly having a central angle of 9°18'13" and a radius of 805.18 feet to the P.T. of said curve (chord bearing and distance between said points being N 6°26'84" E and 130.78 feet), thence leaving said right-of-way S 88°11'07" E 80 feet to the point of beginning, said point also being on the Easterly right-of-way line of the aforementioned North Rock Crusher Road, thence N 1°48'53" E along said right-of-way line 177.31 feet to the P.C. of a curve concaved Westerly having a central angle of 16°16'46" and a radius of 980 feet, thence Northerly along the arc of said curve 270.76 feet to the PT of said curve (chord bearing and distance between said points being N 6°21'00" W and 269.84 feet), thence N 8°50'06" W along said right-of-way 70.26 feet, thence S 0°34'06" E 405.48 feet, to the P.C. of a curve concaved Easterly having a central angle of 30°29'53" and a radius of 1860 feet, thence Southerly along the arc of said curve 726.45 feet to a point on the arc of a curve having a central angle of 9°16'18" and a radius of 646.16 feet, said point also being on the easterly right-of-way line of the aforementioned North Rock Crusher Road (chord bearing and distance between said points being S 4°47'21" E and 238.38 feet), thence northerly along the arc of said curve 116.80 feet to the point of beginning (chord bearing and distance between said points being N 8°46'33" E and 116.70 feet).

Contains 0.86 acres M.O.L.

Published one time, February 26, 1990.

OR 0847 PG 0162

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

175053

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
FEB 14 '85
00.45

This instrument prepared by:
WILLIAM TRICKEL, JR., ESQ.
TRICKEL AND LEIGH
39 West Pine Street
Orlando, Florida 32801

WARRANTY DEED

THIS INDENTURE, Made this 7th day of February, 1985, between

Samuel A. Tamposi, of Nashua

of the County of Hillsborough, State of New Hampshire, Grantor, and

Gulf-to-Lakes Associates, Ltd., a Florida Limited Partnership

whose post office address is: 6228 West Corporate Oaks Drive
Crystal River, Florida 32629

of the County of Citrus, State of Florida, Grantee,

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN & NO/100THS ($10.00) DOLLARS, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

"Grantor was holding title in trust for Grantee"

SUBJECT TO: 1. Taxes for 1985 and subsequent years. 2. Restrictions and easements of record, if any; however, mention of same shall not reimpose.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.
"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Samuel A. Tamposi (SEAL)

Judy Budson 2/15/85

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Samuel A. Tamposi

known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.
WITNESS my hand and official seal in the County and State last aforesaid this 7th day of February, 1985.

My Commission Expires: 1/6/86

NOTARY PUBLIC

BOOK 662 PAGE 572

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

PARCEL 1

The E½ of Section 1, TOWNSHIP 19 SOUTH, RANGE 17 EAST, Citrus County, Flo[illegible]

LESS AND EXCEPT the NW¼ of NE¼

AND LESS AND EXCEPT that portion of the SW¼ of N[illegible], lying North of Country Club Lane,

AND LESS AND EXCEPT the SE¼ of SE¼ of NE¼,

AND LESS AND EXCEPT the E½ of NE¼ of SE¼,

AND LESS AND EXCEPT an 80 foot wide raod right-of-way described as follows:

Commence at the SW corner of the SE¼ of SE¼ of NE¼ of Section 1, TOWNSHIP 19 SOUTH, RANGE 17 EAST, thence N. 0° 52' 53" W., along the West line of said SE¼ of SE¼ of NE¼, a distance of 124.21 feet to the POINT OF BEGINNING, thence N. 43° 21' 13" W. 164.47 feet to the P. C. of a curve, concaved Northeasterly, having a central angle of 16° 50' 38" and a radius of 540 feet, thence Northwesterly along the arc of said curve, a distance of 158.75 feet to the P. T. of said curve, thence N. 26° 30' 35" W. 544.88 feet to the P. C. of a curve concaved Southwesterly, having a central angle of 16° 16' 09" and a radius of 460 feet, thence Northwesterly along the arc of said curve a distance of 130.62 feet to the P. T. of said curve, thence N. 42° 46' 44" W., 163.94 feet to a point on the East right-of-way line of a County Road, known as Rock Crusher Road, said point being 33 feet from, measured at right angles to the center line of the existing pavement of said Rock Crusher Road, thence N. 8° 47' 29" W., along said right-of-way line a distance of 143.11 feet, thence leaving said right-of-way line S. 42° 46' 44" E. 282.60 feet to the P. C. of a curve, concaved Southwesterly, having a central angle of 16° 16' 09" and a radius of 540 feet, thence Southeasterly along the arc of said curve, a distance of 153.33 feet to the P. T. of said curve, thence S. 26° 30' 35" E. 544.88 feet to the P. C. of a curve, concaved Northeasterly, having a central angle of 16° 50' 38" and a radius of 460 feet, thence Southeasterly along the arc of said curve, a distance of 135.23 feet to the P. T. of said curve, thence S. 43° 21' 13" E. 77.08 feet to a point on the West line of said SE¼ of SE¼ of NE¼, thence S. 0° 52' 53" E. along said West line a distance of 118.48 feet to the Point of Beginning.

AND

PARCEL II

The North ½ of SW¼ of NW¼ of Section 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST, Citrus County, Florida.

AND

PARCEL III

The E½ of NE¼ of SE¼ of Section 1, TOWNSHIP 19 SOUTH, RANGE 17 EAST, Citrus County, Florida.

LESS AND EXCEPT Begin at the NE corner of the NE¼ of SE¼ of Section 1, TOWNSHIP 19 SOUTH, RANGE 17 EAST, thence S. 0259' 34" E., along the East line of said Section 1, a distance of 1327.11 feet to the SE corner of said NE¼ of SE¼, thence N. 27° 30' 41" W. 1491.14 feet to the NW corner of the E½ of said NE¼ of SE¼ of SE¼, thence N. 89° 37' 21" E. along the North line of said NE¼ of SE¼, a distance of 665.82 feet to the Point of Beginning.

Judy Hudson 2/15/85

[illegible] 400019

FILED & RECORDED CITRUS COUNTY, FLORIDA [illegible] '85 [illegible] AM 8 30 [illegible] D.C.

REC[illegible]ERS NOTE: The legibility [illegible] writing unsatisfactory in this [illegible] received.

BOOK 662 PAGE 573

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

WARRANTY DEED
FROM CORPORATION

This instrument prepared
at CITRUS TITLE CO. by Richard Kaufman, President
Crystal River, Florida

This Warranty Deed Made and executed the 29th day of July A.D. 1983 by

GTE Satellite Corporation,

a corporation existing under the laws of State of Delaware, and having its principal place of business at One Stamford Forum, Stamford, Conn. 06904 hereinafter called the grantor, to Stanley C. Olsen, c/o 2 Auburn St. Nashua, New Hampshire 03060 whose postoffice address is

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of $ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Citrus County, Florida, viz: all those certain pieces or parcels of land designated as Parcel I, Parcel II and Parcel III on that certain Rider attached hereto, referring to this conveyance and duly executed on behalf of Grantor.

CITRUS COUNTY 149768 STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE AUG-8'83 P.D. 11123 900.00

FOR LEGAL DESCRIPTION, SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF.

CITRUS COUNTY 149767 STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE AUG-8'83 P.D. 11123 900.00

355323

FILED & RECORDED
CITRUS COUNTY, FLORIDA
WALT CONNOR'S, CLERK
'83 AUG 8 PM 08
VERIFIED BY D.C.

SUBJECT to easements of record.

And the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes for the year 1983 and subsequent

(CORPORATE SEAL)

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: [signature] Asst Secretary

GTE SATELLITE CORPORATION

Signed, sealed and delivered in the presence of:

[signature]

[signature]

By [signature] Vice President

STATE OF Conn.
COUNTY OF Fairfield

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared David F. Piske and Wm. Bruce Attfuld

well known to me to be the Vice President and Asst Secretary respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 4th day of August, A. D. 1983

[signature]
Notary Public

My Commission Expires: MARIA R. IOVINO NOTARY PUBLIC MY COMMISSION EXPIRES MARCH 31, 1986

RETURN TO CITRUS TITLE CO. P.O. BOX 1419 CRYSTAL RIVER, FLA. 32629

BOOK 622 PAGE 1306

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

RIDER

Attached to Warranty Deed form GTE Satellite Corporation as Grantor to Stanley C. Olsen as Grantee

PARCEL 1

The E½ of Section 1, TOWNSHIP 19 SOUTH, RANGE 17 EAST, Citrus County, Florida,

LESS AND EXCEPT the NW¼ of NE¼

AND LESS AND EXCEPT that portion of the SW¼ of NE¼, lying North of Country Club Lane,

AND LESS AND EXCEPT the SE¼ of SE¼ of NE¼,

AND LESS AND EXCEPT the E½ of NE¼ of SE¼,

AND LESS AND EXCEPT an 80 foot wide road right-of-way described as follows:

Commence at the SW corner of the SE¼ of SE¼ of NE¼ of Section 1, TOWNSHIP 19 SOUTH, RANGE 17 EAST, thence N. 0° 52' 53" W., along the West line of said SE¼ of SE¼ of NE¼, a distance of 124.21 feet to the POINT OF BEGINNING, thence N. 43° 21' 13" W. 164.47 feet to the P. C. of a curve, concaved Northeasterly, having a central angle of 16° 50' 38" and a radius of 540 feet, thence Northwesterly along the arc of said curve, a distance of 158.75 feet to the P. T. of said curve, thence N. 26° 30' 35" W. 544.88 feet to the P. C. of a curve concaved Southwesterly, having a central angle of 16° 16' 09" and a radius of 460 feet, thence Northwesterly along the arc of said curve a distance of 130.62 feet to the P. T. of said curve, thence N. 42° 46' 44" W., 163.94 feet to a point on the East right-of-way line of a County Road, known as Rock Crusher Road, said point being 33 feet from, measured at right angles to the center line of the existing pavement of said Rock Crusher Road, thence N. 8° 47' 29" W., along said right-of-way line a distance of 143.11 feet, thence leaving said right-of-way line S. 42° 46' 44" E. 282.60 feet to the P. C. of a curve, concaved Southwesterly, having a central angle of 16° 16' 09" and a radius of 540 feet, thence Southeasterly along the arc of said curve, a distance of 153.33 feet to the P. T. of said curve, thence S. 26° 30' 35" E. 544.88 feet to the P. C. of a curve, concaved Northeasterly, having a central angle of 16° 50' 38" and a radius of 460 feet, thence Southeasterly along the arc of said curve, a distance of 135.23 feet to the P. T. of said curve, thence S. 43° 21' 13" E. 77.08 feet to a point on the West line of said SE¼ of NE¼, thence S. 0° 52' 53" E. along said West line a distance of 118.48 feet to the Point of Beginning.

AND

PARCEL II

The North ½ of SW¼ of NW¼ of Section 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST, Citrus County, Florida.

AND

PARCEL III

The E½ of NE¼ of SE¼ of Section 1, TOWNSHIP 19 SOUTH, RANGE 17 EAST, Citrus County, Florida.

LESS AND EXCEPT Begin at the NE corner of the NE¼ of SE¼ of Section 1, TOWNSHIP 19 SOUTH, RANGE 17 EAST, thence S. 0°59' 34" E., along the East line of said Section 1, a distance of 1327.11 feet to the SE corner of said NE¼ of SE¼, thence N. 27° 30' 41" W. 1491.14 feet to the NW corner of the said E½ of said NE¼ of SE¼ [illegible] thence N. 89° 37' 21" E. along the North line of said NE¼ of SE¼, a distance of 665.82 feet to the Point of Beginning.

ATTEST: [signature] Asst Secretary

GTE SATELLITE CORPORATION

Signed, sealed and delivered in the presence of:

[signature]

By [signature] Vice President

[signature]

[signature] August 4, 1983

[illegible] State of [illegible]

MARIA R. TOVINO
NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 27, 1986

BOOK 622 PAGE 1307

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

APPENDIX C

Boundary Sketch of Descriptions

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

– SKETCH OF DESCRIPTION –

CRYSTAL RIDGE ACQUISITION PARCEL "A"

DESCRIPTION: (SEE NOTE 4)

A PARCEL OF LAND BEING A PORTION OF PARCEL 5 OF THE LANDS DESCRIBED IN EXHIBIT "A" OF THE TRUSTEE'S WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1549, AT PAGE 1519, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 18 EAST."

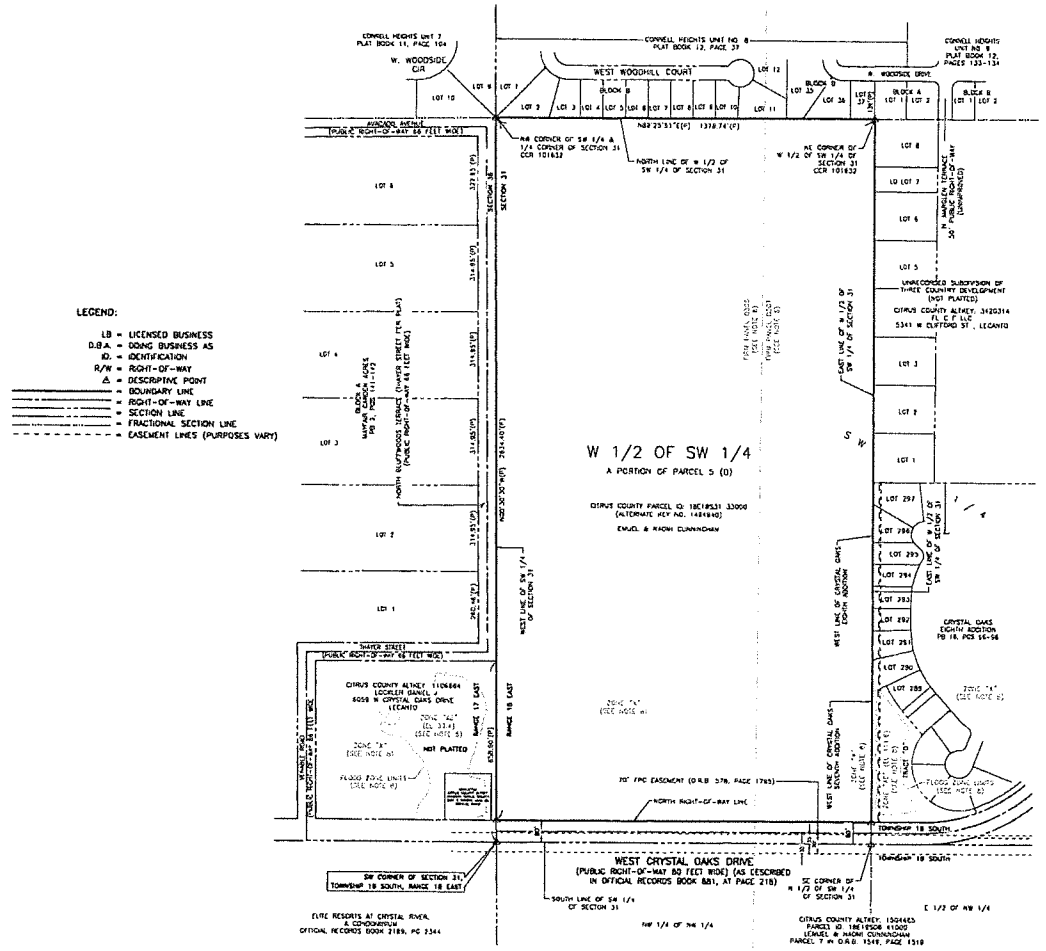
LESS AND EXCEPT A PORTION OF THE LANDS DESCRIBED IN EXHIBIT "A" OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 881, AT PAGE 218, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"THE SOUTH 80 FEET OF THE E 1/2 OF THE W 1/2 OF THE SW 1/4 AND THE SOUTH 80 FEET OF THE W 1/2 OF THE W 1/2 OF THE SW 1/4 ALL BEING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA."

SURVEYOR'S NOTES:

1. THIS SKETCH OF DESCRIPTION WAS PREPARED FOR THE PURPOSE OF SHOWING A GRAPHIC REPRESENTATION OF THE DESCRIPTION OF RECORD CONCERNING THE SUBJECT PARCEL; SATISFYING THE SKETCH OF DESCRIPTION REQUIREMENTS SET FORTH IN THE STANDARDS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES), AND FOR THE PURPOSE OF ACCOMPANYING A CITRUS COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE AMENDMENT APPLICATION.
2. UNLESS INDICATED TO THE CONTRARY, ALL RECORDING INFORMATION REFERENCES THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
3. THIS SKETCH HAS BEEN PREPARED WITHOUTH THE BENEFIT OF A CURRENT TITLE COMMITMENT OR ABSTRACT AND THEREFORE MAY NOT SHOW CURRENT OWNERSHIP, ENCUMBRANCES OR OTHER MATTERS OF RECORD.
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS TRANSCRIBED FROM THE TRUSTEE'S WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 1549, AT PAGE 1519 AND THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 881, AT PAGE 218, ALL OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
5. THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 12017C0306E (FIRM), COMMUNITY 120063, PANEL 0306, SUFFIX E, EFFECTIVE DATE: JANUARY 15, 2021, VERSION NUMBER 2.4.3.2, AND FLOOD INSURANCE RATE MAP NO. 12017I0307D (FIRM), COMMUNITY 120063, PANEL 0307, SUFFIX E, EFFECTIVE DATE: SEPTEMBER 26, 2014, BOTH AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA); FLOOD INSURANCE RATE MAP (FIRM) PANEL LIMITS DEPICTED HEREON WERE INCLUDED IN THE DIGITAL SHAPE FILE DOWNLOADED FROM FEMA.GOV WEB SITE.
6. PARCEL ACCOUNT IDENTIFICATIONS AND SITUS ADDRESS INFORMATION SHOWN OR NOTED HEREON WAS OBTAINED FROM THE PUBLIC RECORD PROPERTY OWNERSHIP DATABASE OPERATED AND MAINTAINED BY THE OFFICE OF THE CITRUS COUNTY PROPERTY APPRAISER.
7. DURING THE COURSE OF PREPARING THIS SKETCH OF DESCRIPTION, THE FOLLOWING SOURCES WERE USED IN RENDERING THIS SKETCH APPROXIMATING THE BOUNDARIES OF RECORD TITLE FOR THE SUBJECT PARCEL:
   - A. THE TRUSTEE'S WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 2941, AT PAGE 1873; THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1549, AT PAGE 1519; THE WARRANTY DEED DEED AS RECORDED IN OFFICIAL RECORDS BOOK 881, AT PAGE 218; (AS TO THE SUBJECT PARCEL, CITRUS COUNTY PARCEL ID: 18E18S31 33000);
   - B. THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2781, PAGE 1783, AND THE UNRECORDED SUBDIVISION OF THREE COUNTRY DEVELOPMENT AS PROVIDED BY THE OFFICE OF THE CITRUS COUNTY PROPERTY APPRAISER; (AS TO CITRUS COUNTY PARCEL 18E18S31 24000)
   - D. THE PLAT OF MAYFAIR GARDEN ACRES, RECORDED IN PLAT BOOK 2, PAGES 141 AND 142;
   - E. THE PLAT OF CONNELL HEIGHTS UNIT 7, RECORDED IN PLAT BOOK 11, PAGE 104 (AS TO THE NORTHWESTERLY ADJOINER);
   - F. THE PLAT OF CONNELL HEIGHTS UNIT 8, RECORDED IN PLAT BOOK 12, PAGE 37; (AS TO NORTHERLY ADJOINERS);
   - G. THE PLAT OF CONNEL HEIGHTS UNIT 9, RECORDED IN PLAT BOOK 12, PAGES 133 AND 134 (AS TO THE NORTHEASTERLY ADJOINER);
   - H. THE PLAT OF CRYSTAL OAKS SEVENTH ADDITION, RECORDED IN PLAT BOOK 16, PAGES 52 THROUGH 55, INCLUSIVE (AS TO A PORTION OF THE EASTERLY ADJOINERS);
   - I. THE PLAT OF CRYSTAL OAKS EIGHTH ADDITION, RECORDED IN PLAT BOOK 16, PAGES 96 THROUGH 98, INCLUSIVE (AS TO A PORTION OF THE EASTERLY ADJOINERS);
   - J. THE SUMMARY OF PARCEL ACCOUNT 18E18S31 33000 AS OBTAINED FROM THE OFFICE OF THE CITRUS COUNTY PROPERTY APPRAISER;
   - K. AN EXAMINATION OF THE PUBLIC RECORD PROPERTY OWNERSHIP DATABASE OPERATED AND MAINTAINED BY THE OFFICE OF THE CITRUS COUNTY PROPERTY APPRAISER (TO INCLUDE PARCEL ACCOUNT SUMMARIES AND THE MOST RECENT DEED OF RECORD AT A MINIMUM) WAS PERFORMED ON 09.30.2021 CONCERNING EXISTING PARCELS OF RECORD THAT LIE IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY WHICH ARE ALSO CONSIDERED AS LOTS, TRACTS, AND/OR OR OTHER SIMILARLY CONFIGURED PARCELS THAT WERE ESTABLISHED BY VIRTUE OF A SUBDIVISION RECORD PLAT AS SHOWN, NOTED OR OTHERWISE REFERENCED HEREON AND WERE FOUND TO BE IN HARMONY WITH THE RECORD TITLE OF THE SUBJECT PROPERTY UNLESS SHOWN OR NOTED HEREON TO THE CONTRARY; THE INDIVIDUAL COUNTY PARCEL IDENTIFICATION, ALTERNATE KEY NUMBER, OWNERSHIP AND ADDRESS INFORMATION ASSOCIATED WITH EACH ADJACENT PARCEL OF RECORD IS NOT SHOWN HEREON IN THE INTEREST OF MAP CLARITY DUE TO THE DENSITY OF SUCH ADJACENT PARCELS.
8. DIGITAL COPIES OF THIS SKETCH ARE INVALID WITHOUT THE ELECTRONIC SIGNATURE OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER LISTED HEREON THAT IS DIGITALLY AUTHENTICATED; PRINTED HARD COPIES OF THIS SKETCH ARE INVALID UNLESS THEY BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER LISTED HEREON.
9. ADDITIONS OR DELETIONS TO THIS SKETCH ARE PROHIBITED WITHOUT THE PERMISSION OF THE SIGNING PARTY.

Graphic Scale
1" = 200'



SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

P. KELLY ROBERTS
PROFESSIONAL SURVEYOR AND MAPPER NO. 5068
STATE OF FLORIDA
DATE SIGNED

SKETCH OF DESCRIPTION
CRYSTAL RIDGE ACQUISITION PARCEL "A"
CITRUS COUNTY PARCEL 18E18S31 33000
(ALTERNATE KEY NO. 1494940)

PREPARED FOR
DIX DEVELOPMENTS, LLC

SCALE: 1" = 200'
DATE: 10.20.2021
CHECKED: MJC
FIELD BOOK: N/A
DRAWN: LLC
CAD FILE: 501.01.001
JOB NO.: 501.01
SECTION: 31, TOWNSHIP 18 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA

NO.	DATE	REVISIONS
1	10.20.2021	ADDED NOTE 9

ARDURRA GROUP, INC. D.B.A.
Pigeon-Ardurra, LLC
CIVIL ENGINEERS · PLANNERS
SURVEYORS & MAPPERS
805 S.E. 17th Street
Suite A
Ocala, FL 34471
(352) 867-7708 Fax
(352) 867-7708

SURVEYING & MAPPING
LICENSED BUSINESS NO. LB 2610

File No.
501.01.001
Job No.
501.01
S-01 of 01

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck

– SKETCH OF DESCRIPTION –

CRYSTAL RIDGE ACQUISITION PARCEL "B"

DESCRIPTION: (SEE NOTE 4)

A PARCEL OF LAND BEING A PARCEL 7 OF THE LANDS DESCRIBED IN EXHIBIT "A" OF THE TRUSTEE'S WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1549, AT PAGE 1519, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST; AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST.

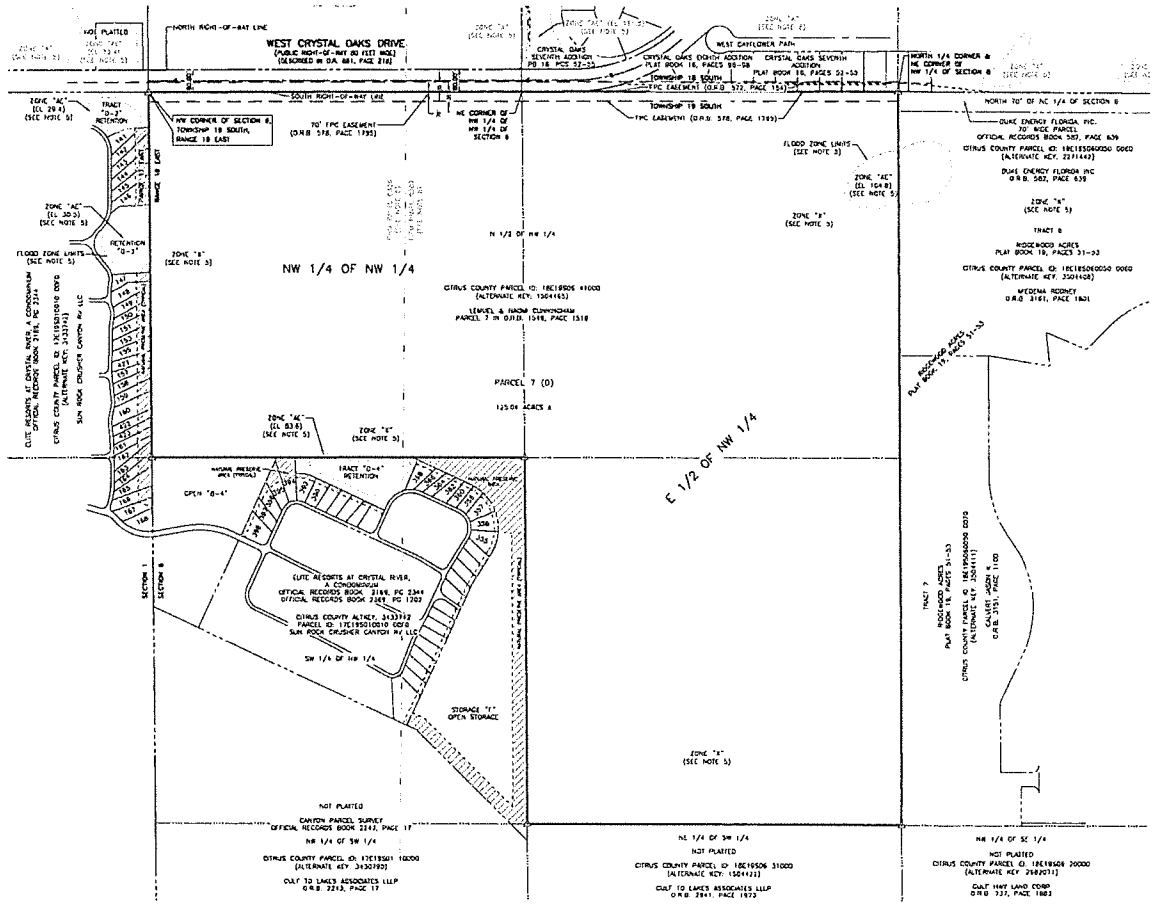
SURVEYOR'S NOTES:

1. THIS SKETCH OF DESCRIPTION WAS PREPARED FOR THE PURPOSE OF SHOWING A GRAPHIC REPRESENTATION OF THE DESCRIPTION OF RECORD CONCERNING THE SUBJECT PARCEL; SATISFYING THE SKETCH OF DESCRIPTION REQUIREMENTS SET FORTH IN THE STANDARDS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES), AND FOR THE PURPOSE OF ACCOMPANYING A CITRUS COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE AMENDMENT APPLICATION.
2. UNLESS INDICATED TO THE CONTRARY, ALL RECORDING INFORMATION REFERENCES THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
3. THIS SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT OR ABSTRACT AND THEREFORE MAY NOT SHOW CURRENT OWNERSHIP, ENCUMBRANCES OR OTHER MATTERS OF RECORD.
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS TRANSCRIBED FROM THE TRUSTEE'S WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 1549, AT PAGE 1519 AND THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 881, AT PAGE 218, ALL OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
5. THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE (FLOODPLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 12017C0306E (FIRM), COMMUNITY 120063, PANEL 0306, SUFFIX E, EFFECTIVE DATE: JANUARY 15, 2021, VERSION NUMBER 2.4.3.2, AND FLOOD INSURANCE RATE MAP NO. 12017D0307D (FIRM), COMMUNITY 120063, PANEL 0307, SUFFIX E, EFFECTIVE DATE: SEPTEMBER 26, 2014, BOTH AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA); FLOOD INSURANCE RATE MAP (FIRM) PANEL LIMITS DEPICTED HEREON WERE INCLUDED IN THE DIGITAL SHAPE FILE DOWNLOADED FROM FEMA.GOV WEB SITE.
6. PARCEL ACCOUNT IDENTIFICATIONS AND SITUS ADDRESS INFORMATION SHOWN OR NOTED HEREON WAS OBTAINED FROM THE PUBLIC RECORD PROPERTY OWNERSHIP DATABASE OPERATED AND MAINTAINED BY THE OFFICE OF THE CITRUS COUNTY PROPERTY APPRAISER.
7. DURING THE COURSE OF PREPARING THIS SKETCH OF DESCRIPTION, THE FOLLOWING SOURCES WERE USED IN RENDERING THIS SKETCH APPROXIMATING THE BOUNDARIES OF RECORD TITLE FOR THE SUBJECT PARCEL:
   - A. THE TRUSTEE'S WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 2941, AT PAGE 1973; THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1549, AT PAGE 1519 (AS TO THE SUBJECT PARCEL, CITRUS COUNTY PARCEL ID: 18E19S06 41000);
   - B. THE DECLARATION OF CONDOMINIUM OF ELITE RESORTS AT CRYSTAL RIVER, AS RECORDED IN OFFICIAL RECORDS BOOK 2189, AT PAGE 2344 (AS TO THE WESTERLY ADJOINER);
   - C. THE QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2941, AT PAGE 1973; THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS 1182, AT PAGE 928 (AS TO THE SOUTHERLY ADJOINER);
   - F. THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 582, AT PAGE 639 (AS TO CITRUS COUNTY PARCEL 18E19S06 11000
   - G. THE PLAT OF RIDGEWOOD ACRES, RECORDED IN PLAT BOOK 19, PAGES 31 THROUGH 33, INCLUSIVE (AS TO THE EASTERLY ADJOINERS);
   - H. THE PLAT OF CRYSTAL OAKS SEVENTH ADDITION, RECORDED IN PLAT BOOK 16, PAGES 52 THROUGH 55, INCLUSIVE (AS TO A PORTION OF THE EASTERLY ADJOINERS);
   - I. THE PLAT OF CRYSTAL OAKS EIGHTH ADDITION, RECORDED IN PLAT BOOK 16, PAGES 96 THROUGH 98, INCLUSIVE (AS TO A PORTION OF THE EASTERLY ADJOINERS);
   - J. THE SUMMARY OF PARCEL ACCOUNT 18E19S06 41000 AS OBTAINED FROM THE OFFICE OF THE CITRUS COUNTY PROPERTY APPRAISER;
   - K. AN EXAMINATION OF THE PUBLIC RECORD PROPERTY OWNERSHIP DATABASE OPERATED AND MAINTAINED BY THE OFFICE OF THE CITRUS COUNTY PROPERTY APPRAISER (TO INCLUDE PARCEL ACCOUNT SUMMARIES AND THE MOST RECENT DEED OF RECORD AT A MINIMUM) WAS PERFORMED ON 09.30.2021 CONCERNING EXISTING PARCELS OF RECORD THAT LIE IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY WHICH ARE ALSO CONSIDERED AS LOTS, TRACTS, AND/OR OR OTHER SIMILARLY CONFIGURED PARCELS THAT WERE ESTABLISHED BY VIRTUE OF A SUBDIVISION RECORD PLAT AS SHOWN, NOTED OR OTHERWISE REFERENCED HEREON AND WERE FOUND TO BE IN HARMONY WITH THE RECORD TITLE OF THE SUBJECT PROPERTY UNLESS SHOWN OR NOTED HEREON TO THE CONTRARY; THE INDIVIDUAL COUNTY PARCEL IDENTIFICATION, ALTERNATE KEY NUMBER, OWNERSHIP AND ADDRESS INFORMATION ASSOCIATED WITH EACH ADJACENT PARCEL OF RECORD IS NOT SHOWN HEREON IN THE INTEREST OF MAP CLARITY DUE TO THE DENSITY OF SUCH ADJACENT PARCELS.
8. DIGITAL COPIES OF THIS SKETCH ARE INVALID WITHOUT THE ELECTRONIC SIGNATURE OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER LISTED HEREON THAT IS DIGITALLY AUTHENTICATED; PRINTED HARD COPIES OF THIS SKETCH ARE INVALID UNLESS THEY BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER LISTED HEREON.
9. ADDITIONS OR DELETIONS TO THIS SKETCH ARE PROHIBITED WITHOUT THE PERMISSION OF THE SIGNING PARTY.

Graphic Scale
1" = 200'

LEGEND:

- LB = LICENSED BUSINESS
- D.B.A. = DOING BUSINESS AS
- ID. = IDENTIFICATION
- R/W = RIGHT-OF-WAY
- △ = DESCRIPTIVE POINT
- = BOUNDARY LINE
- = RIGHT-OF-WAY LINE
- = SECTION LINE
- = FRACTIONAL SECTION LINE
- = EASEMENT LINES (PURPOSES VARY)



SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

R. KELLY ROBERTS
PROFESSIONAL SURVEYOR AND MAPPER NO. 5556
STATE OF FLORIDA
DATE SIGNED:

SKETCH OF DESCRIPTION
CRYSTAL RIDGE ACQUISITION PARCEL "B"
CITRUS COUNTY PARCEL NO. 18E19S06 41000 (ALTERNATE KEY NO. 1504465)

PREPARED FOR
DIX DEVELOPMENTS, LLC

NO.	DATE	BY	DESCRIPTION
1	10.26.2021	JMC	REVISED PER CLIENT COMMENTS

SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA

SCALE: 1" = 20'
DATE: 10.26.2021
DRAWN: JMC
CHECKED: LMC
FIELD BOOK: ----
PAGE: ----
CALC. NO.: 501.05.CO
DWG. NO.: 501.05
JOB NO.: 501.05
SHEET: S-01 OF 01

ARDURRA GROUP, INC. D.B.A.:
Pigeon-Ardurra, LLC
CIVIL ENGINEERS · PLANNERS · SURVEYORS & MAPPERS
925 S.E. 17th Street, Suite A, Ocala, Florida 34471
(352) 867-7707 Fax (352) 867-7708
SURVEYING & MAPPING LICENSED BUSINESS NO. LB 2610

File No. 501.05.002
Job No. 501.05
S-01 of 01

Packet: 10/20/2021 3:18:15 PM | Kelly Roberts
I:\2021 Crystal Ridge\05 PD Concept_Eagle_PSW\501.05 Sketch of Desc PSM 2.dwg - Copyright 2021 Pigeon-Roberts & Associates, LLC. - All Rights Reserved
01 24 x 36

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck

– SKETCH OF DESCRIPTION –

CRYSTAL RIDGE ACQUISITION PARCEL "C"

DESCRIPTION: (SEE NOTE 4)

THE PARCEL OF LAND DESCRIBED IN THE QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2941, AT PAGE 1973, AND AS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1182, AT PAGE 928, ALL OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST, RANGE 18 EAST, CITRUS COUNTY, FLORIDA.

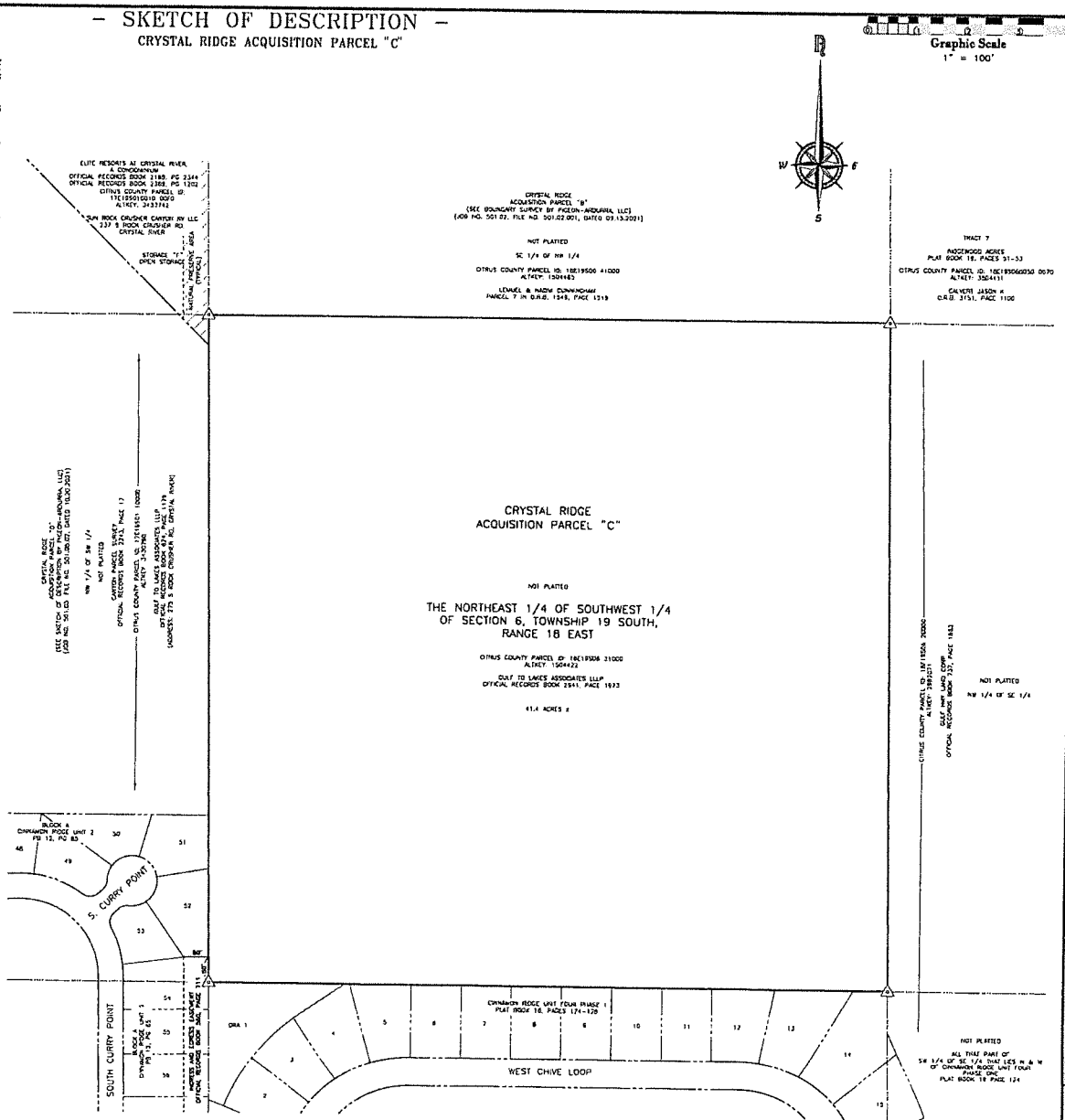
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN SPECIAL TRUSTEES WARRANTY DEED DATED, JULY 2, 1980 AND RECORDED IN OFFICIAL RECORDS BOOK 560, PAGE 711, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THIS SKETCH OF DESCRIPTION WAS PREPARED FOR THE PURPOSE OF SHOWING A GRAPHIC REPRESENTATION OF THE DESCRIPTION OF RECORD CONCERNING THE SUBJECT PARCEL; SATISFYING THE SKETCH OF DESCRIPTION REQUIREMENTS SET FORTH IN THE STANDARDS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES), AND FOR THE PURPOSE OF ACCOMPANYING A CITRUS COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE AMENDMENT APPLICATION.
2. UNLESS INDICATED TO THE CONTRARY, ALL RECORDING INFORMATION REFERENCES THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
3. THIS SKETCH HAS BEEN PREPARED WITHOUTH THE BENEFIT OF A CURRENT TITLE COMMITMENT OR ABSTRACT AND THEREFORE MAY NOT SHOW CURRENT OWNERSHIP, ENCUMBRANCES OR OTHER MATTERS OF RECORD.
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS TRANSCRIBED FROM THE QUIT-CLAIM DEED AS RECORDED IN OFFICIAL RECORDS BOOK 2941, AT PAGE 1973.
5. THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO FLOOD INSURANCE RATE MAP NO. 12017C0307D (FIRM), AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY 120063, PANEL 0307, SUFFIX E, EFFECTIVE DATE: SEPTEMBER 28, 2014. FLOOD ZONE LIMITS DEPICTED HEREON (IF ANY) WERE INCLUDED IN THE DIGITAL SHAPE FILE DOWNLOADED FROM FEMA.GOV WEB SITE.
6. PARCEL ACCOUNT IDENTIFICATIONS AND SITUS ADDRESS INFORMATION SHOWN OR NOTED HEREON WAS OBTAINED FROM THE PUBLIC RECORD PROPERTY OWNERSHIP DATABASE OPERATED AND MAINTAINED BY THE OFFICE OF THE CITRUS COUNTY PROPERTY APPRAISER.
7. DURING THE COURSE OF PREPARING THIS SKETCH OF DESCRIPTION, THE FOLLOWING SOURCES WERE USED IN RENDERING THIS SKETCH APPROXIMATING THE BOUNDARIES OF RECORD TITLE FOR THE SUBJECT PARCEL:
   - A. THE QUIT-CLAIM DEED AS RECORDED IN OFFICIAL RECORDS BOOK 2941, AT PAGE 1973; THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1182, AT PAGE 928; THE QUIT-CLAIM DEED AS RECORDED IN OFFICIAL RECORDS BOOK 787, AT PAGE 725; (AS TO THE SUBJECT PARCEL, CITRUS COUNTY PARCEL ID: 18E19S06 31000);
   - B. THE DECLARATION OF CONDOMINIUM OF ELITE RESORTS AT CRYSTAL RIVER, A CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 2189, AT PAGE 2344;
   - C. THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 624, PAGE 1179; THE BOUNDARY SURVEY MAP PREPARED PURSUANT TO MINOR SUBDIVISION APPLICATION NO. MSP-07-07, APPROVED JUNE 6, 2007, A COPY OF WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2243, PAGE 17; (AS TO CITRUS COUNTY PARCEL 17E19S01 10000)
   - D. THE PLAT OF CINNAMON RIDGE UNIT 2, RECORDED IN PLAT BOOK 12, PAGE 65;
   - E. THE PLAT OF CINNAMON RIDGE UNIT FOUR PHASE ONE, RECORDED IN PLAT BOOK 16, PAGES 124 THROUGH 128, INCLUSIVE (AS TO SOUTHERLY ADJOINERS);
   - F. THE PLAT OF RIDGEWOOD ACRES, RECORDED IN PLAT BOOK 19, PAGES 51 THROUGH 53, INCLUSIVE; (AS TO NORTHEASTERLY ADJOINER);
   - G. THE TRUSTEE'S WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1548, AT PAGE 1519; (AS TO CITRUS COUNTY PARCEL ID: 18E19S06 41000);
   - H. THE SUMMARY OF PARCEL ACCOUNT 18E19S06 31000 (ALTERNATE KEY NO. 1504422) AS OBTAINED FROM THE OFFICE OF THE CITRUS COUNTY PROPERTY APPRAISER;
   - I. THE SUMMARY OF PARCEL ACCOUNT 17E19S01 10000 (ALTERNATE KEY NO. 3430790) AS OBTAINED FROM THE OFFICE OF THE CITRUS COUNTY PROPERTY APPRAISER.
   - J. THE SUMMARY OF PARCEL ACCOUNT 17E18S010010 0070 (ALTERNATE KEY NO. 3433742) AS OBTAINED FROM THE OFFICE OF THE CITRUS COUNTY PROPERTY APPRAISER;
   - K. THE SUMMARY OF PARCEL ACCOUNT 18E19S06 41000 (ALTERNATE KEY NO. 1504465) AS OBTAINED FROM THE OFFICE OF THE CITRUS COUNTY PROPERTY APPRAISER;
   - L. THE SUMMARY OF PARCEL ACCOUNT 18E19S060050 0070 (ALTERNATE KEY NO. 3504411) AS OBTAINED FROM THE OFFICE OF THE CITRUS COUNTY PROPERTY APPRAISER;
   - M. THE SUMMARY OF PARCEL ACCOUNT 18E19S06 20000 (ALTERNATE KEY NO. 2982071) AS OBTAINED FROM THE OFFICE OF THE CITRUS COUNTY PROPERTY APPRAISER;
   - N. AN EXAMINATION OF THE PUBLIC RECORD PROPERTY OWNERSHIP DATABASE OPERATED AND MAINTAINED BY THE OFFICE OF THE CITRUS COUNTY PROPERTY APPRAISER (TO INCLUDE PARCEL ACCOUNT SUMMARIES AND THE MOST RECENT DEED OF RECORD AT A MINIMUM) WAS PERFORMED ON 09.30.2021 CONCERNING EXISTING PARCELS OF RECORD THAT LIE IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY WHICH ARE ALSO CONSIDERED AS LOTS, TRACTS, AND/OR OR OTHER SIMILARLY CONFIGURED PARCELS THAT WERE ESTABLISHED BY VIRTUE OF A SUBDIVISION RECORD PLAT AS SHOWN, NOTED OR OTHERWISE REFERENCED HEREON AND WERE FOUND TO BE IN HARMONY WITH THE RECORD TITLE OF THE SUBJECT PROPERTY UNLESS SHOWN OR NOTED HEREON TO THE CONTRARY; THE INDIVIDUAL COUNTY PARCEL IDENTIFICATION, ALTERNATE KEY NUMBER, OWNERSHIP AND ADDRESS INFORMATION ASSOCIATED WITH EACH ADJACENT PARCEL OF RECORD IS NOT SHOWN HEREON IN THE INTEREST OF MAP CLARITY DUE TO THE DENSITY OF SUCH ADJACENT PARCELS.
8. DIGITAL COPIES OF THIS SKETCH ARE INVALID WITHOUT THE ELECTRONIC SIGNATURE OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER LISTED HEREON THAT IS DIGITALLY AUTHENTICATED; PRINTED HARD COPIES OF THIS SKETCH ARE INVALID UNLESS THEY BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER LISTED HEREON.
9. ADDITIONS OR DELETIONS TO THIS SKETCH ARE PROHIBITED WITHOUT THE PERMISSION OF THE SIGNING PARTY.

LEGEND:

LB = LICENSED BUSINESS
D.B.A. = DOING BUSINESS AS
ID. = IDENTIFICATION
R/W = RIGHT-OF-WAY
△ = DESCRIPTIVE POINT
———— = BOUNDARY LINE
———— = RIGHT-OF-WAY LINE
———— = SECTION LINE
———— = FRACTIONAL SECTION LINE
– – – – = EASEMENT LINES (PURPOSES VARY)



SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

R. KELLY ROBERTS
PROFESSIONAL SURVEYOR AND MAPPER NO. 3568
STATE OF FLORIDA
DATE SIGNED:

SKETCH OF DESCRIPTION
CRYSTAL RIDGE ACQUISITION PARCEL "C"
CITRUS COUNTY PARCEL 18E19S06 31000
(ALTERNATE KEY NO. 1504422)

PREPARED FOR
DIX DEVELOPMENTS, LLC

SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA

NO.	DATE	REVISIONS	BY

SCALE: 1" = 100'
DATE: 09.30.2021
DRAWN: MS
CHECKED: RKR
FIELD BOOK:
PAGE:
DRAWING FILE NAME: 501.03.003 SOD.dwg
FILE NO.: 501.03.003
JOB NO.: 501.03
DATE: 9.30.21
SHEET: S-01 OF 01

PIGEON-ARDURRA GROUP, INC. D.B.A.
Pigeon-Ardurra, LLC
SURVEYING & MAPPING
LICENSED BUSINESS NO. LB 2610
935 S.E. 17th Street, Suite 4
Ocala, Florida 34471
(352) 687-7788 www.pigeon-ardurra.com
CERTIFICATE OF AUTHORIZATION NUMBER: LB 2610
SURVEYORS & MAPPERS

File No. 501.03.003
Job No. 501.03
S-01 of 01

Plotted: 10/20/2021 9:41:26 PM - Kelly Roberts
I:\501 Crystal Ridge\03 PSM Survey\501.03 Sketch of Descr PH 3.dwg - Copyright 2021 Pigeon-Roberts & Associates, LLC - All Rights Reserved
01 SKETCH OF DESCR

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck

SKETCH OF DESCRIPTION

CRYSTAL RIDGE ACQUISITION PARCEL "D"

DESCRIPTION: (SEE NOTE 5)

PARCEL "B" AS DESCRIBED IN THE BOUNDARY SURVEY MAP PREPARED PURSUANT TO MINOR SUBDIVISION APPLICATION NO. MSP-07-07, APPROVED JUNE 6, 2007, A COPY OF WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2243, AT PAGE 17, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, LYING PARTIALLY IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 17 EAST AND LYING PARTIALLY IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"A PARCEL OF LAND CONSISTING OF A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST, SAID CITRUS COUNTY AND A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF CINNAMON RIDGE UNIT 2, ACCORDING TO PLAT BOOK 12, PAGE 65 OF THE PUBLIC RECORDS OF SAID CITRUS COUNTY; THENCE ON THE BOUNDARIES THEREOF, RUN THE FOLLOWING FOUR COURSES: (1) SOUTH 89 DEGREES 37 MINUTES 48 SECONDS WEST, 878.52 FEET; (2) SOUTH 00 DEGREES 09 MINUTES 31 SECONDS EAST, 332.27 FEET; (3) SOUTH 88 DEGREES 41 MINUTES 24 SECONDS WEST, 878.39 FEET; (4) SOUTH 01 DEGREES 09 MINUTES 48 SECONDS EAST, 1191.78 FEET TO THE EASTERLY LINE OF RIDGE CRUSHER ROAD (A 100 FOOT WIDE RIGHT-OF-WAY); THENCE ON THE LAST SAID LINE, RUN THE FOLLOWING SEVEN COURSES: (1) NORTH 53 DEGREES 28 MINUTES 34 SECONDS WEST, 104.40 FEET; (2) ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1100.00 FEET, AN ARC LENGTH OF 940.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78 DEGREES 56 MINUTES 13 SECONDS WEST, 913.34 FEET; (3) NORTH 84 DEGREES 29 MINUTES 48 SECONDS WEST, 347.33 FEET; (4) ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1200.00 FEET, AN ARC LENGTH OF 557.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17 DEGREES 44 MINUTES 54 SECONDS WEST, 552.86 FEET; (5) NORTH 31 DEGREES 03 MINUTES 58 SECONDS WEST, 782.37 FEET; (6) ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1550.00 FEET, AN ARC LENGTH OF 825.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15 DEGREES 49 MINUTES 02 SECONDS WEST, 815.35 FEET; (7) NORTH 00 DEGREES 34 MINUTES 06 SECONDS WEST, 153.09 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 54 SECONDS EAST, 278.10 FEET; THENCE SOUTH 28 DEGREES 35 MINUTES 36 SECONDS EAST, 115.82 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 243.84 FEET; THENCE NORTH 18 DEGREES 50 MINUTES 44 SECONDS EAST, 130.67 FEET; THENCE NORTH 88 DEGREES 57 MINUTES 15 SECONDS EAST, 872.90 FEET; THENCE SOUTH 01 DEGREES 02 MINUTES 45 SECONDS EAST, 102.34 FEET; THENCE SOUTH 83 DEGREES 29 MINUTES 01 SECONDS EAST, 1059.03 FEET; THENCE SOUTH 49 DEGREES 27 MINUTES 08 SECONDS EAST, 573.32 FEET; THENCE SOUTH 01 DEGREES 01 MINUTES 47 SECONDS EAST, 931.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 107.87 ACRES, MORE OR LESS, IN AREA."

LESS AND EXCEPT:

THE LANDS DESCRIBED IN EXHIBIT A OF THE CORPORATE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1517, AT PAGE 2133, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, LYING PARTIALLY IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 17 EAST AND PARTIALLY IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 48, BLOCK A, OF CINNAMON RIDGE UNIT 2 AS RECORDED IN PLAT BOOK 12, PAGE 65, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE NORTH 89 DEGREES 42' 23" EAST 127.24 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 SAID LINE ALSO BEING THE NORTH LINE OF LOT 48, BLOCK A, CINNAMON RIDGE UNIT 2, RECORDED IN PLAT BOOK 12, PAGE 65, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA TO THE NORTHEAST CORNER OF SAID LOT 48, ALSO BEING THE NORTHWEST CORNER OF LOT 47, BLOCK A, OF SAID PLAT OF CINNAMON RIDGE UNIT 2 AND THE POINT OF BEGINNING. THENCE NORTH 89 DEGREES 37' 39" EAST 118.39 FEET ALONG THE NORTH LINE OF SAID LOT 47, BLOCK A TO THE NE(=) NORTHEAST CORNER OF SAID LOT 47, BLOCK A, THENCE ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 47 NORTH 00 DEGREES 53' 29" WEST 23.81 FEET, THENCE SOUTH 89 DEGREES 19'42" WEST 129.48 FEET TO A POINT ON A NORTHWESTERLY PROJECTION OF THE WESTERLY BOUNDARY OF SAID LOT 47 THENCE SOUTH 19 DEGREES 24' 12" EAST ALONG SAID NORTHWESTERLY PROJECTION 25.78 FEET TO THE POINT OF BEGINNING.

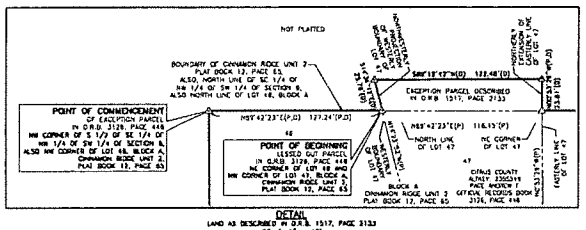
(=) = APPARENT SCRIVENER'S ERROR: "TOT HE" SHOULD READ "TO THE"

SURVEYOR'S NOTES:

1. THIS SKETCH OF DESCRIPTION WAS PREPARED FOR THE PURPOSE OF SHOWING A GRAPHIC REPRESENTATION OF THE DESCRIPTION OF RECORD CONCERNING THE SUBJECT PARCEL; SATISFYING THE SKETCH OF DESCRIPTION REQUIREMENTS SET FORTH IN THE STANDARDS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES), AND FOR THE PURPOSE OF ACCOMPANYING A CITRUS COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE AMENDMENT APPLICATION.
2. BEARINGS SHOWN HEREON ARE BASED ON THE DESCRIPTION OF PARCEL B AS SHOWN ON THE BOUNDARY SURVEY MAP PREPARED PURSUANT TO MINOR SUBDIVISION APPLICATION NO. MSP-07-07, APPROVED JUNE 6, 2007, A COPY OF WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2243, AT PAGE 17, AND THE EXCEPTION DESCRIBED IN OFFICIAL RECORDS BOOK 1517, AT PAGE 2133.
3. UNLESS INDICATED TO THE CONTRARY, ALL RECORDING INFORMATION REFERENCES THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
4. THIS SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT OR ABSTRACT AND THEREFORE MAY NOT SHOW ALL EASEMENTS AND ENCUMBRANCES OF RECORD.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS TRANSCRIBED FROM THE BOUNDARY SURVEY MAP AS RECORDED IN OFFICIAL RECORDS BOOK 2243, AT PAGE 17 AND THE EXCEPTION PARCEL DESCRIBED IN EXHIBIT A OF THE CORPORATE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1517, AT PAGE 2133.
6. THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "A" (AREAS WITHOUT BASE FLOOD ELEVATION (BFE)) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 12017C0309E (FIRM), AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY 120063, PANEL 0309, SUFFIX E, EFFECTIVE DATE: JANUARY 15, 2021, VERSION NUMBER 2.4.3.2, AND FLOOD INSURANCE RATE MAP NO. 12017C0307D (FIRM), AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY 120063, PANEL 0307, SUFFIX D, EFFECTIVE DATE: SEPTEMBER 28, 2018. FLOOD INSURANCE RATE MAP (FIRM) PANEL LIMITS DEPICTED HEREON WERE INCLUDED IN THE DIGITAL SHAPE FILE DOWNLOADED FROM FEMA.GOV WEB SITE.
7. PARCEL ACCOUNT IDENTIFICATIONS AND SITUS ADDRESS INFORMATION SHOWN OR NOTED HEREON WAS OBTAINED FROM THE PUBLIC RECORD PROPERTY OWNERSHIP DATABASE OPERATED AND MAINTAINED BY THE OFFICE OF THE CITRUS COUNTY PROPERTY APPRAISER.
8. DURING THE COURSE OF PREPARING THIS SKETCH OF DESCRIPTION, THE FOLLOWING SOURCES WERE USED IN RENDERING THIS OPINION AS TO THE LOCATION OF THE BOUNDARIES OF RECORD TITLE FOR THE SUBJECT PARCEL (ALL RECORDING DATA REFERS TO THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, UNLESS SPECIFIED TO THE CONTRARY):
   A. THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 834, PAGE 1179; THE BOUNDARY SURVEY MAP, OFFICIAL RECORDS BOOK 2243, PAGE 17; (AS TO THE SUBJECT PARCEL)
   B. THE CORPORATE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1517, PAGE 2133; AND THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3188, PAGE 448; (AS TO THE EXCEPTION PARCEL)
   C. THE DECLARATION OF CONDOMINIUM OF ELITE RESORTS AT CRYSTAL RIVER, A CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 2186, AT PAGE 2344;
   D. QUIT-CLAIM DEED AS RECORDED IN OFFICIAL RECORDS BOOK 3941, AT PAGE 1973; QUIT-CLAIM DEED AS RECORDED IN OFFICIAL RECORDS BOOK 787, AT PAGE 725;
   E. THE PLAT OF CINNAMON RIDGE UNIT 2, RECORDED IN PLAT BOOK 12, PAGE 65;
   F. THE TRUSTEE'S WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1369, AT PAGE 1319; (AS TO CITRUS COUNTY PARCEL ID: 18E19508 41000);
   G. THE SUMMARY OF PARCEL ACCOUNT 17E19501 10000 (ALTERNATE KEY NO. 3430790) AS OBTAINED FROM THE OFFICE OF THE CITRUS COUNTY PROPERTY APPRAISER (AS TO THE SUBJECT PARCEL);
   H. THE SUMMARY OF PARCEL ACCOUNT 18E18S00070 00040 0470 (ALTERNATE KEY NO. 3335549) AS OBTAINED FROM THE OFFICE OF THE CITRUS COUNTY PROPERTY APPRAISER (AS TO THE EXCEPTION PARCEL)
   I. THE SUMMARY OF PARCEL ACCOUNT 17E19501 10010 0081 (ALTERNATE KEY NO. 3433837); THE SUMMARY OF PARCEL ACCOUNT 17E19501 10010 0083 (ALTERNATE KEY NO. 3433851); THE SUMMARY OF PARCEL ACCOUNT 17E19501 10030 0000 (ALTERNATE KEY NO. 3433678); AND THE SUMMARY OF PARCEL ACCOUNT 17E19501 10010 0070 (ALTERNATE KEY NO. 3433742); AS OBTAINED FROM THE OFFICE OF THE CITRUS COUNTY PROPERTY APPRAISER (AS TO ELITE RESORTS AT CRYSTAL RIVER, A CONDOMINIUM, NON-UNIT PARCELS)
   J. AN EXAMINATION OF THE PUBLIC RECORD PROPERTY OWNERSHIP DATABASE OPERATED AND MAINTAINED BY THE OFFICE OF THE CITRUS COUNTY PROPERTY APPRAISER (TO INCLUDE PARCEL ACCOUNT SUMMARIES AND THE MOST RECENT DEED OF RECORD AT A MINIMUM) WAS PERFORMED ON 10.19.2021 CONCERNING EXISTING PARCELS OF RECORD THAT LIE IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY WHICH ARE ALSO CONSIDERED AS LOTS, TRACTS, UNITS, AND/OR OR OTHER LAWFULLY CONFIGURED PARCELS THAT WERE ESTABLISHED BY VIRTUE OF A SUBDIVISION RECORD PLAT AS SHOWN, NOTED OR OTHERWISE REFERENCED HEREON AND WERE FOUND TO BE IN HARMONY WITH THE RECORD TITLE OF THE SUBJECT PROPERTY UNLESS SHOWN OR NOTED HEREON TO THE CONTRARY; THE INDIVIDUAL COUNTY PARCEL IDENTIFICATION, ALTERNATE KEY NUMBER, OWNERSHIP AND ADDRESS INFORMATION ASSOCIATED WITH EACH ADJACENT PARCEL OF RECORD IS NOT SHOWN HEREON IN THE INTEREST OF MAP CLARITY DUE TO THE DENSITY OF SUCH ADJACENT PARCELS.
9. DIGITAL COPIES OF THIS SKETCH ARE INVALID WITHOUT THE ELECTRONIC SIGNATURE OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER LISTED HEREON THAT IS DIGITALLY AUTHENTICATED; PRINTED HARD COPIES OF THIS SKETCH ARE INVALID UNLESS THEY BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER LISTED HEREON.
10. ADDITIONS OR DELETIONS TO THIS SKETCH ARE PROHIBITED WITHOUT THE PERMISSION OF THE SIGNING PARTY.

LEGEND:

C#	= REFERENCE TO CURVE TABLE
(D)	= DIMENSION/DATA PER DEED
(L)	= LEGAL DESCRIPTION
LB	= LICENSED BUSINESS
D.B.A.	= DOING BUSINESS AS
D.R.O.W.	= DRAINAGE RIGHT-OF-WAY
O.R.B.	= OFFICIAL RECORDS BOOK
(P)	= DIMENSION/DATA PER PLAT
R/W	= RIGHT-OF-WAY
∆	= DESCRIPTIVE POINT
———	= BOUNDARY LINE
———	= CENTERLINE OF RIGHT-OF-WAY
———	= RIGHT-OF-WAY LINE
———	= SECTION LINE
———	= FRACTIONAL SECTION LINE
———	= EASEMENT LINES (PURPOSES VARY)



CURVE TABLE				
CURVE TAG	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C:1	1100.00'	940.87'	N78°56'13"W	912.54'
C:2	1200.00'	557.83'	N17°44'54"W	552.86'
C:3	1550.00'	825.05'	N15°49'02"W	815.35'

Graphic Scale
1" = 200'

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND PLACED THE SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17.027, FLORIDA STATUTES.
R. KELLY ROBERTS, PROFESSIONAL SURVEYOR AND MAPPER NO. 3658, STATE OF FLORIDA, DATE SIGNED:

SKETCH OF DESCRIPTION
CRYSTAL RIDGE ACQUISITION PARCEL "D"
CITRUS COUNTY PARCEL 17E19501 10000 (ALTERNATE KEY NO. 3430790)

PREPARED FOR
DIX DEVELOPMENTS, LLC

SECTION 1, TOWNSHIP 19 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA AND SECTION 6, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA

NO.	DATE	BY
1	10.20.2021	KRR
2	11.03.2021	KRR

SCALE: 1" = 100'
DRAWN: KRR
CHECKED: KRR
FIELD WORK: N/A
PARCEL: N/A
SURVEY LAST UPDATED: 11.03.2021
JOB NO.: 501.05
SHEET: S-01 OF 01

ARDURRA GROUP, INC. D.B.A.
Pigeon-Ardurra, LLC
CIVIL ENGINEERS - PLANNERS
SURVEYORS & MAPPERS
1876 S.E. 17th Street, Suite A
Ocala, Florida 34471
(352) 732-8484 Fax
CA#29 LB #7759

SURVEYING & MAPPING
LICENSED BUSINESS NO. LB 2870

File No. 501.05.004
Job No. 501.05
S-01 of 01

Plotted: 10/20/2021 6:15:01 PM - Kelly Roberts
T:\501 Crystal Ridge\ CS PD Zoning_dwg_PSM\501.05 Section of Sector Plan 4.dwg - Copyright 2021 Pigeon-Roberts & Associates, LLC. - All Rights Reserved
01 SKETCH OF DESCR

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck

APPENDIX D

Traffic Operations Study

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

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OCTOBER 2021

CRYSTAL RIDGE

RESIDENTIAL SITE

CITRUS COUNTY, FLORIDA

TRAFFIC OPERATIONS STUDY

lake transportation engineering consultants

transportation engineering + planning

L[tec] *№ 21-2702*

CITRUS COUNTY

TRAFFIC OPERATIONS STUDY

CRYSTAL RIDGE

RESIDENTIAL SITE

Prepared for:

Pigeon Ardurra
925 SE 17th Street, Suite A
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Prepared by:

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PROFESSIONAL ENGINEERING CERTIFICATE

I hereby certify that I am a registered professional engineer in the State of Florida practicing with Luke Transportation Engineering Consultants, a corporation authorized to operate as an engineering business (#EB-0007429), by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluation, findings, opinions, conclusions, or technical advice hereby reported for

PROJECT: Crystal Ridge Residential Site

LOCATION: South Rock Crusher Road, Citrus County, Florida

CLIENT: Pigeon Ardurra

I acknowledge that the procedures and references used to develop the results contained in this report are standard to the professional practice of transportation engineering as applied through professional judgment and experience.

NAME: J. Anthony Luke, P.E.

P.E. NO.: 42642

DATE: 18 Oct 21

SIGNATURE:

ltec

ltec № 21-2702

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INTRODUCTION

Purpose

This study was conducted to assess the traffic impact of the proposed Crystal Ridge Residential Site ("Project") in Citrus County, Florida. The Project site location is shown in **Figure 1**. **Figure 2** shows the conceptual site plan with three (3) proposed access points, along South Rock Crusher Road and West Crystal Oaks Drive. While the site plan (Figure 2) depicts four phases of development, this traffic analysis is based on the full build-out of the Project by year 2030. As determined through coordination with the Citrus County staff, the traffic analysis required for the Project is limited to the peak hour analysis of the proposed Project access points. Citrus County does not require a concurrency analysis of the off-site transportation network. Based on the adopted Citrus County municode, the traffic analysis for the Project includes the following components:

- No TIA Methodology Letter/Statement required,
- Study Intersection limited to the Project Driveway Access Points,
- Review Area/Study Roadways limited to the South Rock Crusher Road and West Crystal Oaks Drive roadway segments adjacent to the Project access points, and
- Background traffic growth rates determined based on minimum 2% annual growth rate or historic traffic volumes, whichever was higher.

Site Location and Site Plan

The Project site location is shown in Figure 1, east of South Rock Crusher Road, with properties north and south of West Crystal Oaks Drive in Citrus County, Florida. The property is currently undeveloped. Figure 2 shows the conceptual site plan with the full access driveways identified.

Study Limits

The TIA study limits included the following:

- Project access driveways (two) on South Rock Crusher Road
- Project access driveway (one) on West Crystal Oaks Drive

Based on a review of the Hernando/Citrus Metropolitan Planning Organization FY 2022-2026 Transportation Improvement Program, no improvements are programmed for construction within the Project traffic study limits.

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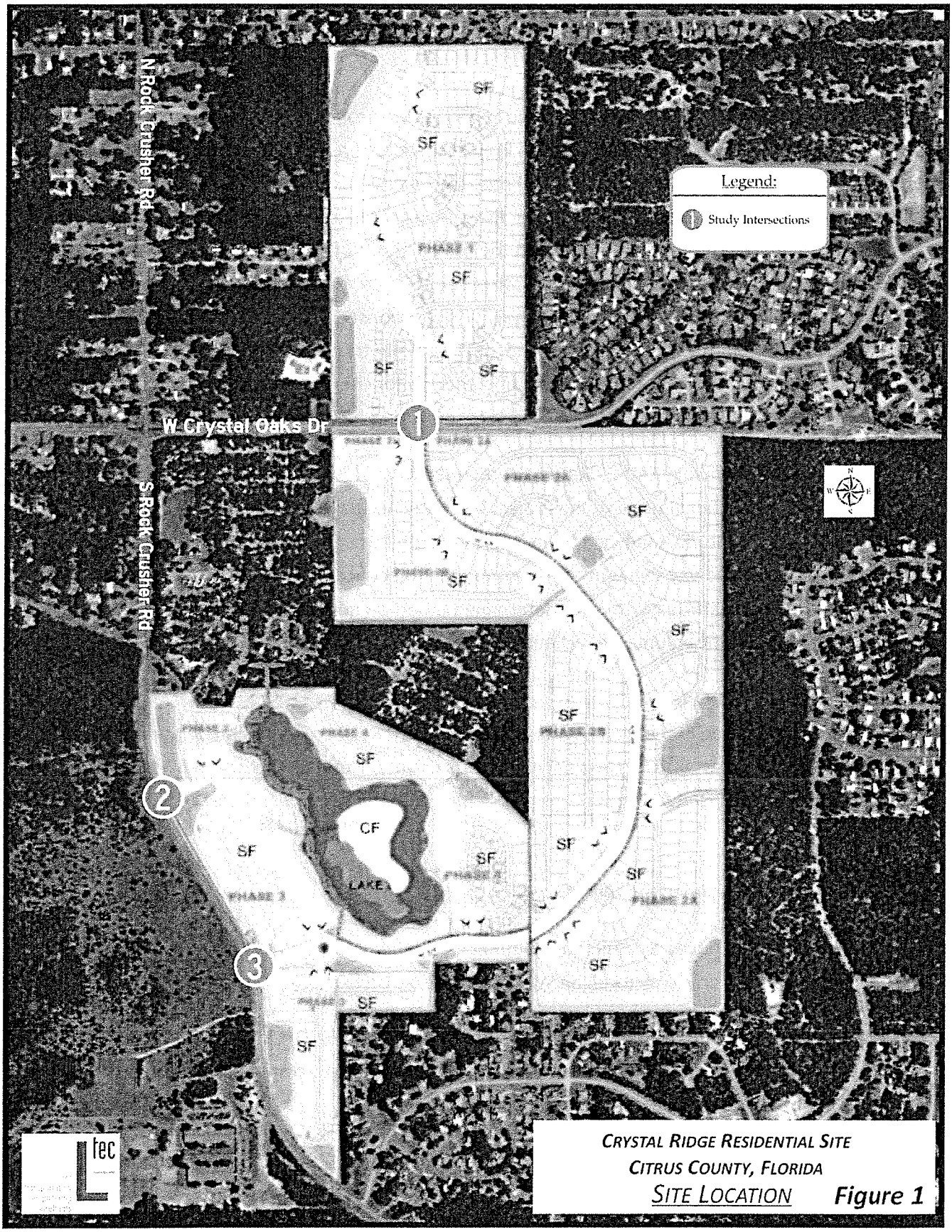

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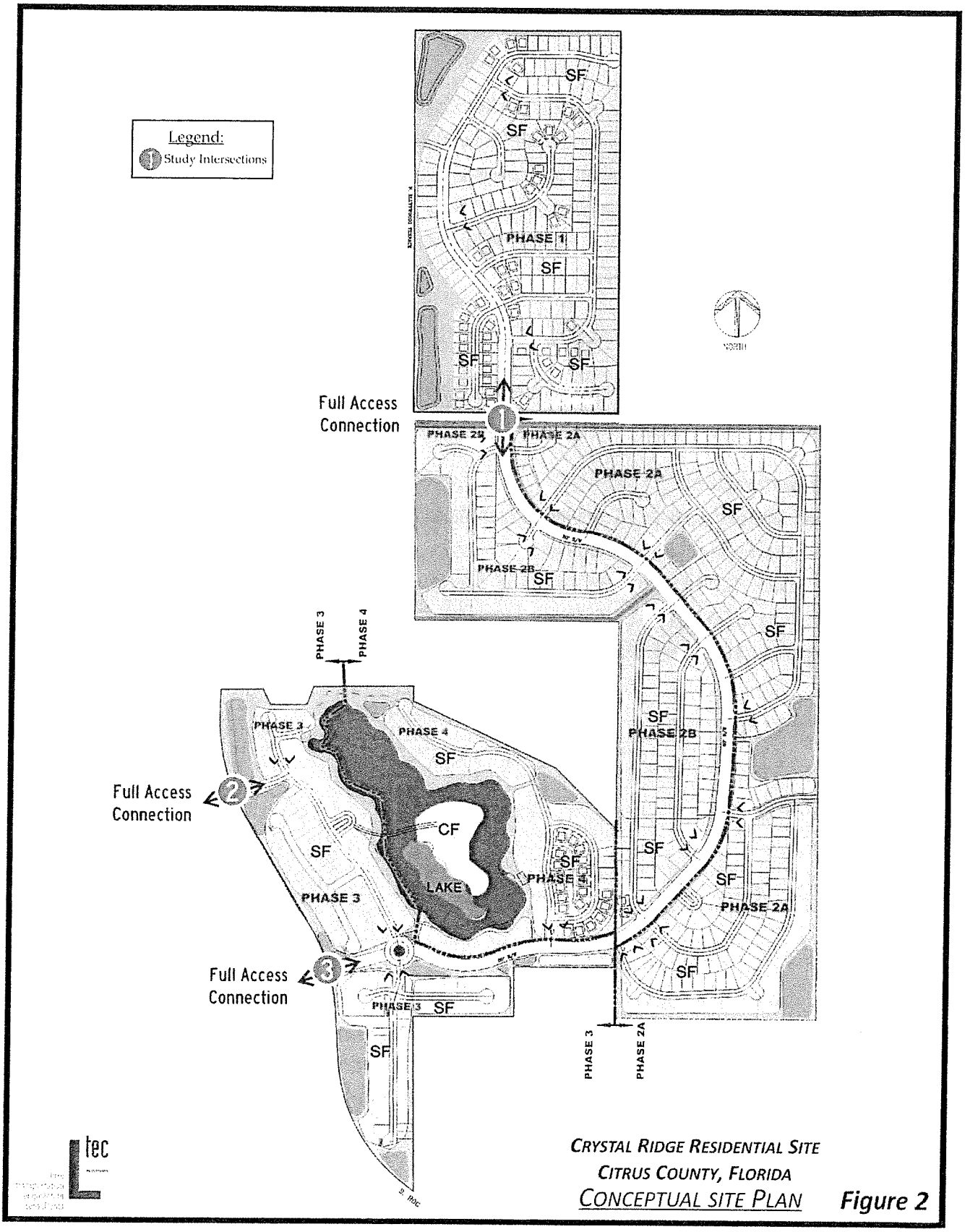

CRYSTAL RIDGE RESIDENTIAL SITE
CITRUS COUNTY, FLORIDA
CONCEPTUAL SITE PLAN **Figure 2**

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EXISTING ROADWAY AND TRAFFIC CONDITIONS

Existing Traffic Volumes

Existing traffic volumes for the South Rock Crusher Road and West Crystal Oaks Drive roadway segments adjacent to the Project were derived from the turning movement count collected for this study. The turning movement count summary is included in **Appendix A**. The existing (2021) intersection volumes are developed from raw turning movement counts and FDOT Seasonal Factors to produce Annual Average volumes. **Figure 3** shows the existing A.M. and P.M. peak hour access driveways traffic volumes.

Existing Adjacent Roadway Segment Level of Service (LOS) Conditions

- South Rock Crusher Road - West Cinnamon Ridge Drive to West 7 Rivers Drive: LOS C
- West Crystal Oaks Drive - South Rock Crusher Road to SR 44: LOS C

Project Trip Generation

The proposed Project plan is to develop a 957-unit residential neighborhood, with three driveways as shown in Figure 2. Using the Institute of Transportation Engineers (ITE) *Trip Generation Report*, (11th Edition) for this land use type, it is estimated that the project will generate 668 A.M. peak hour trips (172 entering and 496 exiting) and 911 P.M. peak hour trips (574 entering and 337 exiting). **Table 1** summarizes the trip generation.

TABLE 1

Estimated Trip Generation (1)

			Trip Generation Rates							Traffic Volumes						
				A.M. Peak Hour			P.M. Peak Hour				A.M. Peak Hour			P.M. Peak Hour		
Land Use	Size	ITE Code (2)	Daily	Total	Enter	Exit	Total	Enter	Exit	Daily	Total	Enter	Exit	Total	Enter	Exit
P 1 - Single Family	232 DU	210 / E	9.43	0.69	0.18	0.51	0.94	0.59	0.35	2,188	160	42	118	218	137	81
P 2A - Single Family	315 DU	210 / E	9.21	0.67	0.17	0.50	0.93	0.59	0.34	2,901	212	54	158	293	186	107
P 2B - Single Family	181 DU	210 / E	9.62	0.71	0.18	0.53	0.96	0.60	0.36	1,741	129	33	96	174	109	65
P 3 - Single Family	161 DU	210 / E	9.71	0.71	0.18	0.53	0.97	0.61	0.36	1,563	114	29	85	156	98	58
P 4 - Single Family	68 DU	210 / E	10.41	0.77	0.20	0.57	1.02	0.64	0.38	708	53	14	39	70	44	26
Total	**957 DU**								**Total**	**9,101**	**668**	**172**	**496**	**911**	**574**	**337**

(1) Trip generation calculations from 11th Edition of ITE Trip Generation Report.

(2) ITE Land Use Code Number / E = Fitted Curve Equation

Daily - Ln (T) = 0.92 Ln (X) + 2.68, AM - Ln (T) = 0.91 Ln (X) +0.12 (26% Enter/74% Exit), and PM - Ln (T) = 0.94 Ln (X) +0.27 (63% Enter/37% Exit)

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Trip Distribution and Assignment

Project trip distribution was estimated based on the existing turning movement counts collected in the area. **Figure 4** shows the Project trip distribution based on the access connections. The Project trips were assigned to the site driveways and adjacent South Rock Crusher Road and West Crystal Oaks Drive segments at the Project driveways.

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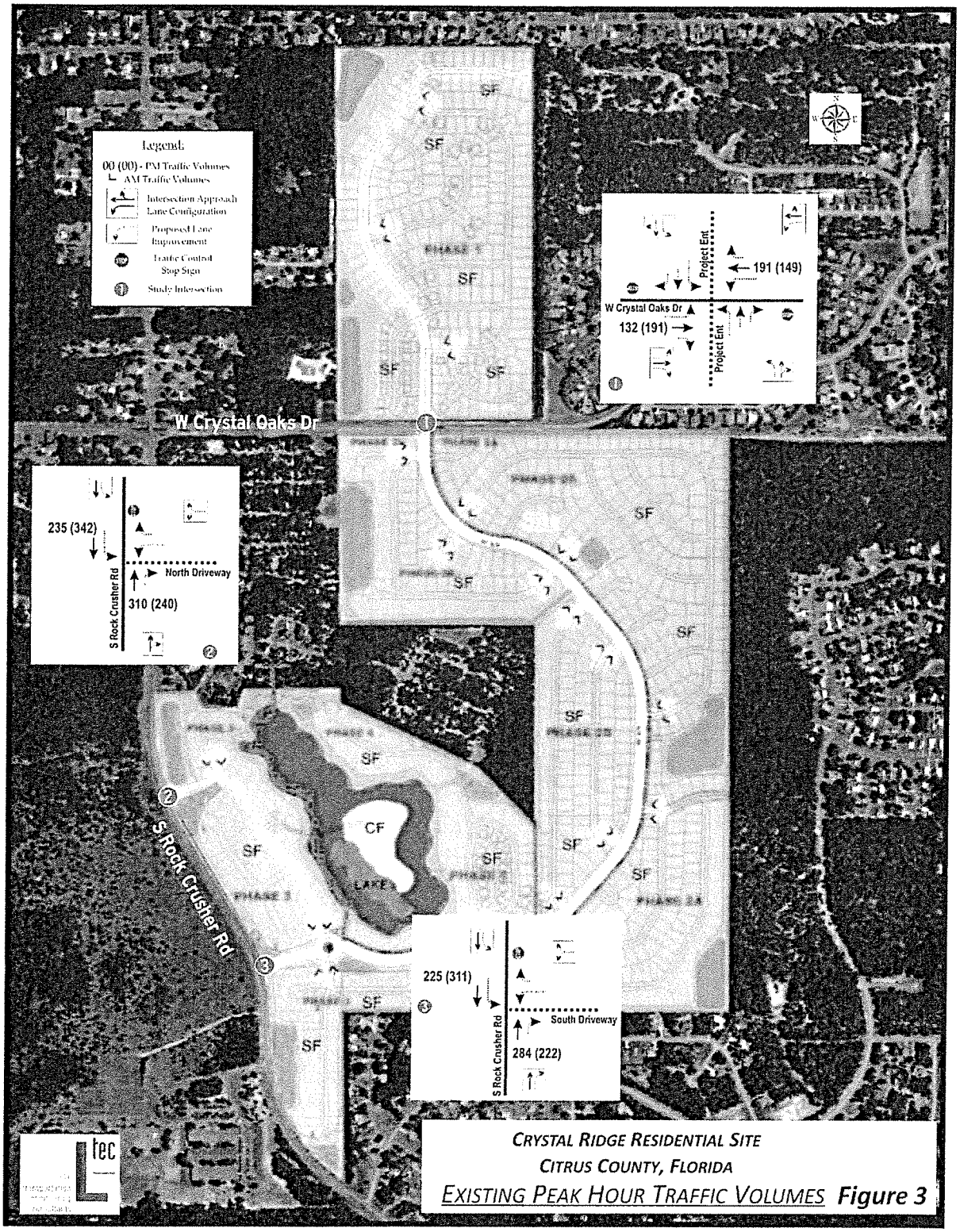

CRYSTAL RIDGE RESIDENTIAL SITE
CITRUS COUNTY, FLORIDA
EXISTING PEAK HOUR TRAFFIC VOLUMES **Figure 3**

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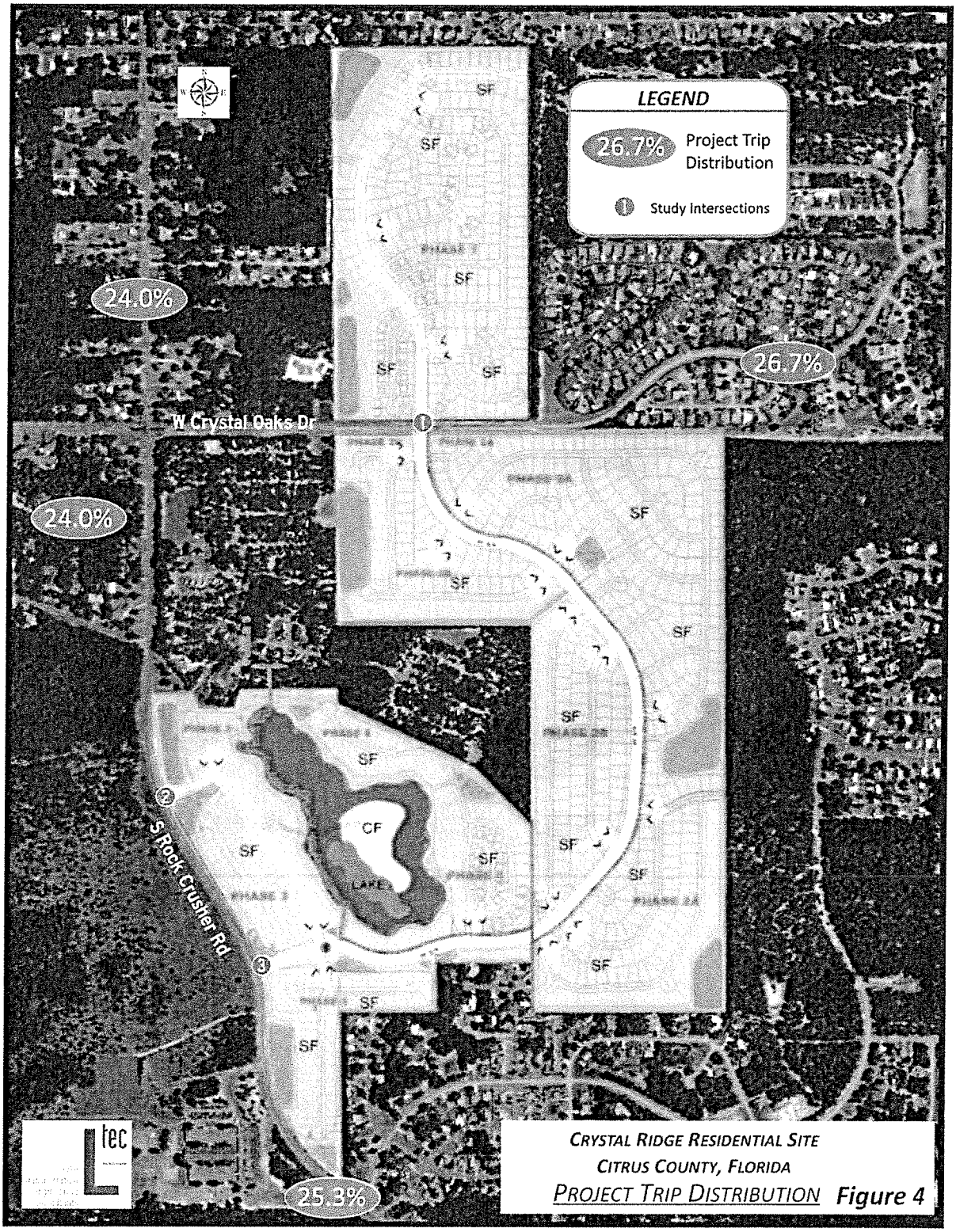

CRYSTAL RIDGE RESIDENTIAL SITE
CITRUS COUNTY, FLORIDA
PROJECT TRIP DISTRIBUTION **Figure 4**

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Background Traffic

Background traffic volumes were developed via an incremental approach using existing traffic plus the maximum of a minimum 2% annual growth rate or a FDOT trend analysis of five or ten years of historical traffic counts 2030 growth factor (copies of the 5-year and 10-year historical traffic trend projections are included in **Appendix B**). **Table 2** presents the projected 2030 Growth Factor (1.18) for each study roadway segment and study intersection.

TABLE 2

Background 2030 Daily Traffic Volumes Growth Factor

Roadway Segment		Daily Traffic Volumes							2030
From	To	Existing (1)	FDOT Trends (2) 2030	FDOT Trends (2) Trend	2% Growth (3) 2030	2% Growth (3) Growth	Background (4)	Annual Rate (5)	Growth Factor
Rock Crusher Road									
Venable St	CR 490	6,611	1.15	7,603	1.18	7,801	7,801	2.00%	1.18
West Crystal Oaks Drive									
Rock Crusher Rd	US 19	3,957	1.06	4,190	1.18	4,670	4,670	2.00%	1.18

1. From Citrus County 2021 Average Daily Traffic & Truck Percentages

2. From FDOT Historical Trends Worksheets (5 Year or 10 Year): 2030 Growth %

3. 2% Annual Growth Rate [(2030 - 2021) x 0.02 = 18%]

4. Background = Maximum (FDOT Trend or 2% Annual Growth)

5. Annual Growth Rate = (Background - Existing) / (2030 - 2021) / Existing

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Traffic Volumes and Operating Conditions at Project Build-out

The AM and PM peak hour Project trips were added to the future background traffic volumes for the adjacent South Rock Crusher Road and West Crystal Oaks Drive roadway segments. The South Rock Crusher Road and West Crystal Oaks Drive segment volumes are summarized in **Table 3.** As shown, South Rock Crusher Road and West Crystal Oaks Drive are estimated to continue to operate at LOS C for the adjacent roadway segment at build-out of the Project.

The estimated AM and PM peak hour traffic volumes for the site driveways at the Project build-out are provided in **Figure 5** for the AM and **Figure 6** for the PM. Synchro 10 software using Highway Capacity Manual (HCM), 6th Edition techniques was used to analyze the projected traffic volumes for the Project driveways. The HCM Synchro reports for the Project driveway is included in **Appendix C.**

The Project driveways projected level of service and delay are also presented in Table 3. As can be seen, all the major streets left turn movements operate at a LOS A condition. All the minor street movements operate at a level of service of C or better except for the West Crystal Oaks Drive Project Entrance (Intersection #1) northbound minor street which operates at LOS D condition. The volume to capacity ratio (Lane V/C Ratio) for this northbound movement is less than 1.0 (0.405), which indicates a delay issue due to the main street traffic volumes and is not a capacity issue.

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TABLE 3

Study Roadway Segment Parameters and Projected (2030) Level of Service

Roadway Segment From	To	# of Lanes	Adopted Functional Class	LOS	Roadway Service Volumes Peak Hour / Peak Direction Capacity Table (1) A	B	C	D	E
South Rock Crusher Road									
Venable St	CR 490	2L	Major Collector	C	0	0	590	850	900
West Crystal Oaks Drive					A	B	C	D	E
Rock Crusher Rd	US 19	2L	Major Collector	C	0	0	590	850	900

Roadway Segment From	To	# of Lanes	Traffic Volumes with Project Trips A.M. Peak Hour Volumes NB	SB	LOS	P.M. Peak Hour Volumes NB	SB	LOS	Meets Adopted LOS
South Rock Crusher Road			NB	SB		NB	SB		
Venable St	CR 490	2L	403	372	C	407	517	C	Yes
West Crystal Oaks Drive			EB	WB		EB	WB		
Rock Crusher Rd	US 19	2L	241	352	C	429	329	C	Yes

Study Intersections Projected Level of Service

Intersection	Control	Delay (Sec/Veh)	LOS
1 - West Crystal Oaks Drive and Project Entrance		A.M. Peak Hour	
	STOP (2)	7.9/7.8 // 18.7/13.4	A/A // C/B
		P.M. Peak Hour	
	STOP (2)	8.0/8.5 // 26.0/21.6	A/A // D/C
2 - South Rock Crusher Road and North Project Driveway		A.M. Peak Hour	
	STOP (3)	8.4 // 12.9	A // B
		P.M. Peak Hour	
	STOP (3)	8.3 // 12.3	A // B
3 - South Rock Crusher Road and South Project Driveway		A.M. Peak Hour	
	STOP (3)	8.3 // 18.7	A // C
		P.M. Peak Hour	
	STOP (3)	8.5 // 19.7	A // C

1. *Citrus County Comprehensive Plan*
2. *EB/WB Major Street Left Turn Movements // NB/SB Minor Street Movements*
3. *SB Major Street Left Turn Movement // WB Minor Street Movements*

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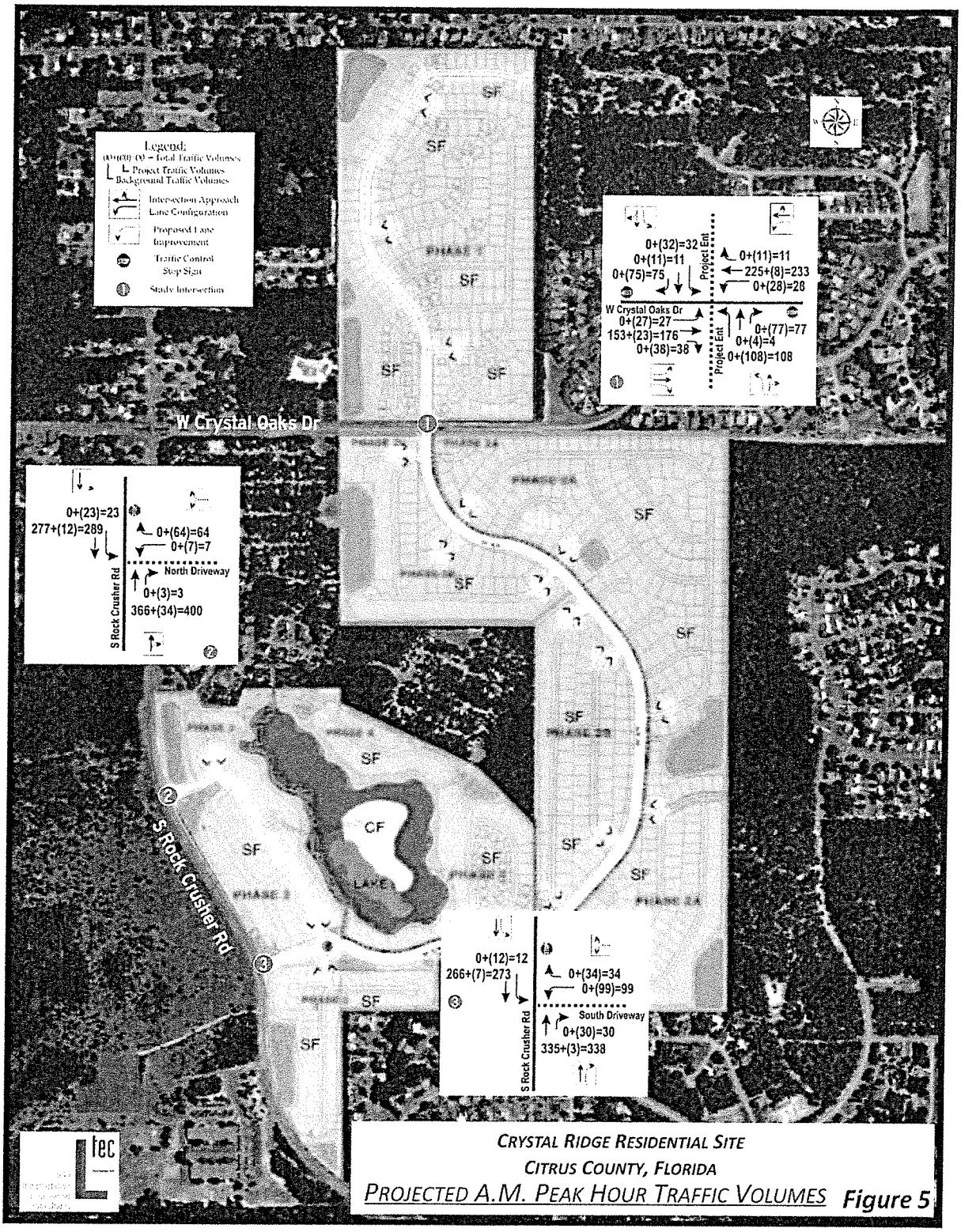

CRYSTAL RIDGE RESIDENTIAL SITE
CITRUS COUNTY, FLORIDA
PROJECTED A.M. PEAK HOUR TRAFFIC VOLUMES **Figure 5**

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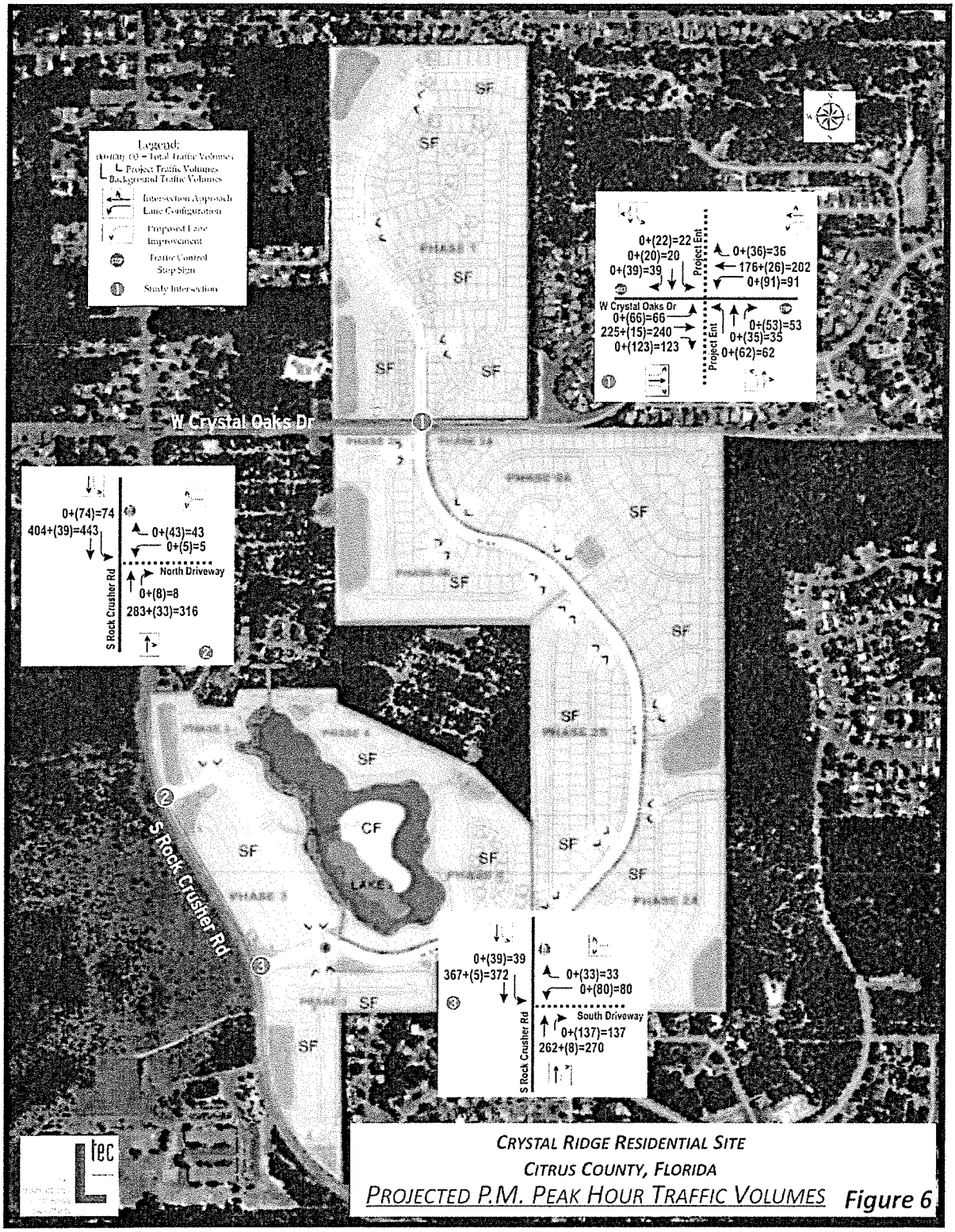

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Project Access Auxiliary Turn Lanes

As documented in the FDOT *Driveway Information Guide, 2008* exclusive right turn lanes are useful where a combination of high roadway speeds and high right turn volumes into a driveway are expected. However, the **FDOT Standard Index** has no specific guidance on warrants for right turn lanes into unsignalized driveways. Rather they have developed a set of guidelines to assist in the decision-making process. Per **Exhibit 44** (see **Appendix D**), for roadways with a posted speed of 45 mph or greater, the range of right turns that would meet the recommendation for a right turn lane is 80 to 125. The lower threshold of 80 right turning vehicles per hour would be most used for higher volumes roadways (greater than 600 vehicles per hour, per lane in one direction on the major roadway). The Project entrances (Intersection #1, Intersection #2, and Intersection #3) projected major street right turn AM peak hour traffic volumes range from a low of 3 to a high of 38. During the PM peak hour, the projected right turn volumes range from a low of 8 to a high of 137.

An evaluation was also conducted using the procedures documented in the *NCHRP Report 457: Evaluating Intersection Improvements, 2001* and the projected traffic counts utilized in this analysis to evaluate the need for an auxiliary right-turn lane at the unsignalized Project Entrances (Intersection #1, Intersection #2, and Intersection #3). The results of this analysis indicate that based on the projected traffic volumes, Intersection #1 and Intersection #3 Project driveways would meet the recommendation to add a right turn bay. See **Appendix D** for the auxiliary turn lane *Figure 2-6. Guideline for determining the need for a major-road right-turn bay at a two-way stop controlled-intersection* analyses worksheets. The proposed major street right turn lanes at the Project entrances are shown in **Figure 3** as dashed red arrows.

An evaluation was also conducted to determine if projected traffic volumes at each of the access Project driveways (Intersection #1, Intersection #2, and Intersection #3) would meet the minimum requirements for an auxiliary left-turn lane. Again, procedures documented in the *NCHRP Report 457: Evaluating Intersection Improvements* and the projected traffic counts utilized in this analysis were used to evaluate the need for the auxiliary major street left-turn lane. The results of this analysis indicate that based on the projected traffic volumes, an auxiliary major street left-turn lane is recommended for each of the access Project driveways (Intersection #1, Intersection #2, and Intersection #3). See **Appendix D** for the auxiliary turn lane analysis worksheets. The proposed major street left turn lane configuration for each of the study intersections, is shown in **Figure 3** as dashed red arrows.

Table 4 is a summary of each of the study intersections recommended approach lane configuration. The table identifies, for each approach, the recommended auxiliary turn lane in red. The table presents which analysis period met the auxiliary turn lane recommendation. In addition, the 95th percentile queue length for the major street left turn movements and the minor street movements are presented.

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TABLE 4

Study Intersections Auxiliary Approach Lane Configuration

Approach / Movement		Lanes	Turn Lane Length	Traffic Control	Meets Recommendation for Auxiliary Lane	95th %ile Queue	Meets Recommendation for Auxiliary Lane	95th %ile Queue
1 - West Crystal Oaks Drive and Project Entrance								
					A.M. Peak Hour		**P.M. Peak Hour**	
EB	Left	1	400	Free Flow	No	22	Yes	39
	Thru	1						
	Right	1	350		No		Yes	
WB	Left	1	400	Free Flow	No	33	Yes	50
	Thru	1						
	Right	<			No		No	
NB	Left	1	150	STOP	Yes	77	Yes	53
	Thru	1				49		58
	Right	<						
SB	Left	1	150	STOP	Yes	44	Yes	43
	Thru	1				76		76
	Right	<						
2 - South Rock Crusher Road and North Project Driveway								
					A.M. Peak Hour		**P.M. Peak Hour**	
WB	Left	1		STOP		32		31
	Right							
NB	Thru	1		Free Flow				
	Right	<			No		No	
SB	Left	1	400	Free Flow	No	29	Yes	22
	Thru	1						
3 - South Rock Crusher Road and South Project Driveway								
					A.M. Peak Hour		**P.M. Peak Hour**	
WB	Left	1		STOP		51		73
	Right							
NB	Thru	1		Free Flow				
	Right	1	350		No		Yes	
SB	Left	1	400	Free Flow	No	37	Yes	36
	Thru	1						

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SUMMARY / CONCLUSIONS

A traffic operations study was performed for the proposed Crystal Ridge residential site in Citrus County, Florida. This study evaluates conditions at build-out of the development.

The site is located north and south of West Crystal Oaks Drive and east of South Rock Crusher Road with two access driveways onto South Rock Crusher Road and one onto West Crystal Oaks Drive.

The proposed Project plan is to develop a 957 dwelling unit single family residential development with build-out by 2030.

It is estimated that the project will generate 911 PM peak hour trips (574 entering and 337 exiting).

The adjacent roadway segments (West Crystal Oaks Drive and South Rock Crusher Road) are estimated to operate at a LOS C or better condition at build-out of the Project.

The Project driveways are estimated operate at LOS A for all the major streets left turn movements. The minor street movements are projected to operate at a LOS C or better for all the access driveways except the West Crystal Oaks Drive and Project Entrance (Intersection #1) PM peak hour northbound approach which will operate at a LOS D condition. The volume to capacity ratio (Lane V/C Ratio) for this northbound movement is less than 1.0 (0.405), which indicates a delay issue due to the main street traffic volumes and is not a capacity issue.

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APPENDIX

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Appendix A – Existing Turning Movement Volumes

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Summary of Vehicle Movements

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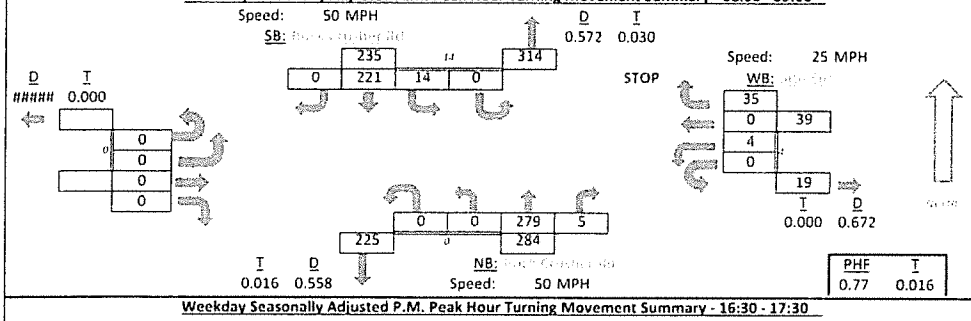
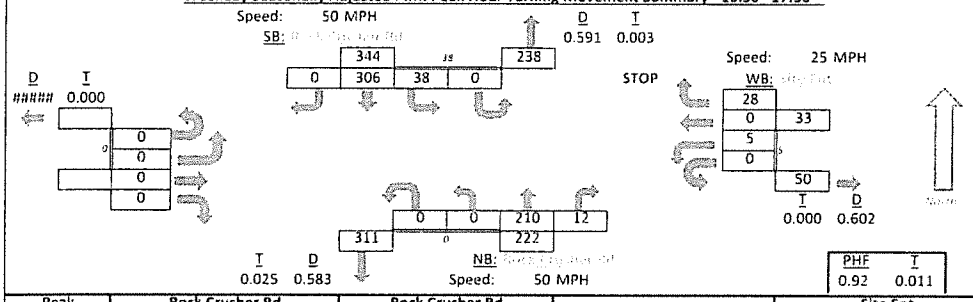
Project:	Crystal Ridge		LTEC 21-2701		
N/S Road:	Rock Crusher Rd	**Observer:**	LTEC		
E/W Road:	Site Ent	**Weather:**	Clear		
Date:	Wednesday, May 19, 2021	**Rd Condition:**	Ok		
City:	Crystal River	**Signal:**	No	**Latitude:**	28.855345°
County:	Citrus	**Major St Movement:**	North/South	**Longitude:**	-82.537789°
FDOT SF:	1.09	**PM Pk Hr Factor:**	0.84	**Station #:**	1

Weekday Seasonally Adjusted A.M. Peak Hour Turning Movement Summary - 08:00 - 09:00



Weekday Seasonally Adjusted P.M. Peak Hour Turning Movement Summary - 16:30 - 17:30



Peak Hour Time Interval	Rock Crusher Rd Northbound				Rock Crusher Rd Southbound				Eastbound				Site Ent Westbound			
	Uturn	Lt	Thru	Rt	Uturn	Lt	Thru	Rt	Uturn	Lt	Thru	Rt	Uturn	Lt	Thru	Rt
# Lanes			1	1		1	1							1		1
Length				350		365										
7:00 7:15	0	0	44	1	0	1	27	0	0	0	0	0	0	1	0	3
7:15 7:30	0	0	60	0	0	1	19	0	0	0	0	0	0	2	0	4
7:30 7:45	0	0	51	0	0	1	38	0	0	0	0	0	0	1	0	8
7:45 8:00	0	0	82	0	0	2	49	0	0	0	0	0	0	2	0	4
Hourly Sum	0	0	237	1	0	5	133	0	0	0	0	0	0	6	0	19
8:00 8:15	0	0	49	2	0	2	36	0	0	0	0	0	0	1	0	2
8:15 8:30	0	0	58	2	0	3	45	0	0	0	0	0	0	0	0	4
8:30 8:45	0	0	72	0	0	4	47	0	0	0	0	0	0	2	0	16
8:45 9:00	0	0	76	1	0	4	74	0	0	0	0	0	0	1	0	10
Hourly Sum	0	0	255	5	0	13	202	0	0	0	0	0	0	4	0	32
16:00 16:15	0	0	59	2	0	11	54	0	0	0	0	0	0	1	0	7
16:15 16:30	0	0	37	1	0	7	48	0	0	0	0	0	0	0	0	4
16:30 16:45	0	0	59	6	0	3	62	0	0	0	0	0	0	1	0	6
16:45 17:00	0	0	52	2	0	8	67	0	0	0	0	0	0	0	0	5
Hourly Sum	0	0	207	11	0	29	231	0	0	0	0	0	0	2	0	22
17:00 17:15	0	0	39	2	0	11	83	0	0	0	0	0	0	2	0	12
17:15 17:30	0	0	42	1	0	13	69	0	0	0	0	0	0	2	0	3
17:30 17:45	0	0	47	2	0	13	51	0	0	0	0	0	0	0	0	7
17:45 18:00	0	0	34	1	0	8	50	0	0	0	0	0	0	0	0	6
Hourly Sum	0	0	162	6	0	45	253	0	0	0	0	0	0	4	0	28
A.M. Peak Hour Summary - Seasonally Adjusted with FDOT Factor Adjusment Factor																
8:00 9:00	0	0	279	5	0	14	221	0	0	0	0	0	0	4	0	35
% Turns			98.2%	1.8%		6.0%	94.0%							10.3%		89.7%
P.M. Peak Hour Summary - Seasonally Adjusted with FDOT Factor Adjusment Factor																
16:30 17:30	0	0	209	12	0	38	306	0	0	0	0	0	0	5	0	28
% Turns			94.6%	5.4%		11.0%	89.0%							15.2%		84.8%

Luke Transportation Engineering Consultants, 2021

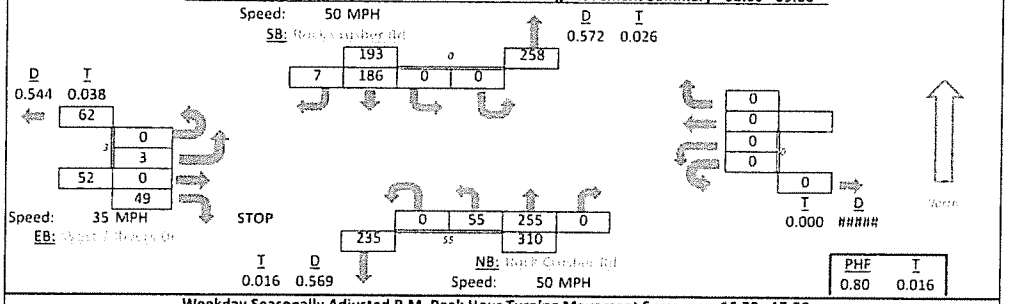
Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Summary of Vehicle Movements

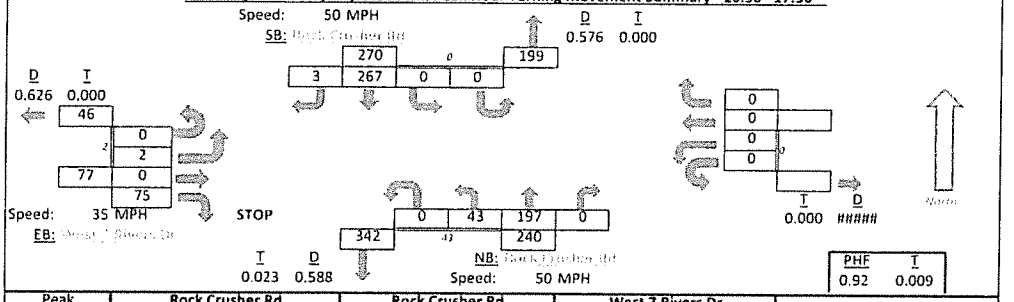
Luke Transportation Engineering Consultants

Project:	Crystal Ridge		LTEC 21-2201		
N/S Road:	Rock Crusher Rd	**Observer:**	LTEC		
E/W Road:	West 7 Rivers Dr	**Weather:**	Clear		
Date:	Wednesday, May 19, 2021	**Rd Condition:**	Ok		
City:	Crystal River	**Signal:**	No	**Latitude:**	28.858548°
County:	Citrus	**Major St Movement:**	North/South	**Longitude:**	-82.538317°
FDOT SF:	1.09	**PM Pk Hr Factor:**	0.84	**Station #:**	2

Weekday Seasonally Adjusted A.M. Peak Hour Turning Movement Summary - 08:00 - 09:00



Weekday Seasonally Adjusted P.M. Peak Hour Turning Movement Summary - 16:30 - 17:30



Peak Hour Time Interval	Rock Crusher Rd Northbound				Rock Crusher Rd Southbound				West 7 Rivers Dr Eastbound				Westbound			
	Uturn	Lt	Thru	Rt	Uturn	Lt	Thru	Rt	Uturn	Lt	Thru	Rt	Uturn	Lt	Thru	Rt
# Lanes		>	1				1	<		>		<				
Length																
7:00 7:15	0	8	41	0	0	0	23	0	0	0	0	4	0	0	0	0
7:15 7:30	0	6	58	0	0	0	15	0	0	0	0	4	0	0	0	0
7:30 7:45	0	8	52	0	0	0	33	0	0	0	0	6	0	0	0	0
7:45 8:00	0	16	69	0	0	0	45	0	0	1	0	6	0	0	0	0
Hourly Sum	0	38	220	0	0	0	116	0	0	1	0	20	0	0	0	0
8:00 8:15	0	7	47	0	0	0	30	1	0	1	0	8	0	0	0	0
8:15 8:30	0	11	52	0	0	0	34	1	0	0	0	13	0	0	0	0
8:30 8:45	0	12	74	0	0	0	42	3	0	2	0	10	0	0	0	0
8:45 9:00	0	20	60	0	0	0	64	1	0	0	0	14	0	0	0	0
Hourly Sum	0	50	233	0	0	0	170	6	0	3	0	45	0	0	0	0
16:00 16:15	0	13	55	0	0	0	49	1	0	0	0	13	0	0	0	0
16:15 16:30	0	5	36	0	0	0	44	1	0	1	0	13	0	0	0	0
16:30 16:45	0	12	54	0	0	0	51	1	0	1	0	12	0	0	0	0
16:45 17:00	0	10	49	0	0	0	56	0	0	1	0	19	0	0	0	0
Hourly Sum	0	40	194	0	0	0	200	3	0	3	0	57	0	0	0	0
17:00 17:15	0	8	42	0	0	0	74	0	0	0	0	22	0	0	0	0
17:15 17:30	0	9	35	0	0	0	64	2	0	0	0	16	0	0	0	0
17:30 17:45	0	13	42	0	0	0	45	0	0	1	0	20	0	0	0	0
17:45 18:00	0	10	33	0	0	0	45	1	0	1	0	12	0	0	0	0
Hourly Sum	0	40	152	0	0	0	228	3	0	2	0	70	0	0	0	0
A.M. Peak Hour Summary - Seasonally Adjusted with FDOT Factor Adjusment Factor																
8:00 9:00	0	55	255	0	0	0	186	7	0	3	0	49	0	0	0	0
% Turns		17.7%	82.3%				96.4%	3.6%		5.8%		94.2%				
P.M. Peak Hour Summary - Seasonally Adjusted with FDOT Factor Adjusment Factor																
16:30 17:30	0	43	196	0	0	0	267	3	0	2	0	75	0	0	0	0
% Turns		18.0%	82.0%				98.9%	1.1%		2.6%		97.4%				

Luke Transportation Engineering Consultants, 2021

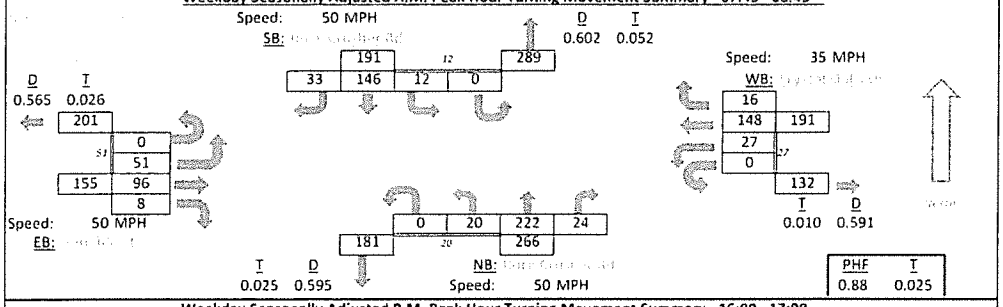
Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Summary of Vehicle Movements

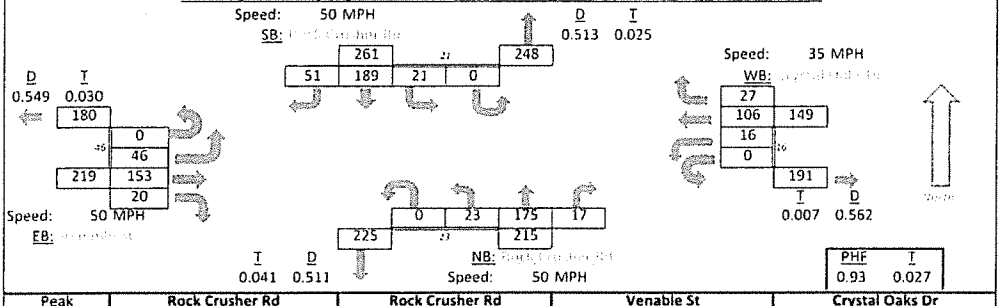
Luke Transportation Engineering Consultants

Project:	Crystal Ridge		LTEC 21-2701		
N/S Road:	Rock Crusher Rd	Observer:	LTEC		
E/W Road:	Crystal Oaks Dr	Weather:	Clear		
Date:	Wednesday, May 19, 2021	Rd Condition:	Ok		
City:	Crystal River	Signal:	Yes	Latitude:	28.862646°
County:	Citrus	Major St Movement:	-	Longitude:	-82.538322°
FDOT SF:	1.09	PM Pk Hr Factor:	0.85	Station #:	3

Weekday Seasonally Adjusted A.M. Peak Hour Turning Movement Summary - 07:45 - 08:45



Weekday Seasonally Adjusted P.M. Peak Hour Turning Movement Summary - 16:00 - 17:00



Peak Hour	Rock Crusher Rd Northbound				Rock Crusher Rd Southbound				Venable St Eastbound				Crystal Oaks Dr Westbound			
Time Interval	Uturn	Lt	Thru	Rt	Uturn	Lt	Thru	Rt	Uturn	Lt	Thru	Rt	Uturn	Lt	Thru	Rt
# Lanes	>		1	<	>		1	<	>		1	<	>		1	<
Length																
7:00 7:15	0	3	36	3	0	3	20	7	0	7	20	3	0	0	9	2
7:15 7:30	0	2	52	4	0	5	12	5	0	15	16	1	0	2	20	10
7:30 7:45	0	8	39	5	0	2	26	11	0	7	34	2	0	1	30	2
7:45 8:00	0	7	56	8	0	3	39	8	0	15	27	1	0	8	33	3
Hourly Sum	0	20	183	20	0	13	97	31	0	44	97	7	0	11	92	17
8:00 8:15	0	3	40	7	0	3	27	3	0	6	15	2	0	7	32	2
8:15 8:30	0	4	46	1	0	1	33	9	0	8	24	0	0	5	35	4
8:30 8:45	0	4	61	6	0	4	35	10	0	18	22	4	0	5	35	6
8:45 9:00	0	6	46	7	0	4	51	10	0	16	14	4	0	8	25	2
Hourly Sum	0	17	193	21	0	12	146	32	0	48	75	10	0	25	127	14
16:00 16:15	0	3	46	6	0	8	44	11	0	16	29	3	0	3	24	9
16:15 16:30	0	5	29	0	0	3	35	12	0	11	34	6	0	4	28	9
16:30 16:45	0	9	44	5	0	4	45	16	0	11	44	5	0	7	15	4
16:45 17:00	0	4	41	5	0	4	49	8	0	4	33	4	0	1	30	3
Hourly Sum	0	21	160	16	0	19	173	47	0	42	140	18	0	15	97	25
17:00 17:15	0	8	30	4	0	6	59	5	0	15	45	3	0	7	16	3
17:15 17:30	0	2	26	5	0	5	44	9	0	13	25	3	0	17	22	4
17:30 17:45	0	4	34	8	0	5	37	10	0	10	36	5	0	4	22	1
17:45 18:00	0	5	27	2	0	3	36	7	0	13	23	3	0	8	24	6
Hourly Sum	0	19	117	19	0	19	176	31	0	51	129	14	0	36	84	14
A.M. Peak Hour Summary - Seasonally Adjusted with FDOT Factor Adjusment Factor																
7:45 8:45	0	20	222	24	0	12	146	33	0	51	96	8	0	27	148	16
% Turns		7.5%	83.5%	9.0%		6.3%	76.4%	17.3%		32.9%	61.9%	5.2%		14.1%	77.5%	8.4%
P.M. Peak Hour Summary - Seasonally Adjusted with FDOT Factor Adjusment Factor																
16:00 17:00	0	23	174	17	0	21	189	51	0	46	153	20	0	16	106	27
% Turns		10.7%	81.3%	7.9%		8.0%	72.4%	19.5%		21.0%	69.9%	9.1%		10.7%	71.1%	18.1%

Luke Transportation Engineering Consultants, 2021

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Luke Transportation Engineering Consultants

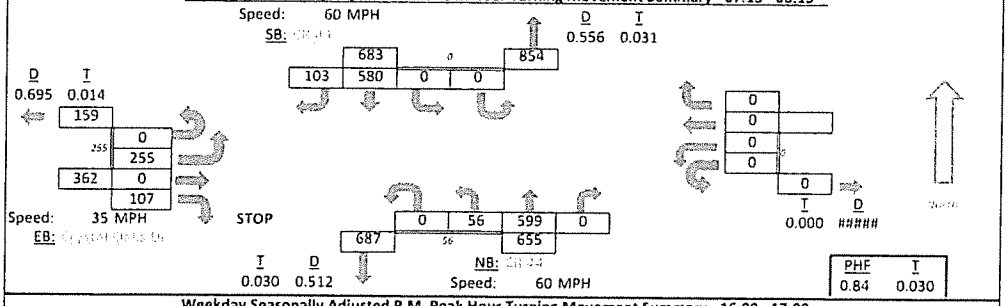
LTEC № 21-2702

Summary of Vehicle Movements

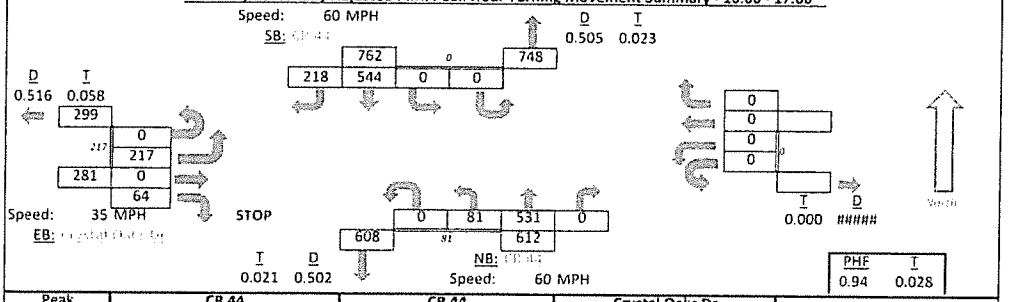
Luke Transportation Engineering Consultants

Project:	Crystal Ridge		LTEC 21-2701		
N/S Road:	CR 44	**Observer:**	LTEC		
E/W Road:	Crystal Oaks Dr	**Weather:**	Clear		
Date:	Wednesday, May 19, 2021	**Rd Condition:**	Ok		
City:	Crystal River	**Signal:**	No	**Latitude:**	28.866404°
County:	Citrus	**Major St Movement:**	North/South	**Longitude:**	-82.511042°
FDOT SF:	1.09	**PM Pk Hr Factor:**	0.86	**Station #:**	7

Weekday Seasonally Adjusted A.M. Peak Hour Turning Movement Summary - 07:15 - 08:15



Weekday Seasonally Adjusted P.M. Peak Hour Turning Movement Summary - 16:00 - 17:00



Peak Hour Time Interval	CR 44 Northbound				CR 44 Southbound				Crystal Oaks Dr Eastbound				Westbound			
	Uturn	Lt	Thru	Rt	Uturn	Lt	Thru	Rt	Uturn	Lt	Thru	Rt	Uturn	Lt	Thru	Rt
# Lanes		1	2				2	1		>		<				
Length		490						500								
7:00 7:15	0	6	79	0	0	0	84	19	0	53	0	16	0	0	0	0
7:15 7:30	0	9	108	0	0	0	121	19	0	56	0	26	0	0	0	0
7:30 7:45	0	10	141	0	0	0	171	27	0	61	0	22	0	0	0	0
7:45 8:00	0	16	180	0	0	0	140	30	0	67	0	31	0	0	0	0
Hourly Sum	0	41	508	0	0	0	516	95	0	237	0	95	0	0	0	0
8:00 8:15	0	16	119	0	0	0	99	18	0	49	0	19	0	0	0	0
8:15 8:30	0	17	92	0	0	0	95	19	0	49	0	24	0	0	0	0
8:30 8:45	0	16	131	0	0	0	114	33	0	61	0	49	0	0	0	0
8:45 9:00	0	18	137	0	0	0	120	45	0	52	0	32	0	0	0	0
Hourly Sum	0	67	479	0	0	0	428	115	0	211	0	124	0	0	0	0
16:00 16:15	0	20	125	0	0	0	144	48	0	50	0	17	0	0	0	0
16:15 16:30	0	16	110	0	0	0	119	46	0	59	0	7	0	0	0	0
16:30 16:45	0	13	125	0	0	0	133	61	0	44	0	18	0	0	0	0
16:45 17:00	0	25	126	0	0	0	103	45	0	46	0	17	0	0	0	0
Hourly Sum	0	74	486	0	0	0	499	200	0	199	0	59	0	0	0	0
17:00 17:15	0	20	118	0	0	0	131	65	0	31	0	9	0	0	0	0
17:15 17:30	0	19	121	0	0	0	121	63	0	42	0	15	0	0	0	0
17:30 17:45	0	13	112	0	0	0	99	47	0	42	0	7	0	0	0	0
17:45 18:00	0	9	91	0	0	0	84	50	0	41	0	9	0	0	0	0
Hourly Sum	0	61	442	0	0	0	435	225	0	156	0	40	0	0	0	0
A.M. Peak Hour Summary - Seasonally Adjusted with FDOT Factor Adjusment Factor																
7:15 8:15	0	56	599	0	0	0	580	103	0	255	0	107	0	0	0	0
% Turns		8.5%	91.5%				84.9%	15.1%		70.4%		29.6%				
P.M. Peak Hour Summary - Seasonally Adjusted with FDOT Factor Adjusment Factor																
16:00 17:00	0	81	530	0	0	0	544	218	0	217	0	64	0	0	0	0
% Turns		13.3%	86.7%				71.4%	28.6%		77.2%		22.8%				

Luke Transportation Engineering Consultants, 2021

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Appendix B – FDOT Trend Analysis Worksheets

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Historical Traffic Counts - FDOT Trend Analysis Calculations

Roadway Name	From/To	Max RSQ	Station Number	Citrus County					FDOT Trends Analysis - V2.0					
									Linear Regression		Exponential Growth		Decaying Growth	
				2016	2017	2018	2019	2020	RSQ	Projected	RSQ	Projected	RSQ	Projected
Rock Crusher Road	S of Venable St	0.52	02-9021	4,300	4,400	4,500	4,500	4,400	0.32	4,780	0.33	4,808	0.52	4,586
Rock Crusher Road	N of SR 490	0.71	02-9008	4,500	4,700	4,700	4,700	4,700	0.50	5,140	0.50	5,198	0.71	4,868
W Venable Street	W of US 19	0.78	02-9011	8,700	9,100	9,300	9,400	9,200	0.58	10,700	0.58	10,797	0.78	9,796

Projected Growth Factor - 2030			Annual Growth Rate
RSQ >=0.7		Best Fit RSQ <0.7	
5 Year	10 Year		
N/A	1.17	N/A	1.7%
1.04	N/A	N/A	0.4%
1.07	N/A	N/A	0.6%

1. From FDOT 2020 Traffic Counts

Luke Transportation Engineering Consultants, Inc., 2021

Historical Traffic Counts - FDOT Trend Analysis Calculations

Roadway Name	From/To	Max RSQ	Station Number	Citrus County										FDOT Trends Analysis - V2.0					
														Linear Regression		Exponential Growth		Decaying Growth	
				2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	RSQ	Projected	RSQ	Projected	RSQ	Projected
Rock Crusher Rd	S of Venable St	0.84	02-9021	4,100	4,100	4,100	4,100	4,200	4,300	4,400	4,500	4,500	4,400	0.84	5,017	0.84	5,136	0.70	4,567
Rock Crusher Rd	N of SR 490	0.91	02-9008	3,800	4,100	4,100	4,100	4,300	4,500	4,700	4,700	4,700	4,700	0.91	5,889	0.90	6,311	0.89	5,028
W Venable Street	W of US 19	0.91	02-9011	7,600	7,500	8,300	8,300	8,500	8,700	9,100	9,300	9,400	9,200	0.91	11,691	0.90	12,607	0.89	9,932

1. From FDOT 2020 Traffic Counts

Luke Transportation Engineering Consultants, Inc., 2021

Item No 21-2702

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Appendix C – Synchro Reports

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

HCM 6th TWSC
1: Project Ent & Crystal Oaks Dr

AM 2030 Build-out
10/14/2021

Intersection												
Int Delay, s/veh	6.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	27	176	38	28	233	11	108	4	77	32	11	75
Future Vol, veh/h	27	176	38	28	233	11	108	4	77	32	11	75
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	400	-	350	400	-	-	0	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	4	4	4	4	4	4	4	4	4	4	4	4
Mvmt Flow	32	207	45	33	274	13	127	5	91	38	13	88

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	287	0	0	252	0	0	668	624	207	689	663	281
Stage 1	-	-	-	-	-	-	271	271	-	347	347	-
Stage 2	-	-	-	-	-	-	397	353	-	342	316	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.14	6.54	6.24	7.14	6.54	6.24
Critical Hdwy Stg 1	-	-	-	-	-	-	6.14	5.54	-	6.14	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.14	5.54	-	6.14	5.54	-
Follow-up Hdwy	2.236	-	-	2.236	-	-	3.536	4.036	3.336	3.536	4.036	3.336
Pot Cap-1 Maneuver	1264	-	-	1302	-	-	369	399	828	357	379	753
Stage 1	-	-	-	-	-	-	730	682	-	665	631	-
Stage 2	-	-	-	-	-	-	625	627	-	669	651	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1264	-	-	1302	-	-	305	379	828	303	360	753
Mov Cap-2 Maneuver	-	-	-	-	-	-	305	379	-	303	360	-
Stage 1	-	-	-	-	-	-	712	665	-	648	615	-
Stage 2	-	-	-	-	-	-	526	611	-	577	635	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.9	0.8	18.7	13.4
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	305	782	1264	-	-	1302	-	-	303	661
HCM Lane V/C Ratio	0.417	0.122	0.025	-	-	0.025	-	-	0.124	0.153
HCM Control Delay (s)	25	10.2	7.9	-	-	7.8	-	-	18.6	11.4
HCM Lane LOS	D	B	A	-	-	A	-	-	C	B
HCM 95th %tile Q(veh)	2	0.4	0.1	-	-	0.1	-	-	0.4	0.5

AM Peak Hour 7:00 am 10/12/2021 Future
JTR

Synchro 10 Report
Page 1

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Packet Pg. 169

HCM 6th TWSC
2: Rock Crusher Rd & N Project Ent

AM 2030 Build-out
10/14/2021

Intersection						
Int Delay, s/veh	1.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	7	64	400	3	23	289
Future Vol, veh/h	7	64	400	3	23	289
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	400	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	4	4	4	4	4	4
Mvmt Flow	8	75	471	4	27	340

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	867	473	0	0	475	0
Stage 1	473	-	-	-	-	-
Stage 2	394	-	-	-	-	-
Critical Hdwy	6.44	6.24	-	-	4.14	-
Critical Hdwy Stg 1	5.44	-	-	-	-	-
Critical Hdwy Stg 2	5.44	-	-	-	-	-
Follow-up Hdwy	3.536	3.336	-	-	2.236	-
Pot Cap-1 Maneuver	321	587	-	-	1077	-
Stage 1	623	-	-	-	-	-
Stage 2	677	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	313	587	-	-	1077	-
Mov Cap-2 Maneuver	313	-	-	-	-	-
Stage 1	623	-	-	-	-	-
Stage 2	660	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.9	0	0.6
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	- 540	1077	-
HCM Lane V/C Ratio	-	- 0.155	0.025	-
HCM Control Delay (s)	-	- 12.9	8.4	-
HCM Lane LOS	-	- B	A	-
HCM 95th %tile Q(veh)	-	- 0.5	0.1	-

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

HCM 6th TWSC
3: Rock Crusher Rd & S Project Ent

AM 2030 Build-out
10/14/2021

Intersection						
Int Delay, s/veh	3.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	99	34	338	30	12	273
Future Vol, veh/h	99	34	338	30	12	273
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	350	400	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	4	4	4	4	4	4
Mvmt Flow	116	40	398	35	14	321

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	747	398	0	0	433	0
Stage 1	398	-	-	-	-	-
Stage 2	349	-	-	-	-	-
Critical Hdwy	6.44	6.24	-	-	4.14	-
Critical Hdwy Stg 1	5.44	-	-	-	-	-
Critical Hdwy Stg 2	5.44	-	-	-	-	-
Follow-up Hdwy	3.536	3.336	-	-	2.236	-
Pot Cap-1 Maneuver	378	647	-	-	1116	-
Stage 1	674	-	-	-	-	-
Stage 2	710	-	-	-	-	-
Platoon blocked, %				-		-
Mov Cap-1 Maneuver	373	647	-	-	1116	-
Mov Cap-2 Maneuver	373	-	-	-	-	-
Stage 1	674	-	-	-	-	-
Stage 2	701	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	18.7	0	0.3
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	418	1116	-
HCM Lane V/C Ratio	-	-	0.374	0.013	-
HCM Control Delay (s)	-	-	18.7	8.3	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	1.7	0	-

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

HCM 6th TWSC
1: Project Ent & Crystal Oaks Dr

PM 2030 Build-out
10/14/2021

Intersection												
Int Delay, s/veh	7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	66	240	123	91	202	36	62	35	53	22	20	39
Future Vol, veh/h	66	240	123	91	202	36	62	35	53	22	20	39
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	400	-	350	400	-	-	0	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	4	4	4	4	4	4	4	4	4	4	4	4
Mvmt Flow	78	282	145	107	238	42	73	41	62	26	24	46

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	280	0	0	427	0	0	946	932	282	1035	1056	259
Stage 1	-	-	-	-	-	-	438	438	-	473	473	-
Stage 2	-	-	-	-	-	-	508	494	-	562	583	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.14	6.54	6.24	7.14	6.54	6.24
Critical Hdwy Stg 1	-	-	-	-	-	-	6.14	5.54	-	6.14	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.14	5.54	-	6.14	5.54	-
Follow-up Hdwy	2.236	-	-	2.236	-	-	3.536	4.036	3.336	3.536	4.036	3.336
Pot Cap-1 Maneuver	1271	-	-	1122	-	-	239	264	752	208	223	775
Stage 1	-	-	-	-	-	-	594	575	-	568	555	-
Stage 2	-	-	-	-	-	-	544	543	-	508	495	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1271	-	-	1122	-	-	180	224	752	145	190	775
Mov Cap-2 Maneuver	-	-	-	-	-	-	180	224	-	145	190	-
Stage 1	-	-	-	-	-	-	558	540	-	533	502	-
Stage 2	-	-	-	-	-	-	441	491	-	404	465	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.2	2.4	26	21.6
HCM LOS			D	C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	180	388	1271	-	-	1122	-	-	145	379
HCM Lane V/C Ratio	0.405	0.267	0.061	-	-	0.095	-	-	0.178	0.183
HCM Control Delay (s)	38	17.6	8	-	-	8.5	-	-	35.1	16.6
HCM Lane LOS	E	C	A	-	-	A	-	-	E	C
HCM 95th %tile Q(veh)	1.8	1.1	0.2	-	-	0.3	-	-	0.6	0.7

PM Peak Hour 5:00 pm 10/12/2021 Future
JTR

Synchro 10 Report
Page 1

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HCM 6th TWSC
2: Rock Crusher Rd & N Project Ent

PM 2030 Build-out
10/14/2021

Intersection						
Int Delay, s/veh	1.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	5	43	316	8	74	443
Future Vol, veh/h	5	43	316	8	74	443
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	400	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	4	4	4	4	4	4
Mvmt Flow	6	51	372	9	87	521

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1072	377	0	0	381	0
Stage 1	377	-	-	-	-	-
Stage 2	695	-	-	-	-	-
Critical Hdwy	6.44	6.24	-	-	4.14	-
Critical Hdwy Stg 1	5.44	-	-	-	-	-
Critical Hdwy Stg 2	5.44	-	-	-	-	-
Follow-up Hdwy	3.536	3.336	-	-	2.236	-
Pot Cap-1 Maneuver	242	665	-	-	1167	-
Stage 1	689	-	-	-	-	-
Stage 2	491	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	224	665	-	-	1167	-
Mov Cap-2 Maneuver	224	-	-	-	-	-
Stage 1	689	-	-	-	-	-
Stage 2	454	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.3	0	1.2
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	- 552	1167	-
HCM Lane V/C Ratio	-	- 0.102	0.075	-
HCM Control Delay (s)	-	- 12.3	8.3	-
HCM Lane LOS	-	- B	A	-
HCM 95th %tile Q(veh)	-	- 0.3	0.2	-

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HCM 6th TWSC
3: Rock Crusher Rd & S Project Ent

PM 2030 Build-out
10/14/2021

Intersection						
Int Delay, s/veh	2.7					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	80	33	270	137	39	372
Future Vol, veh/h	80	33	270	137	39	372
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	350	400	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	4	4	4	4	4	4
Mvmt Flow	94	39	318	161	46	438

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	848	318	0	0	479	0
Stage 1	318	-	-	-	-	-
Stage 2	530	-	-	-	-	-
Critical Hdwy	6.44	6.24	-	-	4.14	-
Critical Hdwy Stg 1	5.44	-	-	-	-	-
Critical Hdwy Stg 2	5.44	-	-	-	-	-
Follow-up Hdwy	3.536	3.336	-	-	2.236	-
Pot Cap-1 Maneuver	329	718	-	-	1073	-
Stage 1	733	-	-	-	-	-
Stage 2	586	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	315	718	-	-	1073	-
Mov Cap-2 Maneuver	315	-	-	-	-	-
Stage 1	733	-	-	-	-	-
Stage 2	561	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	19.7	0	0.8
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	377	1073	-
HCM Lane V/C Ratio	-	-	0.353	0.043	-
HCM Control Delay (s)	-	-	19.7	8.5	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	1.6	0.1	-

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Appendix D – Auxiliary Turn Lane Worksheets

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Intersection #1 – Right Turn Lane Analysis

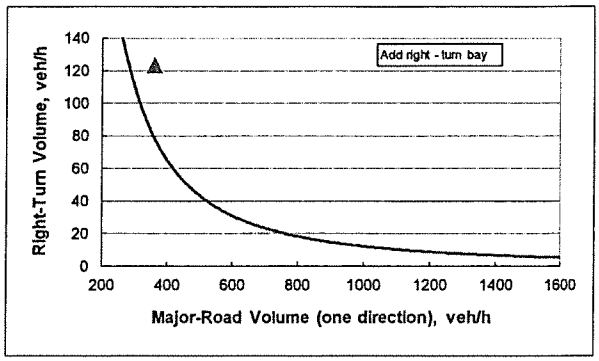
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	45
Major-road volume (one direction), veh/h:	363
Right-turn volume, veh/h:	123

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	78
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Add right-turn bay.	



Intersection #3 – Right Turn Lane Analysis

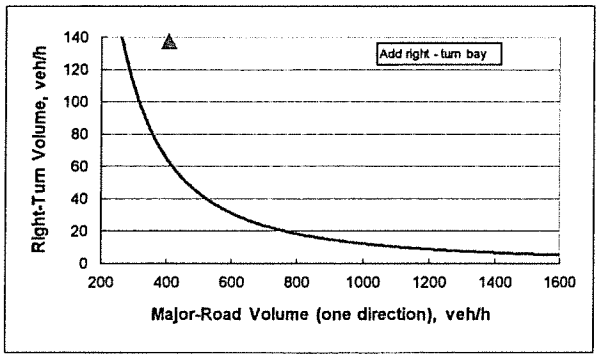
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	45
Major-road volume (one direction), veh/h:	407
Right-turn volume, veh/h:	137

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	63
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Add right-turn bay.	



Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Intersection #1 – Left Turn Lane Analysis

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

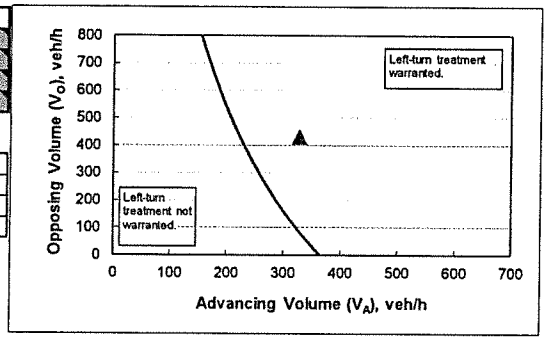
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	45
Percent of left-turns in advancing volume (V_A), %:	28%
Advancing volume (V_A), veh/h:	329
Opposing volume (V_O), veh/h:	429

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	224
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

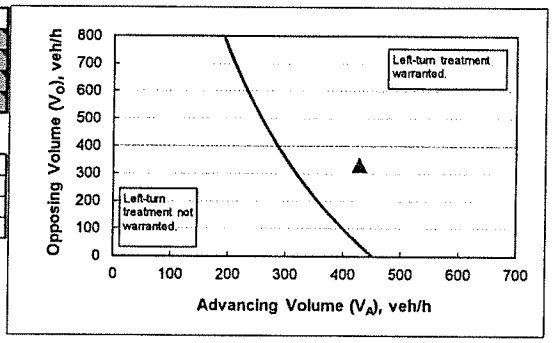
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	45
Percent of left-turns in advancing volume (V_A), %:	15%
Advancing volume (V_A), veh/h:	429
Opposing volume (V_O), veh/h:	329

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	309
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

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Intersection #2 – Left Turn Lane Analysis

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

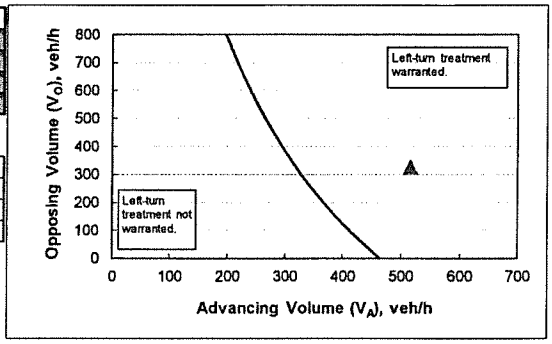
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	45
Percent of left-turns in advancing volume (V_A), %:	14%
Advancing volume (V_A), veh/h:	517
Opposing volume (V_O), veh/h:	324

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	320
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Intersection #3 – Left Turn Lane Analysis

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

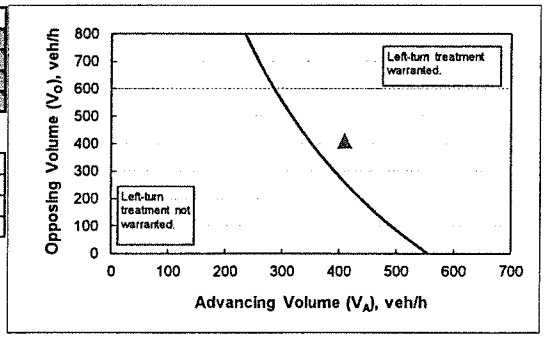
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	45
Percent of left-turns in advancing volume (V_A), %:	9%
Advancing volume (V_A), veh/h:	411
Opposing volume (V_O), veh/h:	407

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	350
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

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APPENDIX E

Biological Survey and Habitat Report

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

BIOLOGICAL SURVEY and HABITAT ASSESSMENT:

Crystal Ridge Phase 1, 2 and 3
246 Acres (MOL) Located in
Section 6, T19S, R18E & Section 31, T18S, R18E
Citrus County, FL

Prepared for:
Pigeon-Ardurra, LLC
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Prepared by:
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June 2021

ENVIRONMENTAL CONSULTANTS MGC

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Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Biological Survey and Habitat Assessment
Crystal Ridge Phase 1, 2 and 3
June 2021

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Observed Listed Species	7
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Listed or Exotic / Invasive Plant Species	13
Conclusions / Recommendations	13
Appendices	14

Michael G. Czerwinski, P.A.
ENVIRONMENTAL CONSULTANTS MGC

Biological Survey and Habitat Assessment
Crystal Ridge Phase 1, 2 and 3
246 Acres (MOL) Located in
Section 6, T19S, R18E & Section 31, T18S, R18E
Citrus County, FL

Introduction:

Pigeon-Ardurra, LLC contracted with MICHAEL G. CZERWINSKI, P.A., ENVIRONMENTAL CONSULTANTS (MGC) to perform a Biological Assessment for Listed Species occurrence for the proposed Crystal Ridge Phases 1, 2 and 3 in Lecanto and Homosassa, Citrus County, Florida (project area). The project area is approximately 246 acres and consists of 3 separate parcels divided by project phase. The Phase 1 project area is located north of W Crystal Oaks Drive, while Phases 2 and 3 are located south of W Crystal Oaks Drive. The Phase 1 project area is 80.41 acres and is located at listed physical address 5859 W Crystal Oaks Dr, Lecanto, FL 34461 (altkey #1494940). The Phase 2 project area is 123.87 acres and is located at listed physical address 5750 W Crystal Oaks Dr, Lecanto, FL 34461 (altkey #1504465). The Phase 3 project area is 41.72 acres and is located at listed physical address 5755 W Cinnamon Ridge Dr, Homosassa, FL 34448 (altkey #1504422). The project area is accessible via W Crystal Oaks Drive, approximately 1500' east of the intersection of W Crystal Oaks Drive and S Rock Crusher Road and 7000' west of State Road 44.

The purpose of this biological assessment study is to document the presence of listed species, wetlands, surface waters or other environmentally sensitive areas within / adjacent to the project limits in advance of proposed construction activities and to address potential impacts to those resources. Listed species, for the purposes of this assessment, are those plants and animals that are formally listed as Endangered, Threatened, Species of Special Concern, or as a commercially exploited plant by the US Department of the Interior, Fish and Wildlife Service (USWFS) (50 CFR 17.11-12), the Florida Fish and Wildlife Conservation Commission (FFWCC) (Chapter 68A-27 FAC) or the Florida Department of Agriculture and Consumer Services (FCACS) (Section 581 F.S.). Results maps and photo documentation for this investigation are provided in at the end of this report. Wetlands and their limits are defined in Chapter 62-340, Florida Administrative Code (F.A.C.) and the U.S. Army Corps of Engineers (USACOE) Wetland Delineation Manual (1987). Wetlands, for the purpose of this assessment are defined as "those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils" (Chapter 62-340 F.A.C). Notably, MGC has previously conducted similar assessments for residential development projects throughout Citrus County, and therefore are very familiar with the habitats and listed species likely to be encountered on and near the project area.

2716 S. Lecanto Highway, Lecanto, Florida 34461
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Ultimately, the inspection revealed the presence of one listed threatened / endangered species – the gopher tortoise (*Gopherus polyphemus*) – observed within or directly adjacent to the project area limits. The project area is also located within the USFWS consultation range for the Federally Threatened red-cockaded woodpecker and Florida scrub jay. There was no evidence of occurrence of the Florida scrub jay or red-cockaded woodpecker within the project area. The habitat present within the project area is unsuitable for the Florida scrub jay and red-cockaded woodpecker and assessments by MGC on the parcel immediately to the east revealed that these species were not present. More detailed summaries of individual listed species with the potential to occur on-site are included in this report. Overall, the proposed development is likely to impact potentially occupied gopher tortoise burrows, but the exact number to be impacted will depend on final plan design. Therefore, permitting/relocation of the gopher tortoise burrows within 25' of development activities is required before construction activities begin. The project is unlikely to adversely affect any additional listed species based on the findings of the field assessment and the habitat documented in and directly adjacent to the project area.

No wetlands / other surface waters were identified within the project area. One surface water feature within 100' was noted west of the project area near the western project limits near W Crystal Oaks Dr. However, the surface water feature is a drainage retention area (DRA); therefore, it is unlikely the project would cause any potential impacts to this feature. No other wetland systems / surface waters were noted within 1000' of the project area.

Methodology:

Prior to conducting the field assessment, the following data resources were queried for the purposes of identifying potential habitat of the site and surrounding areas or actual documented occurrences of listed species:

- Southwest Florida Water Management District (SWFWMD) 2017 Land Use / Land Cover (Florida Department of Transportation "Florida Land Use, Cover and Forms Classifications System", 1999)
- Florida Fish and Wildlife Conservation Commission's (FFWCC)/ Florida Wildlife Research Institute (FWRI) Listed Species Occurrence Databases
- U.S. Fish and Wildlife Service's Listed Species Occurrence Databases
- FFWCC Black Bear Nuisance, Roadkill, Range, and Telemetry Databases
- USFWS Online Critical Habitat Map for Federally Endangered and Threatened Species
- FFWCC Imperiled Species Protection Measures and Management Plans
- USFWS Listed Species Status Plans, Protection Measures and Survey Guidelines

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The following listed wildlife species are noted as occurring within Citrus County based upon combined Florida Natural Areas Inventory (FNAI), USFWS, and FFWCC tracking lists. A list of federally protected species by the USFWS is provided in Appendix C. A list of state protected species by FFWCC is provided in Appendix D. A list of rare / listed plant species occurring within Citrus County tracked by the FNAI Inventory is presented in Appendix E. The USFWS online species database does not identify any federally threatened / endangered flowering plant species as occurring in Citrus County. The Florida Natural Areas Inventory (FNAI) considers twenty-four (24) state or federally listed threatened / endangered plant species as occurring within Citrus County. The following table of state or federally listed wildlife species have the potential to occur in Citrus County:

Table 1. Citrus County Threatened / Endangered Wildlife Species List

Common Name	Scientific Name	Federal Listing	State Listing
American Alligator	*Alligator mississippiensis*	None	Threatened
American Bald Eagle	*Haliaeetus leucocephalus*	None (Managed)	None (Managed)
American Oyster Catcher	*Haematopus palliates*	None	Threatened
Black Skimmer	*Rynchops niger*	None	Threatened
Florida Black Bear	*Ursus americanus floridanus*	None	None (Managed)
Florida Burrowing Owl	*Athene cunicularia floridana*	None	Threatened
Florida Pine Snake	*Pituophis melanoleucus mugitus*	None	Threatened
Florida Sandhill Crane	*Antigone canadensis pratensis*	None	Threatened
Florida Scrub Jay	*Aphelocoma coerulescens*	Threatened	Threatened
Gopher Tortoise	*Gopherus polyphemus*	Candidate	Threatened
Indigo Snake	*Drymarchon corais couperi*	Threatened	Threatened
Least Tern	*Sternula antillarum*	None	Threatened
Little Blue Heron	*Egretta caerulea*	None	Threatened
Marian's Marsh Wren	*Cistohorus palustris marianae*	None	Threatened
Red-Cockaded Woodpecker	*Picoides borealis*	Endangered	Endangered
Reddish Egret	*Egretta rufescens*	None	Threatened
Short-Tailed Snake	*Lampropeltis extenuata*	None	Threatened
Southeastern American Kestrel	*Falco sparverius paulus*	None	Threatened
Tricolored heron	*Egretta tricolor*	None	Threatened
West Indian Manatee	*Trichechus manatus latirostris*	Endangered	Threatened
Wood Stork	*Mycteria americana*	Threatened	Threatened

A large number of these species are restricted to specific habitats not present on-site (such as listed shorebirds and saltmarsh nesting birds); listed species observed or with the potential to be present based on habitats identified on-site are discussed further in the results section of this report.

Although the American bald eagle (*Haliaeetus leucocephalus*) is no longer federally or state listed as an endangered / threatened species, it continues to be protected under the Bald and Golden Eagle

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Protection Act and the Migratory Bird Protection act and is therefore addressed in this report. Similarly, the Florida black bear is no longer considered a threatened species within the state but is afforded protections under the state's Black Bear Management Plan.

Physical Setting:

The project area lies within the western limb of the Brooksville Ridge physiographic province (White, 1970)[1]. The Brooksville Ridge, a linear, positive-relief topographic ridge feature extends from northern Citrus County, through Hernando County, and into southern Pasco County. A review of SWFWMD lidar topography data reveals that the project area is sloped, with elevations that range from approximately 40' to 170' (NAVD88). Elevations steadily increase from a topographic low of 40' in the western portion to elevations of 110' in the eastern portion of the project area, and a topographic high of 170' is located in the southern portion of the project area. According to the FEMA Flood Zone mapping database, the vast majority of the project area falls within a zone x (area of minimal flood risk) designation, with a small portion along the eastern project boundary within an AE 100 Year Flood Zone designation, with a listed flood elevation of 104.8' (NAVD88).

According to the USDA / National Resource Conservation Service (NRCS) Online Soil Survey, the project area is underlain by 5 soil mapping units: Lake fine sand (0 to 5 percent slopes), Candler fine sand (0 to 5 percent slopes), Candler fine sand (5 to 8 percent slopes), Sparr fine sand (5 to 8 percent slopes), and Arredondo fine sand (0 to 5 percent slopes). The majority of the project area is underlain by Candler fine sand (0 to 5 percent slopes), which comprises 208 acres (respectively). The remaining soil mapping units underlay less than 20 acres each. Each of these soil units are considered upland soils, but with varying hydrologic groups and depths to seasonal high-water table (SHW). Table 2 summarizes percent of total project area, hydrologic group, drainage class, and depth to the water table for each soil type.

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Table 2. Soils within Project Area

Soil Name	Percent of Total Project Area	Hydrologic Group	Drainage Class	Runoff Class	Depth to Seasonal High-Water Table
Lake fine sand, 0 to 5 percent slopes	7.0%	A	Excessively drained	Very low	More than 80 inches
Candler fine sand, 0 to 5 percent slopes	85%	A	Excessively drained	Very low	More than 80 inches
Candler fine sand, 5 to 8 percent slopes	7%	A	Excessively drained	Very low	More than 80 inches
Sparr fine sand, 0 to 5 percent slopes	<1%	A/D	Somewhat poorly drained	Very low	About 18 to 42 inches
Arredondo fine sand, 0 to 5 percent slopes	1%	A	Well drained	Very low	More than 80 inches

According to the SWFWMD Land Use / Land Cover mapping database, land use within the project area includes Longleaf Pine - Xeric Oak (FLUCCS[2] 4120), Upland Hardwood - Coniferous Mix (4340), Tree Plantation (4400), Residential Medium Density (4400), and Open Land (1900). According to SWFWMD, the land cover on site is entirely upland, with wetlands present off-site but approximately 1000' away from project area limits. Other land uses adjacent to the project include Residential High Density (1200). The adjacent Residential Medium Density land uses are associated with the Crystal Oaks Hunters Ridge and an undeveloped phase of the Stonegate residential development to the immediate east, and Connell Heights Residential Development to the immediate north of the Phase 1 parcel. The adjacent High Density Residential land uses are associated with the Cinnamon Ridge development to the east and south of Phases 2 and 3, and the RV Resort and Recreational Venue of Rock Crusher Canyon to the west of Phases 1 and 2.

Results:

MGC staff conducted the field survey for the biological assessment June 10th – 11th and June 14th – 15th, 2021. The assessment included a 15% cover pedestrian survey of the project area. The field assessment found the SWFWMD mapping of land use and land cover generally accurate in describing the land cover on-site. However, the southern portion of the project area was partially classified as Residential Low Density (4400) and Open Land (1900), which was found inaccurate on-site. The southern portion of the project area consists of Longleaf Pine - Xeric Oak (FLUCCS 4120) and Tree Plantation (4400). The assessment area is unfenced and accessible via W Crystal Oaks

[1] White, W.A. (1970). The Geomorphology of the Florida Peninsula. State of Florida Department of Natural Resources Bureau of Geology Geological Bulletin. 51. 1 – 172.
[2] Florida Land Use, Cover and Forms Classification System (FDOT, 1999).

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Drive. The parcels are unimproved forested parcels, with several trails present throughout. Notably, a portion of the southern section of the project area appears to be utilized as an off-roading vehicle track.

Approximately 85% of the project area is comprised of Longleaf Pine - Xeric Oak (4120) habitat and is entirely upland. The habitat is principally forested with varying levels of canopy cover density, which consisted of longleaf pine (*Pinus palustris*), sand live oak (*Quercus geminata*), bluejack oak (*Quercus incana*), sand pine (*Pinus clausa*), myrtle oak (*Quercus myrtifolia*), and sand post oak (*Quercus margarettae*). Shrub cover species includes highbush blueberry (*Vaccinium corymbosum*), sparkleberry (*Vaccinium arboretum*), Florida rosemary (*Ceratiola ericoides*), American beautyberry (*Callicarpa americana*), rusty staggerbush (*Lyonia ferruginea*), garberia (*Garberia heterophylla*), and bigflower pawpaw (*Asimina obovate*). Ground cover / herbaceous cover includes coontie (*Zamia integrifolia*), muscadine (*Vitis rotundifolia*), sand blackberry (*Rubus cuneifolius*), Adam's needle (*Yucca filamentosa*), eastern poison ivy (*Toxicodendron radicans*), American pokeweed (*Phytolacca americana*), broomsedge bluestem (*Andropogon virginicus*), wiregrass (*Aristida stricta*), saw palmetto (*Serenoa repens*), shiny blueberry (*Vaccinium myrsinites*), gopher apple (*Geobalanus oblongifolius*), winged sumac (*Rhus copallinum*), fernleaf yellow false foxglove (*Aureolaria pectinate*), hairy lespedeza (*Lespedeza hirta*), cottony goldenaster (*Chrysopsis gossypina*), Virginia creeper (*Parthenocissus quinquefolia*), tread-softly (*Cnidoscolus stimulosus*), and narrowleaf silkgrass (*Pityopsis graminifolia*).

Approximately 10% of the project area is comprised of Upland Hardwood - Coniferous Mix (4340) habitat and is entirely upland. The habitat is densely forested with a canopy consisting of slash pine (*Pinus elliottii*), laurel oak (*Quercus laurifolia*), red cedar (*Juniperus virginiana*), cabbage palm (*Sabal palmetto*), black cherry (*Prunus serotina*), red bay (*Persea borbonia var. borbonia*), and southern magnolia (*Magnolia grandiflora*). Ground cover is primarily composed of dense thickets of saw palmetto (*Serenoa repens*), while additional species such as tailed bracken fern (*Pteridium aquilinum*), catbrier (*Smilax spp.*), sand blackberry (*Rubus cuneifolius*), muscadine, Virginia creeper, beautyberry, and immature oaks (*Quercus spp.*) were also present.

Approximately 5% of the project area is comprised of Tree Plantation (4400) and is entirely upland. The land cover is densely forested with rows of sand pine (*Pinus clausa*), which is surrounded by existing trails. The rows appeared unmaintained with additional species such as sand blackberry, broomsedge bluestem, mimosa (*Albizia julibrissin*), dogfennel (*Eupatorium capillifolium*), and Adam's needle (*Yucca filamentosa*) present between the rows.

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Wildlife species observed within the project area limits during the field inspection include (listed species in bold) **gopher tortoise (*Gopherus polyphemus*)**, eastern grey squirrel (*Sciurus carolinensis*), southeastern pocket gopher (*Geomys pinetis*), nine-banded armadillo (*Dasypus novemcinctus*), eastern towhee (*Pipilo erythrophthalmus*), northern mockingbird (*Mimus polyglottos*), red bellied woodpecker (*Melanerpes carolinus*), American crow (*Corvus brachyrhynchos*), northern cardinal (*Cardinalis cardinalis*), common ground dove (*Columbina passerina*), pileated woodpecker (*Dryocopus pileatus*), downy woodpecker (*Picoides pubescens*), common nighthawk (*Chordeiles minor*), coachwhip (*Masticophis flagellum*), black racer (*Coluber constrictor*), southeastern five-lined skink (*Plestiodon inexpectatus*), green anole (*Anolis carolinensis*), and brown anole (*Anolis sagrei*).

Observed Listed Species:

The **gopher tortoise (*Gopherus polyphemous*)** is a state listed threatened wildlife species, and the tortoise and its burrow are protected by the Florida Fish and Wildlife Conservation Commission (FFWCC) under Chapter 68A-27.002-004, F.A.C. The gopher tortoise is the only native land tortoise in the southeastern United States and creates a crescent or half-moon shaped burrow in the sand. The gopher tortoises preferred habitat is sandhill, oak scrub and other xeric (dry / nutrient poor) habitats. The gopher tortoise is crucial to the survival of a number of other listed species because its burrows provide important refuges for a much larger wildlife community[3,4]. As gopher tortoise habitat decreases, so do many of the species that utilize their burrows. The current FFWCC guidelines generally prohibit land clearing or activities that disturb the soil within 25' of a potentially occupied burrow without first obtaining a permit and relocating tortoises out of harm's way.

A total of 46 potentially occupied gopher tortoise burrows (POBs – legally protected) were identified on-site within the transect limits (15% cover transects). A total of nineteen (19) abandoned gopher tortoise burrows were noted, but they are not legally protected. The Florida Fish and Wildlife Conservation Commission (FFWCC) requires gopher tortoise POBs be avoided by a minimum of 25' by construction, clearing / grubbing, or ground disturbance activities. All POBs within 25' of proposed clearing/grubbing or construction activities must be permitted, and the tortoises relocated in advance of construction activities proceeding. If the entire site is proposed to be cleared / developed, then FWC will require an off-site relocation permit authorization be obtained for all POBs, with the captured tortoises being relocated to a permitted recipient site.

[3] Speake, D. W. (1981). The gopher tortoise burrow community. *The future of gopher tortoise habitats (R. Lohoefener, L. Lohmeier, and G. Johnson, eds.)*, 44-47.

[4] Franz, R. (1986). The Florida gopher frog and the Florida pine snake as burrow associates of the gopher tortoise in northern Florida. *The Gopher Tortoise and Its Community*, 16-20.

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Extrapolating the observed density to 100% cover of gopher tortoise habitat[5], **it is estimated that the assessment area contains 307 potentially occupied gopher tortoise burrows and supports a total of approximately 154 tortoises**[6]. Gopher tortoise burrow surveys are only valid for 90 days for purposes of permitting and relocation; in addition, a 100% cover survey is required prior to relocation of tortoises on-site.

Other Listed Species:

While not observed to be present, the habitat present on-site may potentially be suitable for several other listed wildlife species. The following species have some potential to occur on-site, but none were observed to be present during this assessment. A review of the Florida Wildlife Research Institute (FWRI) and USFWS species GIS databases revealed species historically documented in the general region of the subject site (see Appendix A). Five (5) bald eagles' nests were documented within a 5-mile radius of the project area, three to the west and two to the southwest. However, all eagle nests are located approximately 4.5 miles away from the project are. Current FFWCC / USFWS regulations mandate a 660' buffer protection zone around eagle nests for most construction activities; as the site is substantially distant from any documented nests, and no nests were observed adjacent to the project limits, proposed construction activities should have no adverse effect on this species.

The Florida sandhill crane (*Antigone canadensis pratensis*) is listed as a "Threatened" species by the State of Florida. Although it is classified as a wading bird, the Florida sandhill crane does not "fish", and is an omnivorous feeder that spends a large portion of its time foraging in uplands, often in residential yards and other maintained areas. However, the Florida sandhill crane typically creates ground level nests in herbaceous wetlands. The nesting season for sandhill cranes in Florida is typically January through April. Sandhill cranes observed in Florida between October and March may be migratory (non-listed) greater sandhill cranes (*Antigone canadensis tabida*), which are slightly larger but nearly indistinguishable from the resident population. **Sandhill cranes were not observed within the project area or in adjacent habitat. It is considered highly unlikely the species is utilizing the project area for foraging.** The FFWCC's recently approved species conservation measures and permitting guidelines recommend a 400' radius protection (no construction disturbance) buffer be maintained around active sandhill crane nests, and on sites where flightless young are present. Furthermore, land use conversion in suitable upland habitat

[5] Gopher tortoise habitat totaled approximately 225 acres and consisted of Long Leaf Pine – Xeric Oak habitat and Tree Plantation.

[6] A total of 15% of each habitat was surveyed. A total of 3 POBs were found within the Tree Planation land cover type, so 3/0.15 totals 20 POBs. A total of 43 POBs were found within the long leaf pine – xeric oak land cover type, so 43/0.15 totals 287 POBs. A project total of 307 POBS, or 154 tortoises.

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within 1500' of the nest site should be delayed until after young are capable of sustained flight. The project area does not possess what are typically considered valuable upland foraging habitat areas (improved pastures, prairies, open pine forests, croplands, golf courses, airports, and sod farms). In addition, the nearest adjacent wetland areas are associated with drainage retention areas with no littoral areas/vegetation present, which limits their use as potential nesting habitat. Therefore, further nesting site surveys are not likely necessary in accordance with FFWCC guidelines, and proposed water line construction activities are unlikely to adversely affect the species.

Several listed wading bird species occur in Citrus County, including the **little blue heron (*Egretta caerulea*), tri-colored heron (*Egretta tricolor*), and reddish egret (*Egretta rufescens*).** They are each listed as a **"Threatened" species** by the State of Florida. **No listed wading bird species were observed on-site or in directly adjacent habitat areas.** The closest documented wading bird rookery (non-wood stork) is located approximately 10 miles to the northwest of the subject site within St. Martin's Marsh Aquatic Preserve. Although wading birds may periodically use the adjacent constructed residential Drainage Retention Areas (DRA's) for foraging, **no wading bird rookeries or nest sites were observed in wetland areas or other habitats directly adjacent to the project area limits.** Protection for state listed wading birds generally involve preventing the direct take (harm / harassment of birds and nests) and prevention of certain disruptive activities within setbacks (generally 400') from known / active rookery sites. Because no rookery / nest sites were documented or are historically known to be located in close proximity to the project area, it is considered unlikely that the proposed development would significantly adversely affect these states listed wading bird species.

The **Florida scrub-jay (FSJ) (*Aphelocoma coerulescens*)** is listed as a federally threatened species by the USFWS. The FSJ is the only bird species endemic to (only occurring within) the state of Florida. The species is typically only found in Florida scrub habitat, where nutrient poor, well drained soils establish low growing oaks and other shrub / tree species and the open patches of ground required by the species for general foraging and acorn caching. However, the species is also known to colonize altered land uses such as citrus groves and other land uses that provide similar sparse, low canopy trees and maintain open patches of ground. The closest historic documentation of the Florida Scrub Jay (from 1992-1993 statewide survey) is approximately 0.5 miles to the west of the project. **A cursory scrub jay tape recorded vocalization survey was conducted along the project area limits on June 10th and June 11th, 2021. However, no response was elicited from scrub jays or other territorial species, and the FSJ was not observed to occur on or on adjacent off-site habitat during this assessment.** It is very unlikely that scrub jays currently utilize

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habitat on-site due to the lack of suitable habitat conditions and extent of surrounding residential developments; therefore, the proposed construction activities are unlikely to adversely affect this species.

The **Florida burrowing owl (*Athene cunicularia floridana*)** is a subspecies of burrowing owl protected by the FFWCC as a threatened species. The Florida burrowing owl can be found throughout peninsular Florida, although populations have become fragmented and patchy within the northern part of its range, including Citrus County. The burrowing owl is a relatively small owl, with distinctive yellow eyes that excavates small ground level burrows in soft sand or utilizes abandoned or inactive gopher tortoise burrows and mammal dens. The sand apron of an active burrowing owl burrow is often littered with manure, shells, stones, small bones or remains of insects or other animals, especially beetle shells and feathers, most pronouncedly during the nesting season, which sometimes distinguishes their burrows from that of the gopher tortoise. In addition, males are often found above ground guarding the nest during the mating season (generally February through July), which results in their coloration becoming lighter ("sun-bleached") compared to the females. The species is most active in the early morning (6:00 – 10:00 AM) and late afternoon (3:00PM – 7:00PM). The FWRI maintains a database of historic burrowing owl records online. According to this database, the closest known colonies of documented burrowing owls are located approximately 6 miles to the southeast of the project area within pasturelands west of the Withlacoochee State Forest and north of N Cardinal St. **No burrowing owls or evidence of their burrow was documented within or directly adjacent to the project area during this assessment.** Current FFWCC guidelines require incidental take permitting for most activities within 10' of a potentially occupied burrow, and within 33' of burrows during nesting season (February 15 – July 10th). In addition, large scale habitat modification which will alter more than 50% of the foraging habitat within a 1,970' radius of potentially occupied burrows also requires permit authorization from the FFWCC. Generally, the vast majority of habitat on-site is not suitable for the species, no evidence of their conspicuous burrows or above ground activities were noted within 33' of the project area, and the project will not involve significant habitat disturbance within 1,970' of known burrow locations. Therefore, construction activities are unlikely to adversely impact the species.

The **red-cockaded woodpecker (*Picoides borealis*)** is listed as a federally endangered species by the USFWS. The red-cockaded woodpecker typically creates its nest in living long leaf pine trees, although it is known to also use slash pines or cypress, especially in south Florida. The red-cockaded woodpecker is the only bird in the Southeastern U.S. that utilizes live trees for nesting cavity creation. The red-cockaded woodpecker prefers trees 80 years and older and typically with

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red-heart fungus disease, which softens the heartwood of the trees. **No mature longleaf pine or slash pine trees of suitable age for nesting cavities were identified within or directly adjacent to the project area.** The FWRI maintains a database of red-cockaded woodpecker sightings – according to this database, the nearest red-cockaded woodpecker documentations are located approximately 3.5 miles to the southeast, within the Withlacoochee State Forest and one of the larger state populations of this species. Red-cockaded woodpeckers prefer mature, open canopied pine forests with a diversity of natural groundcover. The project area does not provide what is generally considered suitable habitat for the species due to lack of mature pine trees. Therefore, construction activities are unlikely to adversely affect this species.

The **Southeastern American kestrel (*Falco sparverius paulus*)** (SAK) is listed in the State of Florida as a **"Threatened"** species and is legally protected by the Florida Fish and Wildlife Conservation Commission (FFWCC). This species is similar in appearance to the non-listed, migratory American kestrel (*Falco sparverius*) and both are present in Florida from approximately October to March. Therefore, observations of kestrels in Florida from April to October, especially in pairs or exhibiting courtship activities, are likely to be the protected SAK. Kestrels are secondary cavity nesters and typically use cavities previously excavated by woodpeckers for raising their young. However, they have also been noted to nest in the eaves of barns and metal sheds. Kestrels are frequently observed perched on the top of snag (dead standing) trees, tops of fences, or on powerlines. Current technical regulations prevent the taking of an active (eggs or flightless young) Southeastern American kestrel (SAK) nest or (snag) tree or artificial nest site (such as a wooden utility pole) without obtaining a nest removal permit and require a protection of foraging grounds within a 150-meter (~500') radius of the nest. In addition, disturbance of the nest site area during the nesting season (March to August) is generally not allowed. **While a large number of snag trees (potential nest sites) were documented on or near the site, no kestrels were observed or heard on or directly adjacent to the site**. As no kestrels were observed on-site, it is unlikely the proposed development will adversely affect / cause take of this species. However, as the project is in the planning stage, it is recommended that annual update assessments of proposed development phases be conducted concurrent with gopher tortoise burrow survey updates to verify this species is not actively utilizing proposed development area habitats.

The **Wood Stork (*Mycteria Americana*)** is listed as a federally endangered species by the USFWS. The nests and foraging habitat of the wood stork are protected principally through protection of rookery (colony nesting) sites and surrounding habitat areas. Most land disturbance / construction activities located within 2,500 ft of rookery sites are considered potential impacts to the species. In

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addition, in central Florida, certain lands within a 15 mile radius of a rookery site are considered "core foraging areas", and suitable foraging habitats (wetlands with a permanent or seasonal water depth between 2 and 15 inches) within core foraging areas are also protected[7]. **The species was not noted within the project area, while no suitable wetland areas are located within the project area or in adjacent habitats.** Subsequently, proposed construction activities are not expected to adversely impact this species.

Due to the presence of gopher tortoise burrows, there is potential for several state or federally protected gopher tortoise commensal species to be present on-site. These include the federally threatened **Eastern indigo snake (*Drymarchon couperi*),** and the state threatened **Florida pine snake (*Pituophis melanoleucus mugitus*),** and **short-tailed snake (*Stilosoma extenuatum*). Furthermore, due to the relatively large amount of suitable habitat contained on-site, there is a possibility that these species may nest on or utilize the site for other purposes.** While it is possible that a small population of indigo snakes may utilize the site as a portion of its larger habitat range, it is unlikely that the project site provides habitat for a significant population of the indigo snake due to the size and extent of the surrounding residential development and roadway network. **USFWS Standard Protection Measures for sites where Eastern indigo snakes are likely to be encountered are provided at the end of this report (Appendix F). It is recommended that the guidelines be incorporated into construction planning due to the large number of tortoise burrows on-site. In addition, due to the large acreage of habitat and tortoise population present on-site, it is strongly recommended the USFWS Jacksonville office be consulted on whether additional trapping measures to confirm presence / absence, or an incidental take permit authorization may be warranted for the project.**

Notably, the project area is located approximately 0.25 miles east of the secondary Chassahowitzka **Florida black bear** population range. In addition, the FWRI has documented twenty-two black bear nuisance calls within five miles of the project area and one black bear roadkill incidents. Black bears were removed from the state list of threatened / endangered species; however, they are still afforded protections under a state approved Black Bear management plan. Generally, the site's location within a larger developed subdivision area limits the suitability of the site to provide significant foraging, denning or travel corridor habitat. There was no on-site evidence of bear use during the inspection. There is some small chance that the property may be periodically traveled by the species, however, it is unlikely that development of the site will significantly affect the species. It is

[7] Projects that will impact more than ½ acre of suitable foraging habitat are considered a significant impact.

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recommended bear resistant trash containers and similar "bear proofing" measures be taken by future residents to minimize the risk of human / bear conflicts.

Listed or Exotic / Invasive Plant Species:

One state listed threatened plant species was identified within the project area during this assessment – Garberia (*Garberia heterophylla*). Garberia is fairly prevalent throughout the project area, and especially dense in the Phase 1 project area. State listed threatened plant species are afforded minimal legal protections from development on private property, and permits are not required for impacts to these species that may occur from otherwise legal development activities. However, it is recommended some conservation / preservation actions be taken where possible due to their listed status (see conclusions / recommendations section). In addition, two state listed commercially exploited plant species were identified on-site – Coontie (*Zamia integrifolia*) and saw palmetto (*Serenoa repens*). Harvest for sale of these species is prohibited; however, they are not afforded any additional legal protection (i.e. no protection from development impacts).

Several invasive / exotic plant species were documented on-site, including air-potato (*Dioscorea bulbifera*), cogon grass (*Imperata cylindrica*), chinaberrytree (*Melia azedarach*), shrubverbena (*Lantana strigocamara*), mimosa (*Albizia julibrissin*), camphortree (*Cinnamomum camphora*), Chinese tallowtree (*Triadica sebifera*), and tuberous sword fern (*Nephrolepis cordifolia*). Each of these species are classified as a Category I or II Exotic / Invasive Species by the Florida Exotic Pest Plant Council (FLEPPC). Category I species are defined as "invasive exotics which are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives". In addition, cogon grass is regulated by the US Department of Agriculture and / or Florida Department of Agriculture and Consumer Services as noxious weeds, and their distribution is prohibited. Therefore, care should be taken during clearing and grubbing activities to remove these plants, if possible, and to prevent further propagation of these species on or off-site. A short informational pamphlet created by the FLEPPC or UF/IFAS on each of these species is provided at the end of this report in Appendix G.

Conclusions / Recommendations

The following measures should be implemented to maintain compliance with USFWS and FFWCC permitting guidelines:

1. A large population of gopher tortoises is confirmed to be present on-site. Based on the 15% burrow survey results, it is anticipated that approximately 300 potentially occupied burrows

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(and 150 gopher tortoises) may be present within the entire 3 phase development area. A 100% cover gopher tortoise survey must be conducted on each phase, and tortoises present permitted for and relocated in advance of clearing or other ground disturbance activities proceeding within a phase of development. If a 100% build out of the site is proposed, tortoises will need to be relocated off-site to a long-term protected recipient site.

2. USFWS Guidelines for sites where Eastern indigo snakes are likely to be encountered are provided at the end of this report (Appendix F) and should be incorporated into construction planning and gopher tortoise relocation activities. We recommend that MGC provide a short course on the indigo snake to the contractor during the pre-construction meeting to meet the requirements of the guidelines. In addition, the USFWS should be consulted as-soon-as-possible on regarding whether any additional trapping or incidental take permitting measures may be required for the project.

3. The Florida pine snake and short-tailed snake have the potential to occur on-site. The FFWCC should be consulted as-soon-as-possible regarding whether any additional trapping or incidental take permitting measures may be required for the project. We would also recommend implementation of standard protection measures similar to those utilized for the Eastern indigo snake.

4. The following recommendations should be followed to minimize impact to state listed plants and natural communities on-site:

    a. Garberia (*Garberia heterophylla*) was documented to be present with the project area. While not legally protected from development impacts on private property, it is recommended the species be conserved where possible due to their threatened status. The plant can also be used as suitable / showy (flowering) residential landscaping plants. It is possible a volunteer group, such as the Citrus County Chapter of the Florida Native Plant Society, may be available to assist the landowner in translocating / conserving some of these plants on a volunteer basis / at no cost to the owner.
    b. A large number of exotic / invasive plant species are present on-site, particularly along the northern property limits. It is recommended that land clearing contractors be provided the attached identification documentation in Appendix G and that care be taken to prevent the further spread of this species on or off-site by either burning

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

infested vegetation debris or disposing of the debris at an appropriate landfill facility (not for re-mulching use).

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2716 S. Lecanto Highway, Lecanto, Florida 34461
Phone (352) 249-1012 • Fax (352) 249-1013 • E mail: mczerwinski@mgcenvironmental.com

Michael G. Czerwinski, P.A.
ENVIRONMENTAL CONSULTANTS MGC

Appendix A

Map Exhibits

Crystal Ridge Phase 1, 2 and 3
246 Acres (MOL) Located in
Section 6, T19S, R18E & Section 31, T18S, R18E
Citrus County, FL

June 2021

2716 S. Lecanto Highway, Lecanto, Florida 34461
Phone (352) 249-1012 • Fax (352) 249-1013 • E mail: mczerwinski@mgcenvironmental.com

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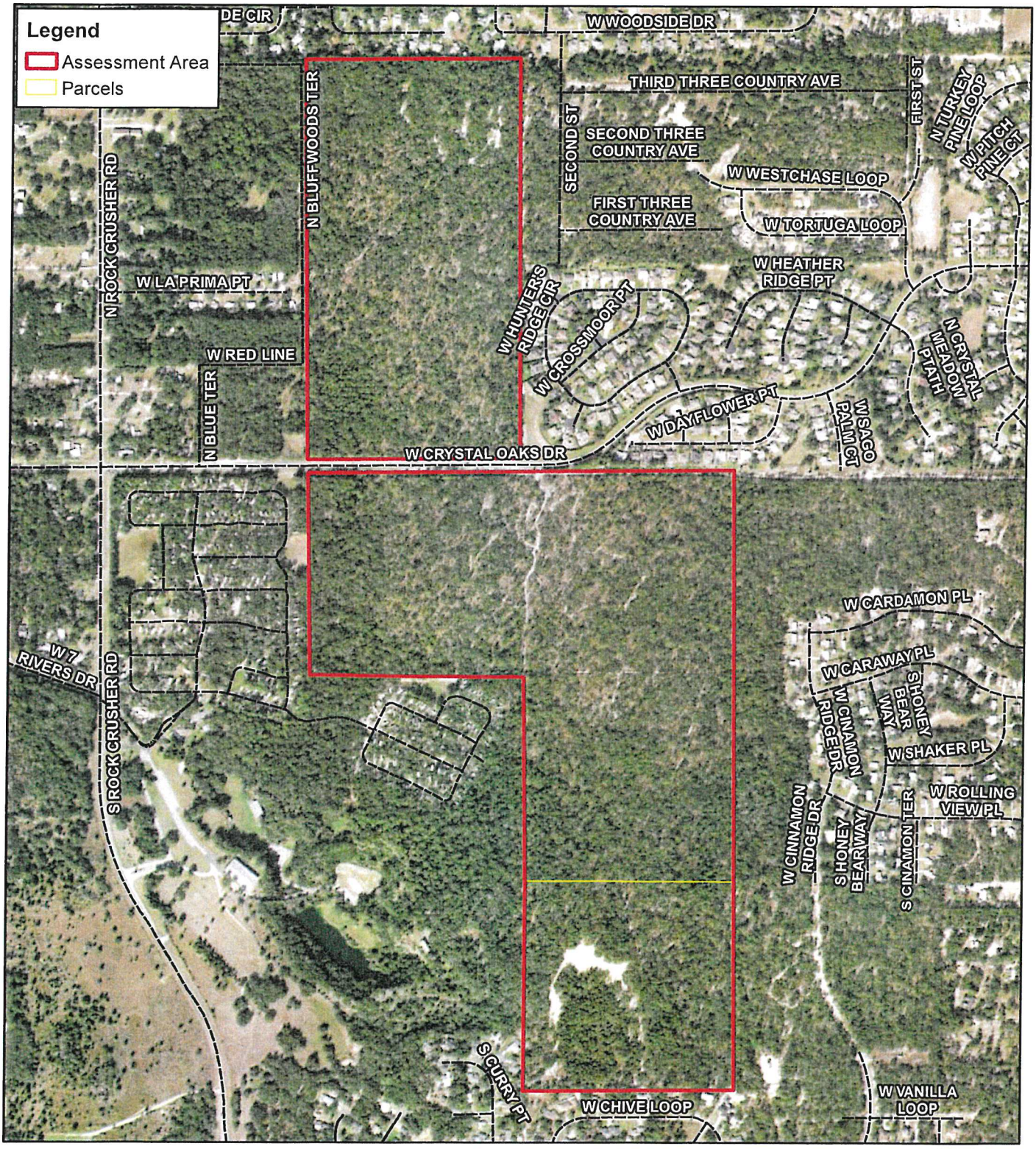
True Color Aerial Photo (2020)



Crystal Ridge Phases 1, 2, & 3 for Pigeon-Ardurra, LLC

241 Acres (MOL) in Crystal River, Citrus County, Florida

Data Source: ESRI, Citrus County Property Appraiser, Field Results

Compiled By: KVW

Michael G. Czerwinski, P.A.
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N W E S

0 250 500 1,000 1,500 2,000 2,500 Feet

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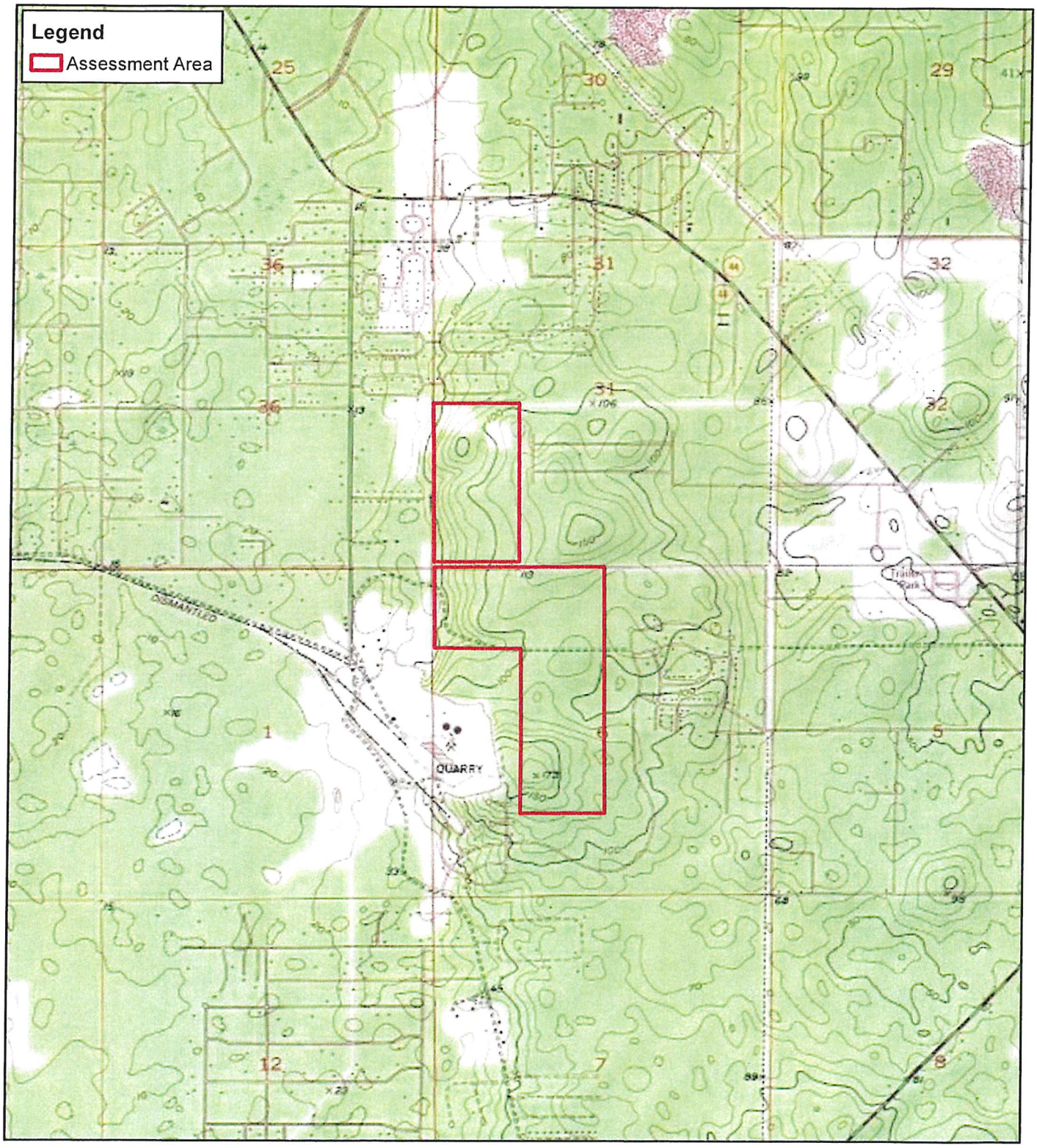
Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

USGS Quadrangle Map



Crystal Ridge Phases 1, 2, & 3 for Pigeon-Ardurra, LLC

241 Acres (MOL) in Crystal River, Citrus County, Florida

Data Source: ESRI, Citrus County Property Appraiser, USGS

Compiled By: KVW

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0 750 1,500 3,000 4,500 6,000 Feet

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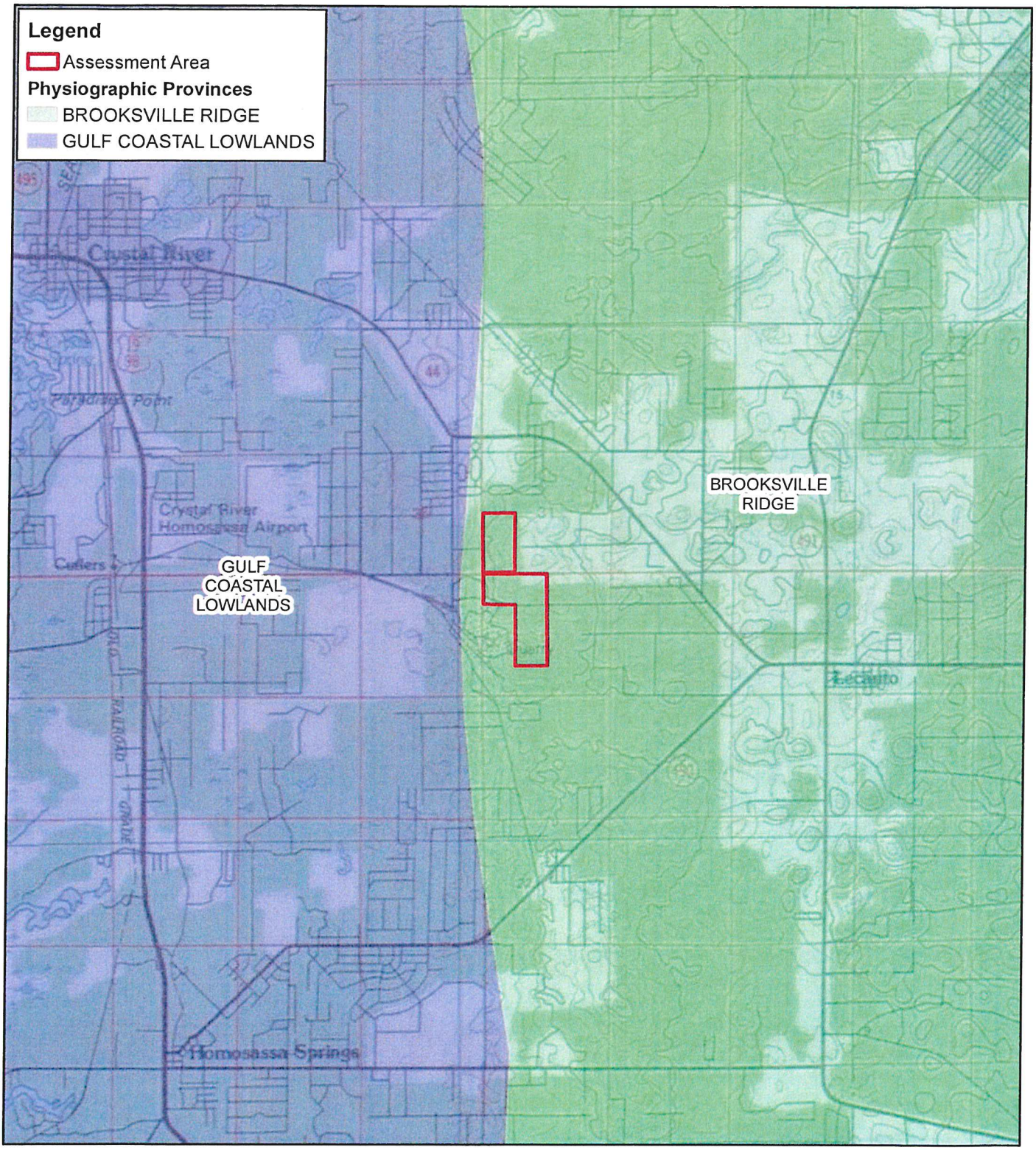
Physiographic Provinces



Crystal Ridge Phases 1, 2, & 3 for Pigeon-Ardurra, LLC

241 Acres (MOL) in Crystal River, Citrus County, Florida

Data Source: ESRI, Citrus County Property Appraiser, USFWS

Compiled By: KVW

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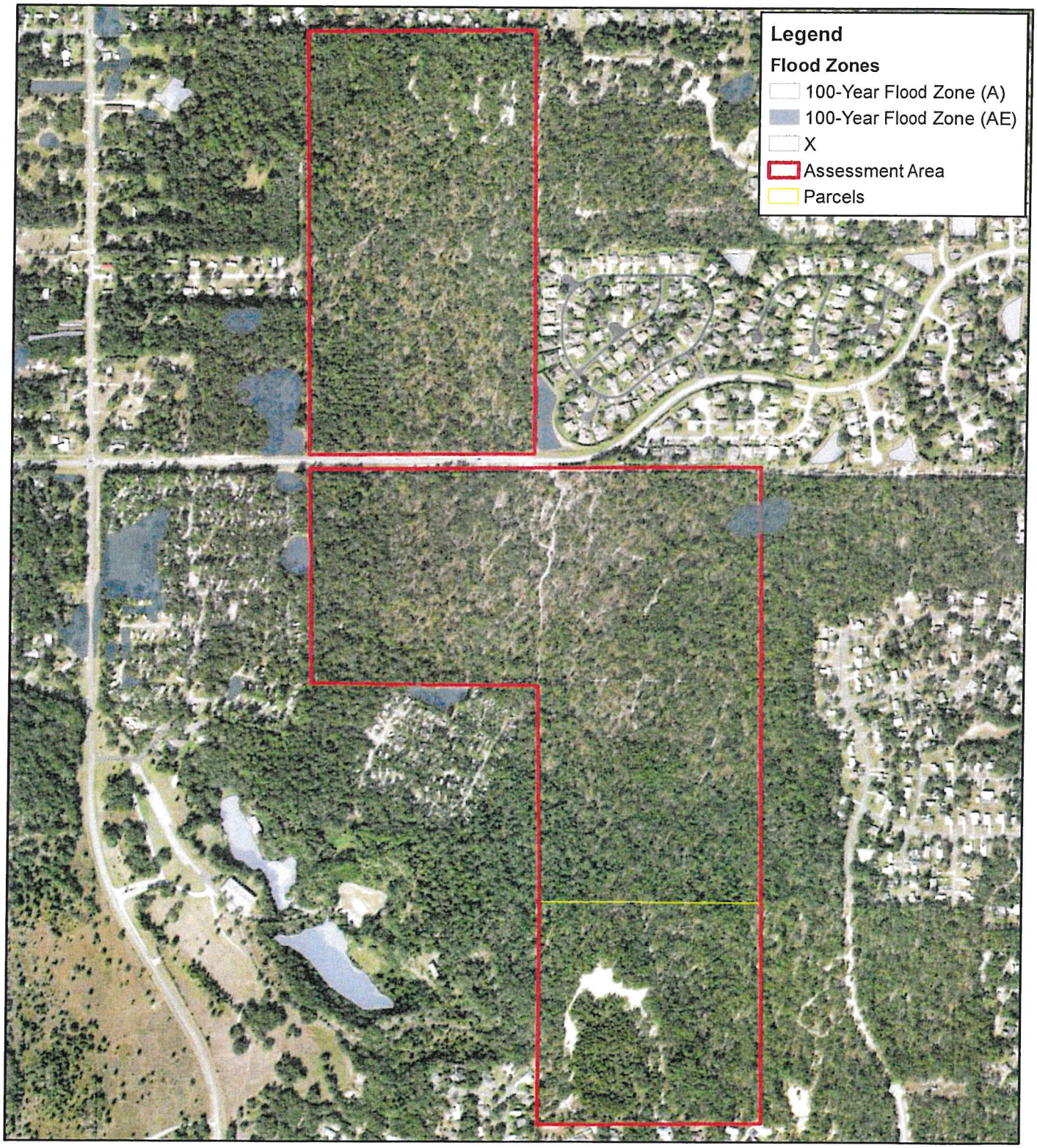
FEMA Flood Zone Map



Crystal Ridge Phases 1, 2, & 3
for Pigeon-Ardurra, LLC
241 Acres (MOL) in Crystal River,
Citrus County, Florida

Data Source: ESRI, Citrus County Property Appraiser, FEMA

Compiled By: KVW

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Feet

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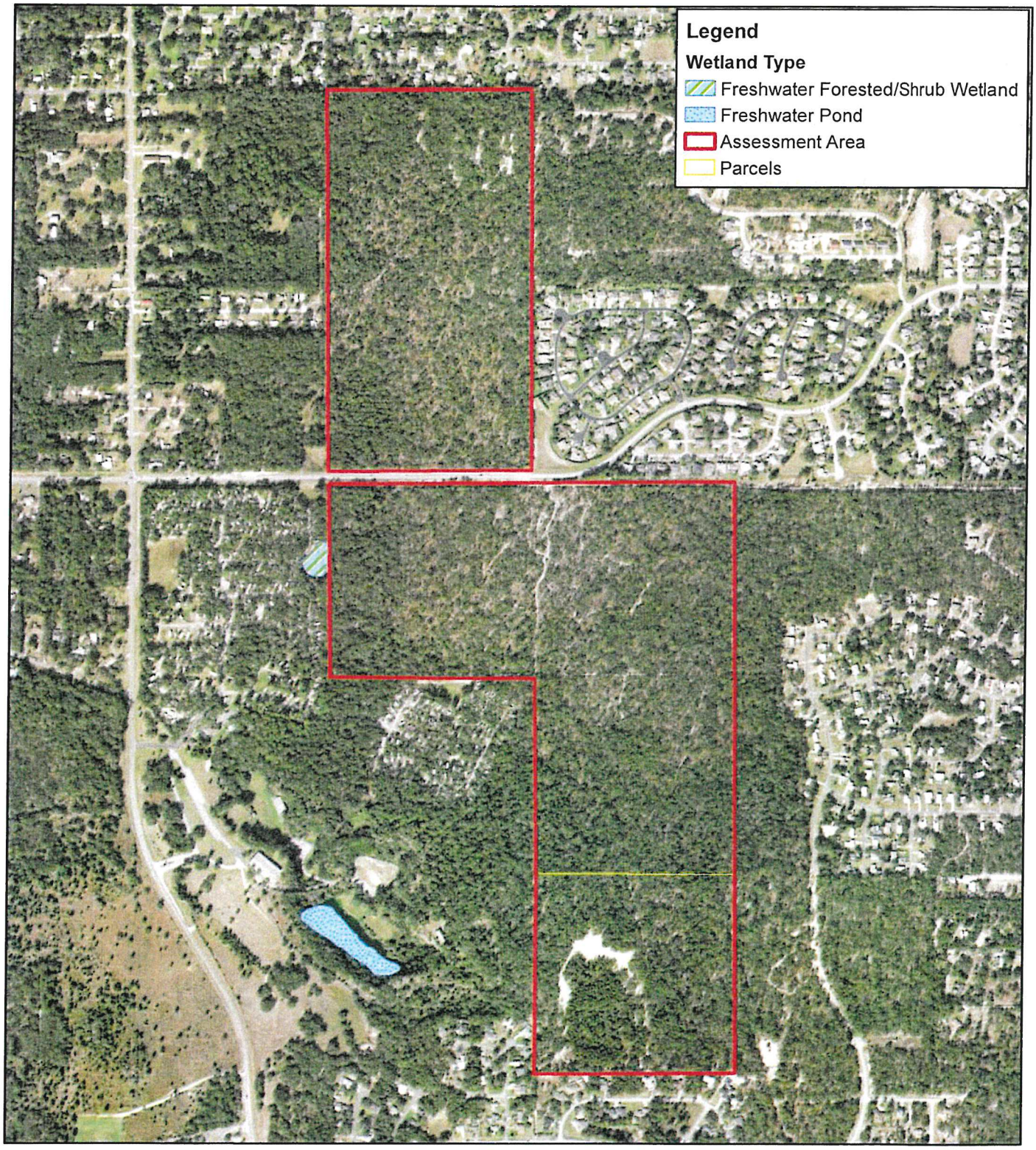
National Wetland Inventory (NWI) Mapped Wetlands



Crystal Ridge Phases 1, 2, & 3 for Pigeon-Ardurra, LLC

241 Acres (MOL) in Crystal River, Citrus County, Florida

Data Source: ESRI, Citrus County Property Appraiser, NWI

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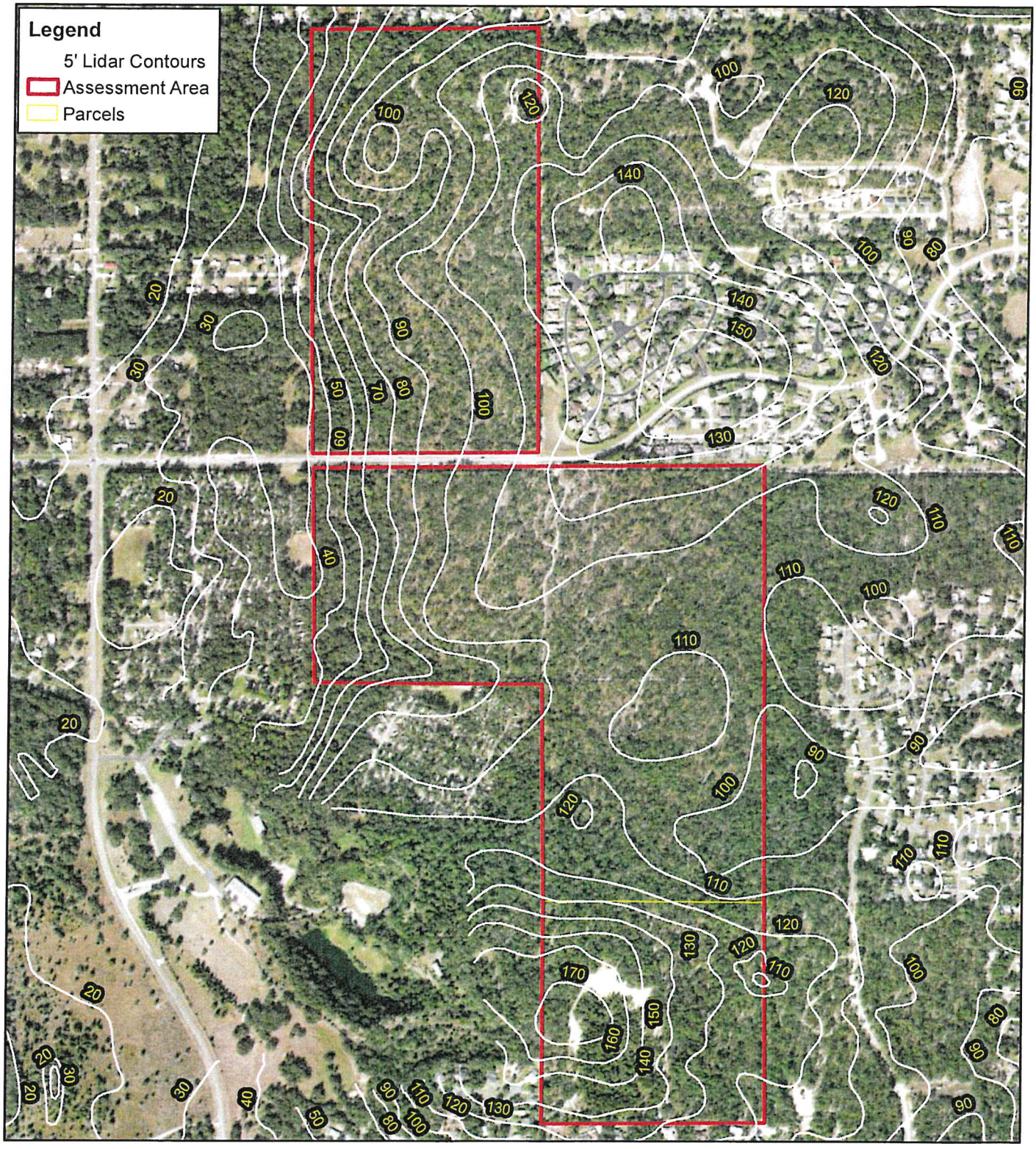
USGS 5' Lidar Contour Topography



Crystal Ridge Phases 1, 2, & 3 for Pigeon-Ardurra, LLC

241 Acres (MOL) in Crystal River, Citrus County, Florida

Data Source: ESRI, Citrus County Property Appraiser, USGS

Compiled By: KVW

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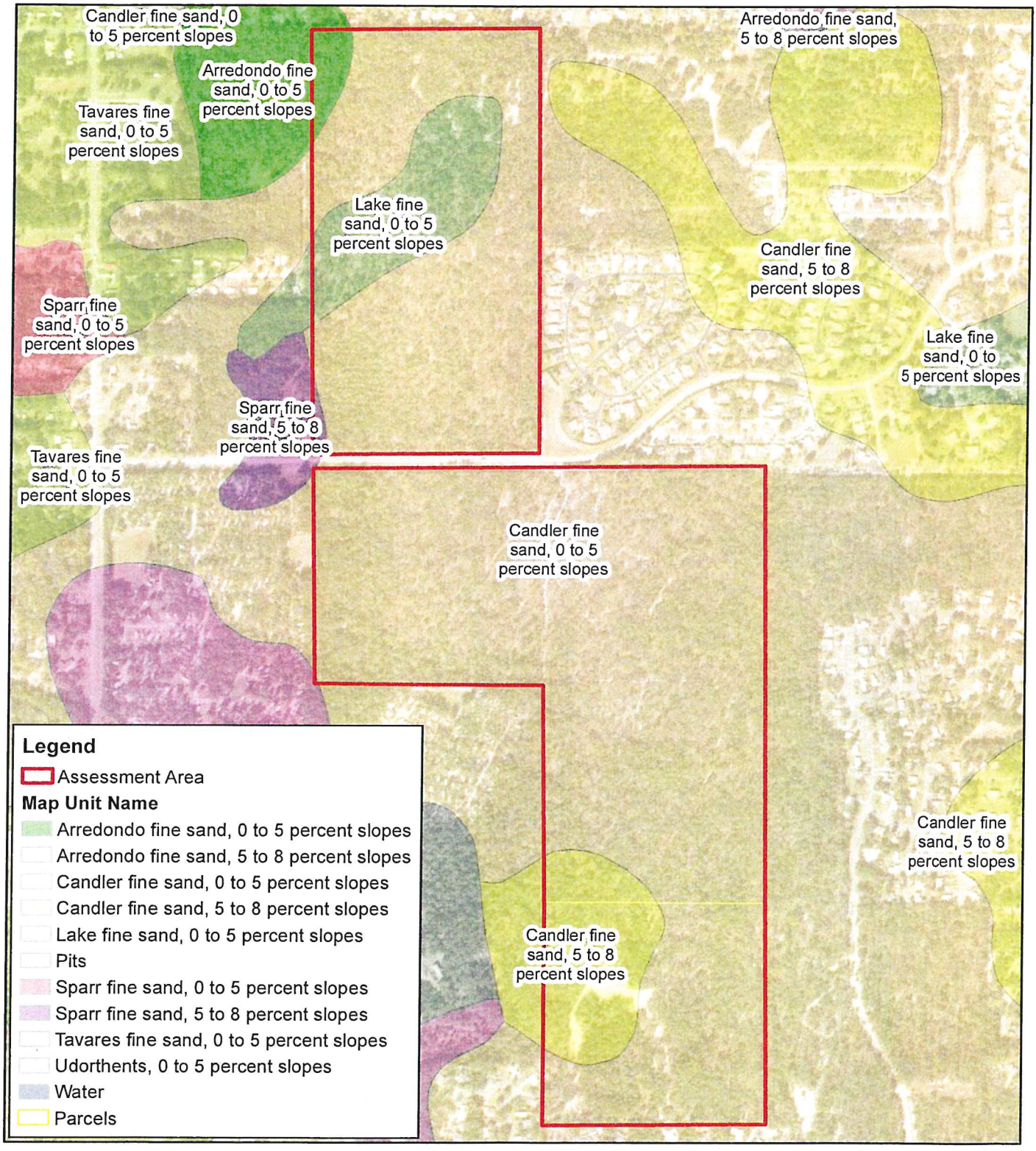
Soil Map



Crystal Ridge Phases 1, 2, & 3 for Pigeon-Ardurra, LLC

241 Acres (MOL) in Crystal River, Citrus County, Florida

Data Source: ESRI, Citrus County Property Appraiser, USDA-NRCS Compiled By: KVW

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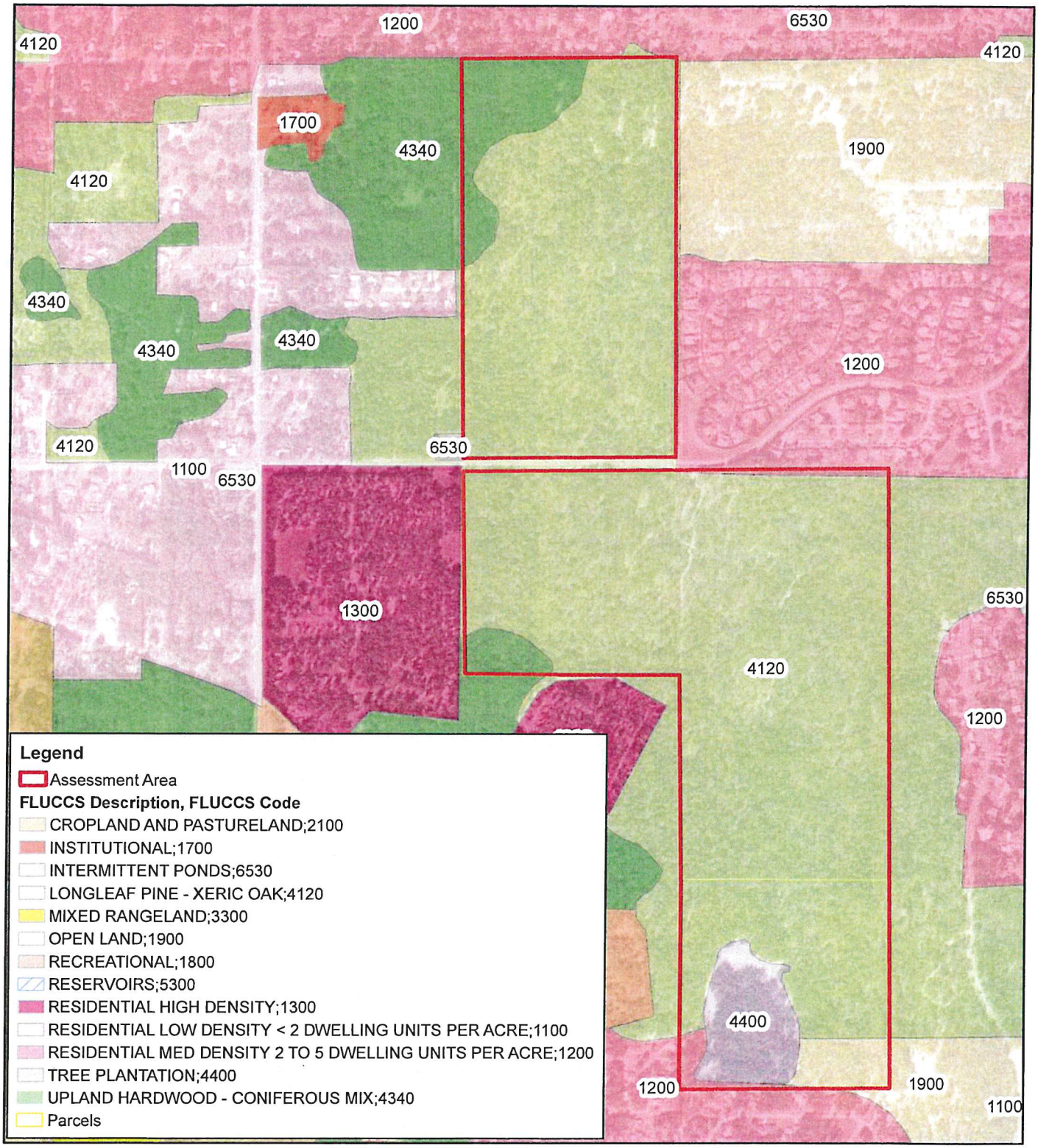
Land Use and Land Cover (2017)



Crystal Ridge Phases 1, 2, & 3 for Pigeon-Ardurra, LLC

241 Acres (MOL) in Crystal River, Citrus County, Florida

Data Source: ESRI, Citrus County Property Appraiser, SWFWMD

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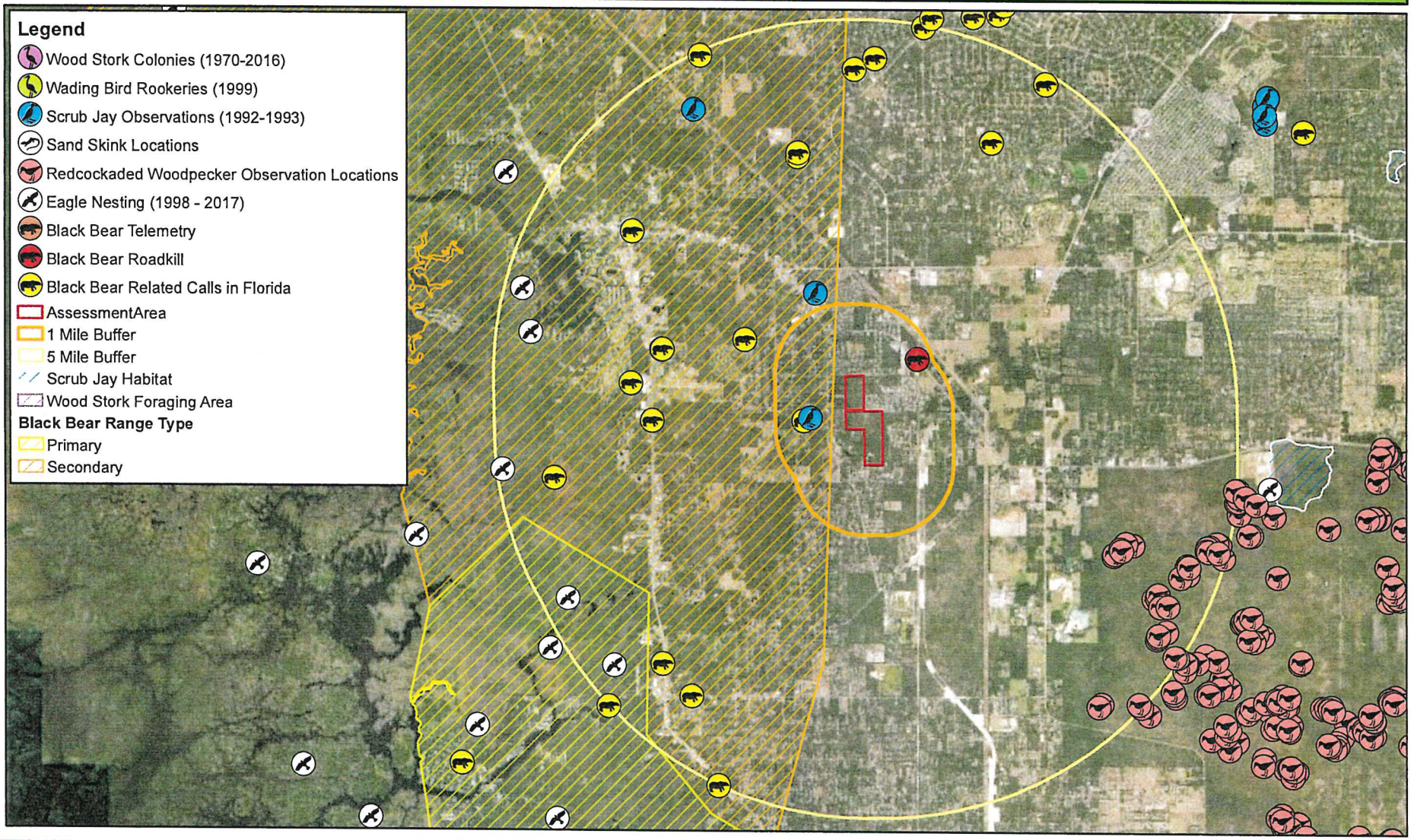
USFWS/FWC Documented Wildlife Occurrences and Habitats



Crystal Ridge Phases 1, 2, & 3
for Pigeon-Ardurra, LLC
241 Acres (MOL) in Crystal River,
Citrus County, Florida

Data Source: ESRI, CCPA, Field Results, FWC, USFWS

Compiled By: KVW

N W E S

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ENVIRONMENTAL CONSULTANTS
MGC

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Miles

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June 23, 2021

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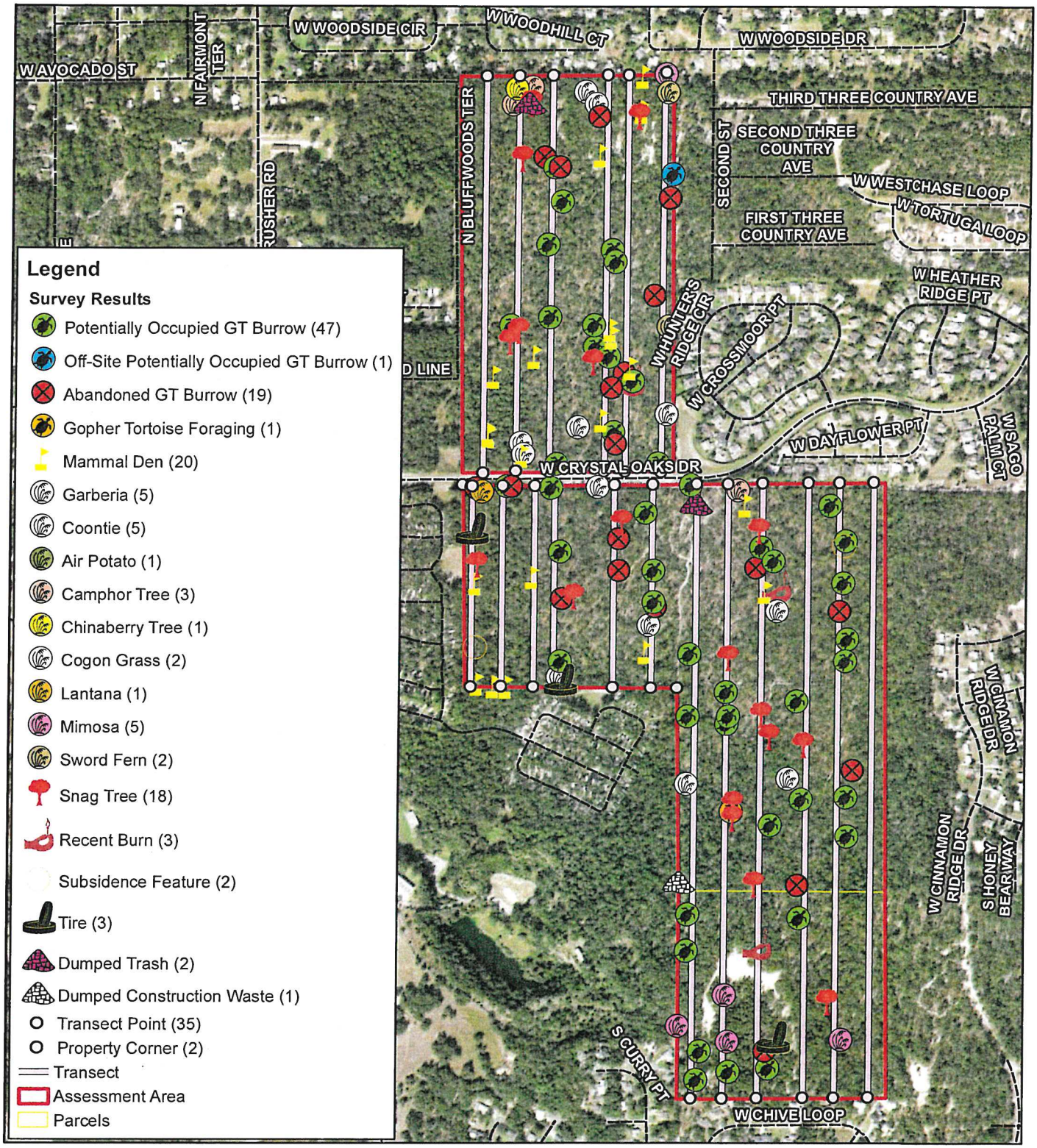
Features and Results - Overview



Legend

Survey Results

- Potentially Occupied GT Burrow (47)
- Off-Site Potentially Occupied GT Burrow (1)
- Abandoned GT Burrow (19)
- Gopher Tortoise Foraging (1)
- Mammal Den (20)
- Garberia (5)
- Coontie (5)
- Air Potato (1)
- Camphor Tree (3)
- Chinaberry Tree (1)
- Cogon Grass (2)
- Lantana (1)
- Mimosa (5)
- Sword Fern (2)
- Snag Tree (18)
- Recent Burn (3)
- Subsidence Feature (2)
- Tire (3)
- Dumped Trash (2)
- Dumped Construction Waste (1)
- Transect Point (35)
- Property Corner (2)
- Transect
- Assessment Area
- Parcels

Crystal Ridge Phases 1, 2, & 3 for Pigeon-Ardurra, LLC

241 Acres (MOL) in Crystal River, Citrus County, Florida

Data Source: ESRI, Citrus County Property Appraiser, Field Results

Compiled By: KVW

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0 250 500 1,000 1,500 2,000 2,500 Feet

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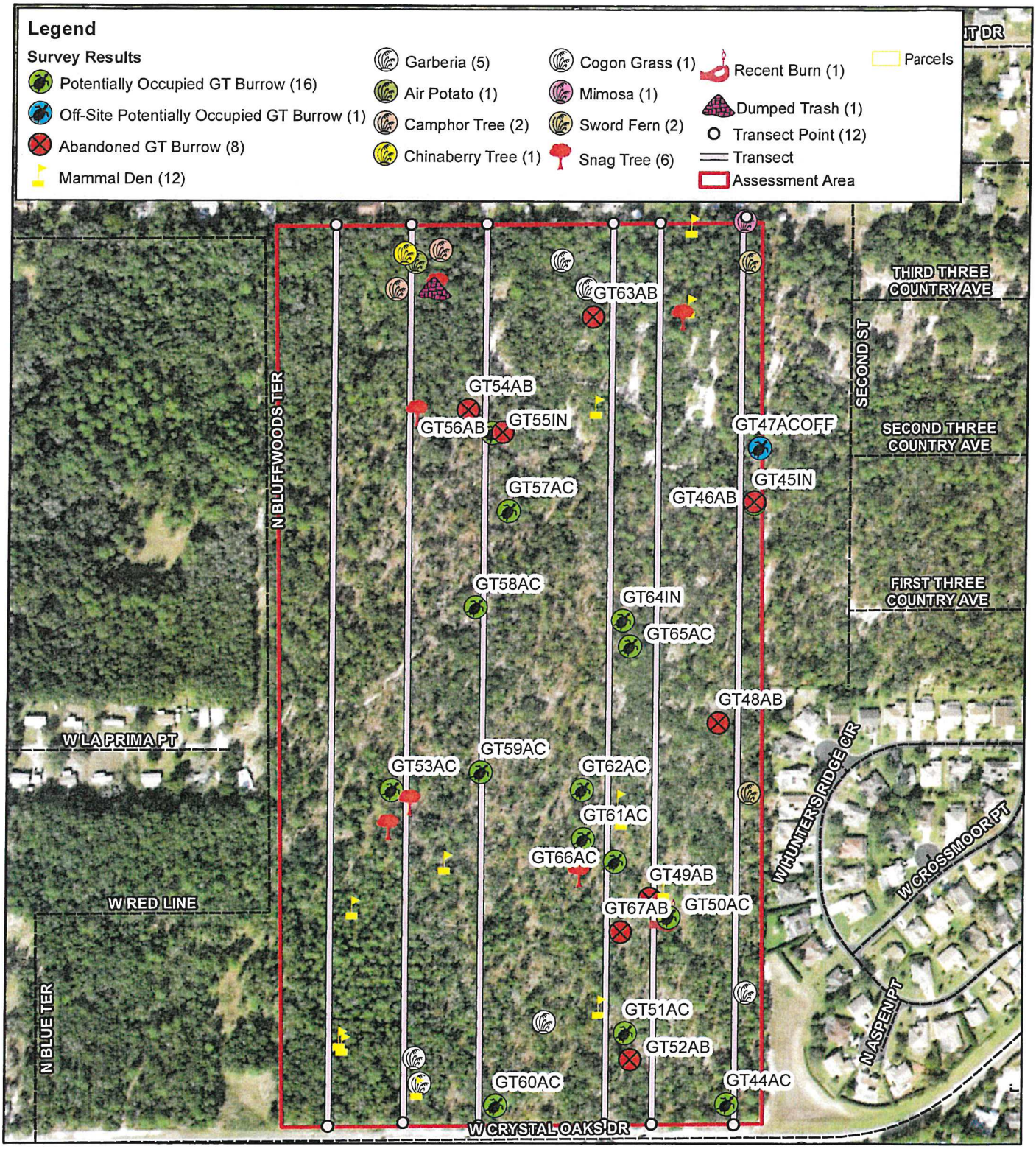
Features and Results - Map A



Crystal Ridge Phases 1, 2, & 3 for Pigeon-Ardurra, LLC

241 Acres (MOL) in Crystal River, Citrus County, Florida

Data Source: ESRI, Citrus County Property Appraiser, Field Results

Compiled By: KVW

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0 250 500 1,000 Feet

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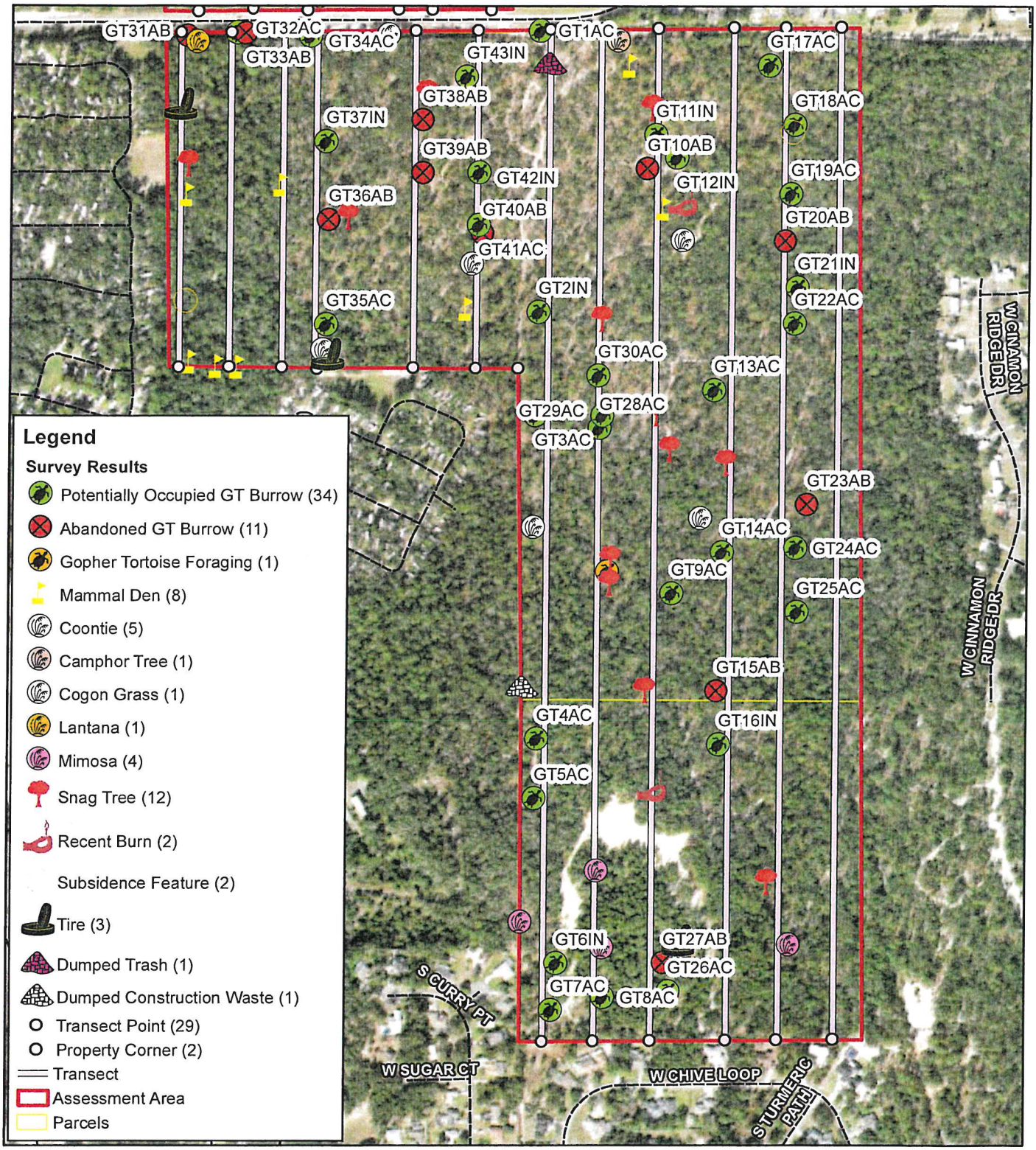
Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Features and Results - Map B



Legend

Survey Results

- Potentially Occupied GT Burrow (34)
- Abandoned GT Burrow (11)
- Gopher Tortoise Foraging (1)
- Mammal Den (8)
- Coontie (5)
- Camphor Tree (1)
- Cogon Grass (1)
- Lantana (1)
- Mimosa (4)
- Snag Tree (12)
- Recent Burn (2)
- Subsidence Feature (2)
- Tire (3)
- Dumped Trash (1)
- Dumped Construction Waste (1)
- Transect Point (29)
- Property Corner (2)
- Transect
- Assessment Area
- Parcels

Crystal Ridge Phases 1, 2, & 3 for Pigeon-Ardurra, LLC

241 Acres (MOL) in Crystal River, Citrus County, Florida

Data Source: ESRI, Citrus County Property Appraiser, Field Results

Compiled By: KVW

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0 250 500 1,000 1,500 Feet

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Appendix B

Photo Documentation

Crystal Ridge Phase 1, 2 and 3
246 Acres (MOL) Located in
Section 6, T19S, R18E & Section 31, T18S, R18E
Citrus County, FL

June 2021

Photo 1. Photo of Phase 1 property frontage along W Crystal Oaks Dr

Photo 2. Photo of one of many trails intersecting the project area

Photo 3. Dumping was noted along the trails throughout the project area

Photo 4. Photo of various materials noted on-site

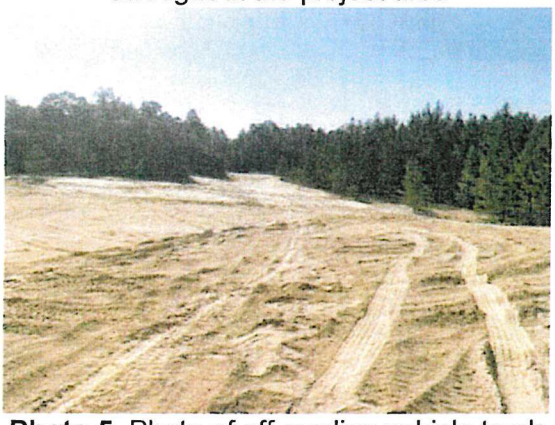

Photo 5. Photo of off-roading vehicle track noted in the Phase 3 project area

Photo 6. Photo of evidence of recent wildfire activity within the project area

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Photo 7. Photo of upland hardwood - coniferous mix habitat on-site

Photo 8. Photo of longleaf pine - xeric oak habitat on-site

Photo 9. Photo of tree plantation land use noted on-site

Photo 10. Photo of one of several mammal dens identified on-site

Photo 11. Photo of one of the potentially occupied gopher tortoise burrows within the project area

Photo 12. Photo of a gopher tortoise observed foraging on-site

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Appendix C

U.S. Fish and Wildlife Service – List of Threatened / Endangered Species for Citrus County, FL

Crystal Ridge Phase 1, 2 and 3
246 Acres (MOL) Located in
Section 6, T19S, R18E & Section 31, T18S, R18E
Citrus County, FL

June 2021

Federally Listed Species in Citrus County, Florida

This information is provided as a guide to project planning and is not a substitute for site-specific surveys. Such surveys may be needed to assess species' presence or absence, as well as the extent of project effects on listed species and/or designated critical habitat.

The following table lists those federally listed species known to be present in the county.
Code Key: E = Endangered, T = Threatened, CH = Critical Habitat Designated, C = Candidate

Category	Species Common Name	Species Scientific Name	Code
Mammals	West Indian (Florida) Manatee	*Trichechus manatus latirostris*	E/CH
Birds	Florida Scrub-jay	*Aphelocoma coeruluscens*	T
	Wood Stork	*Mycteria americana*	T
	Red-cockaded Woodpecker	*Picoides borealis*	E
Fish	Gulf Sturgeon	*Acipenser oxyrhynchus desotoi*	T
Reptiles	Eastern Indigo Snake	*Dymarchon corais couperi*	T
	Green Sea Turtle	*Chelonia mydas*	E
	Leatherback Sea Turtle	*Dermochelys coriacea*	E
	Loggerhead Sea Turtle	*Caretta caretta*	T
	Kemp's ridley Sea Turtle	*Lepidochelys kempii*	E
	Gopher Tortoise	*Gopherus polyphemus*	C
Amphibians	None		
Mollusks	None		
Crustaceans	None		
Plants	None		

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

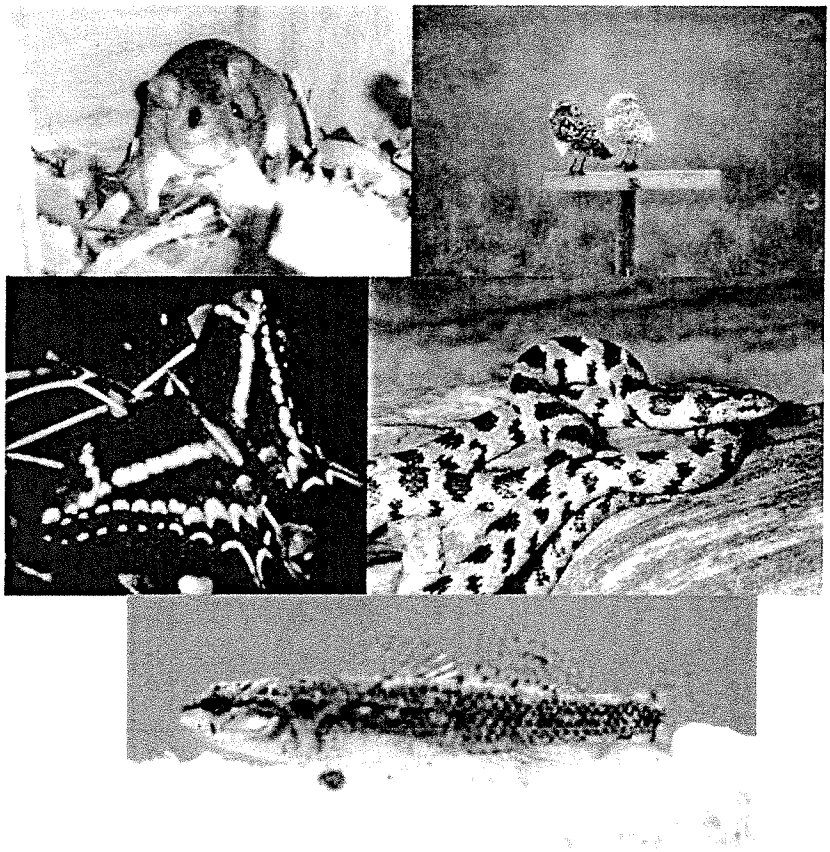
Appendix D

Florida Fish and Wildlife Conservation Commission List of Protected Species

Crystal Ridge Phase 1, 2 and 3
246 Acres (MOL) Located in
Section 6, T19S, R18E & Section 31, T18S, R18E
Citrus County, FL

June 2021

FLORIDA'S ENDANGERED AND THREATENED SPECIES



Updated December 2018

FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

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BIRDS 6
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CRUSTACEANS 8
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KEY TO ABBREVIATIONS AND NOTATIONS 10
LISTING CHANGES SINCE 2010 11

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

PREFACE

This document provides a table and list of the State of Florida's imperiled species of wildlife. It includes species listed at the Federal level as Endangered, Threatened, Threatened Due to Similarity of Appearance, or Non-Essential Experimental by the U. S. Fish and Wildlife Service (USFWS) and National Marine Fisheries Service (NMFS). It also includes species listed at the State level as State-designated Threatened and Species of Special Concern by the Florida Fish and Wildlife Conservation Commission (FWC).

FWC is a constitutional agency, and its authority to regulate and manage most wildlife comes from the Florida constitution. FWC was created by a 1998 amendment to the State of Florida constitution merging the former Game and Fresh Water Fish Commission (GFC), a constitutional agency, the former Marine Fisheries Commission, and certain parts of the Florida Department of Environmental Protection (FDEP), both statutory agencies. At the time of the merger, there were several wildlife species, not under the constitutional authority of the GFC, for which the Florida Legislature had given some statutory authority to regulate and manage to FDEP. The authority for FWC to regulate and manage these species, listed in Rule 68A-27.0031, Florida Administrative Code (F.A.C.), comes from this statutory authority, not constitutional authority. These species are included in this document for the convenience of the user, but they are not included in rules codifying the Florida Endangered and Threatened Species List (Rule 68A-27.003, F.A.C.) or the Species of Special Concern list (Rule 68A-27.005, F.A.C.). The Federal listing status of these species shown in Rule 68A-27.0031 is that of the species in 1998 and does not reflect any status changes since that time. However, the status of these species in *this* document *does* reflect their status as of the date of this document.

In November 2010, FWC established an imperiled species management system and revised its imperiled species rules (https://www.flrules.org/gateway/ChapterHome.asp?Chapter=68A-27). All species listed by the USFWS and NMFS that occur in Florida are now included on Florida Endangered and Threatened Species List as Federally-designated Endangered, Federally-designated Threatened, Federally-designated Threatened Due to Similarity of Appearance, or Federally-designated Non-Essential Experimental population species. Species listed by the FWC are included on the Florida Endangered and Threatened Species List as State-designated Threatened species.

The revised imperiled species management system abolishes the species of special concern (SSC) category once all species on that list are reclassified as State-designated Threatened, found to not meet any of the State's listing criteria or become Federally listed. Until then, the FWC will continue to maintain a separate Species of Special Concern list. These species are included in this document.

The State lists of plants, which are designated Endangered, Threatened, and Commercially Exploited, are administered and maintained by the Florida Department of Agriculture and Consumer Services (DOACS) via Chapter 5B-40, F.A.C. This list of plants can be obtained at http://www.freshfromflorida.com/Divisions-Offices/Florida-Forest-Service/Our-Forests/Forest-Health/Florida-Statewide-Endangered-and-Threatened-Plant-Conservation-Program/Florida-s-Federally-Listed-Plant-Species.

The Federal list of Endangered and Threatened animals and plants is administered by the USFWS and is published in 50 CFR 17 (animals) and 50 CFR 23 (plants). Additional information regarding Federal listings can be located at the following websites: NMFS - http://www.nmfs.noaa.gov/pr/species/esa/listed.htm and

USFWS - http://ecos.fws.gov/tess_public/reports/ad-hoc-species-report?kingdom=V&kingdom=I&status=E&status=T&status=EmE&status=EmT&status=EXPE&status=EXPN&status=SAE&status=SAT&mapstatus=3&fcrithab=on&fstatus=on&fspecrule=on&finvpoo=on&fgroup=on&header=Listed+Animals.

Common and scientific names listed first are as they appear in the Florida Administrative Code, Title 68A. Common and/or scientific names following this and located within parentheses ( ) are names as used by USFWS, or other commonly used names.

Bradley J. Gruver, Ph. D., SCP Section Leader
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Cover Photos by FWC Staff: Key Largo Woodrat, Burrowing Owls, Okaloosa Darter, Schaus' swallowtail butterfly, Short-tailed Snake.

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

NUMERICAL SUMMARY OF SPECIES

Listed by the State of Florida as Federally-designated Endangered **(FE)**, Federally-designated Threatened **(FT)**, Federally-designated Threatened due to Similarity of Appearance **[FT(S/A)]**, Federal Non-Essential Experimental Population **(FXN)**, State-designated Threatened **(ST)**, or State Species of Special Concern **(SSC)**.

STATUS DESIGNATION	FISH	AMPHIBIANS	REPTILES	BIRDS	MAMMALS	INVERTEBRATES	TOTAL
FE	3(1)[1]	1	3(3)	8	21(5)[2]	14	50(9)
FT	4(1)	1	7(2)	6	2(1)	16	36(4)
FT(S/A)	0	0	1	0	0	3	4
FXN	0	0	0	1	0	0	1
ST	6	2	9	16	4	2	39
SSC	0	0	0	0	0	1	1
TOTAL	**13(2)**	**4**	**20(5)**	**31**	**27 (6)**	**36**	**131(13)**

[1] Numbers in the parentheses are the number of species for which the FWC does not have constitutional authority. The status in Rule 68A-27.0031 is the Federal status these species had when the FWC was created by amendment to the Florida Constitution, adopted in 1998. The status of these species listed in here is their current Federal status as of December 2018.

[2] There is one additional species included in Rule 68A-27.0031 as a species for which the FWC does not have constitutional authority. This species is not included here because it has been determined to be extinct.

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FLORIDA'S ENDANGERED AND THREATENED SPECIES LIST

VERTEBRATES

FISH

Common Name	Scientific Name	Status
Atlantic sturgeon	*Acipenser oxyrinchus oxyrinchus*	FE
Blacknouth shiner	*Notropis melanostomus*	ST
Bluenose shiner	*Pteronotropis welaka*	ST
Crystal darter	*Crystallaria asprella*	ST
Giant manta ray	*Manta birostris*	FT
Gulf sturgeon	*Acipenser oxyrinchus [=oxyrhynchus] desotoi*	FT[1]
Key silverside	*Menidia conchorum*	ST
Nassau grouper	*Epinephelus striatus*	FT
Okaloosa darter	*Etheostoma okaloosae*	FT
Saltmarsh topminnow	*Fundulus jenkinsi*	ST
Shortnose sturgeon	*Acipenser brevirostrum*	FE[1]
Smalltooth sawfish	*Pristis pectinata*	FE
Southern tessellated darter	*Etheostoma olmstedi maculaticeps*	ST

AMPHIBIANS

Common Name	Scientific Name	Status
Florida bog frog	*Lithobates okaloosae*	ST
Frosted flatwoods salamander	*Ambystoma cingulatum*	FT
Georgia blind salamander	*Eurycea wallacei*	ST
Reticulated flatwoods salamander	*Ambystoma bishopi*	FE

REPTILES

Common Name	Scientific Name	Status
American alligator	*Alligator mississippiensis*	FT(S/A)
American crocodile	*Crocodylus acutus*	FT
Atlantic salt marsh snake	*Nerodia clarkii taeniata*	FT
Barbour's map turtle	*Graptemys barbouri*	ST
Bluetail mole skink	*Plestiodon egregius lividus*	FT
Eastern indigo snake	*Drymarchon corais couperi*	FT
Florida brown snake	*Storeria victa*	ST[2]

Common Name	Scientific Name	Status
Florida Keys mole skink	*Plestiodon egregius egregius*	ST
Florida pine snake	*Pituophis melanoleucus mugitus*	ST
Gopher tortoise	*Gopherus polyphemus*	ST
Green sea turtle	*Chelonia mydas*	FT[1]
Hawksbill sea turtle	*Eretmochelys imbricata*	FE[1]
Kemp's ridley sea turtle	*Lepidochelys kempii*	FE[1]
Key ringneck snake	*Diadophis punctatus acricus*	ST
Leatherback sea turtle	*Dermochelys coriacea*	FE[1]
Loggerhead sea turtle	*Caretta caretta*	FT[1]
Rim rock crowned snake	*Tantilla oolitica*	ST
Sand skink	*Plestiodon reynoldsi*	FT
Short-tailed snake	*Lampropeltis extenuata*	ST
Suwannee alligator snapping turtle	*Macrochelys suwanniensis*	ST

BIRDS

Common Name	Scientific Name	Status
American oystercatcher	*Haematopus palliatus*	ST
Audubon's crested caracara	*Polyborus plancus audubonii*	FT
Bachman's wood warbler	*Vermivora bachmanii*	FE
Black skimmer	*Rynchops niger*	ST
Cape Sable seaside sparrow	*Ammodramus maritimus mirabilis*	FE
Eskimo curlew	*Numenius borealis*	FE
Everglade snail kite	*Rostrhamus sociabilis plumbeus*	FE
Florida burrowing owl	*Athene cunicularia floridana*	ST
Florida grasshopper sparrow	*Ammodramus savannarum floridanus*	FE
Florida sandhill crane	*Antigone canadensis pratensis*	ST
Florida scrub-jay	*Aphelocoma coerulescens*	FT
Ivory-billed woodpecker	*Campephilus principalis*	FE
Kirtland's warbler (Kirtland's wood warbler)	*Setophaga kirtlandii (Dendroica kirtlandii)*	FE
Least tern	*Sternula antillarum*	ST
Little blue heron	*Egretta caerulea*	ST
Marian's marsh wren	*Cistothorus palustris marianae*	ST
Piping plover	*Charadrius melodus*	FT
Red-cockaded woodpecker	*Picoides borealis*	FE

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Common Name	Scientific Name	Status
Reddish egret	*Egretta rufescens*	ST
Roseate spoonbill	*Platalea ajaja*	ST
Roseate tern	*Sterna dougallii dougallii*	FT
Rufa red knot	*Calidris canutus rufa*	FT
Scott's seaside sparrow	*Ammodramus maritimus peninsulae*	ST
Snowy plover	*Charadrius nivosus*	ST
Southeastern American kestrel	*Falco sparverius paulus*	ST
Tricolored heron	*Egretta tricolor*	ST
Wakulla seaside sparrow	*Ammodramus maritimus juncicola*	ST
White-crowned pigeon	*Patagioenas leucocephala*	ST
Whooping crane	*Grus americana*	FXN
Worthington's marsh wren	*Cistothorus palustris griseus*	ST
Wood stork	*Mycteria americana*	FT

MAMMALS

Common Name	Scientific Name	Status
Anastasia Island beach mouse	*Peromyscus polionotus phasma*	FE
Big Cypress fox squirrel	*Sciurus niger avicennia*	ST
Choctawhatchee beach mouse	*Peromyscus polionotus allophrys*	FE
Everglades mink	*Neovison vison evergladensis*	ST
Finback whale	*Balaenoptera physalus*	FE[1]
Florida bonneted bat	*Eumops floridanus*	FE
Florida panther	*Puma [=Felis] concolor coryi*	FE
Florida salt marsh vole	*Microtus pennsylvanicus dukecampbelli*	FE
Gray bat	*Myotis grisescens*	FE
Gray wolf	*Canis lupus*	FE[2]
Humpback whale	*Megaptera novaeangliae*	FE[1]
Indiana bat	*Myotis sodalis*	FE
Key deer	*Odocoileus virginianus clavium*	FE
Key Largo cotton mouse	*Peromyscus gossypinus allapaticola*	FE
Key Largo woodrat	*Neotoma floridana smalli*	FE
Lower Keys rabbit	*Sylvilagus palustris hefneri*	FE
North Atlantic right whale	*Eubalaena glacialis*	FE[1]
Perdido Key beach mouse	*Peromyscus polionotus trissyllepsis*	FE
Red wolf	*Canis rufus*	FE

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Common Name	Scientific Name	Status
Rice rat	*Oryzomys palustris natator*	FE[1]
Sanibel Island rice rat	*Oryzomys palustris sanibeli*	ST
Sei whale	*Balaenoptera borealis*	FE[1]
Sherman's short-tailed shrew	*Blarina shermani*	ST
Southeastern beach mouse	*Peromyscus polionotus niveiventris*	FT
Sperm whale	*Physeter macrocephalus*	FE[1]
St. Andrew beach mouse	*Peromyscus polionotus peninsularis*	FE
West Indian manatee (Florida manatee)	*Trichechus manatus* (*Trichechus manatus latirostris*)	FT[1]

INVERTEBRATES

CORALS

Common Name	Scientific Name	Status
Boulder star coral	*Orbicella franksi*	FT
Elkhorn coral	*Acropora palmata*	FT
Lobed star coral	*Orbicella annularis*	FT
Mountainous star coral	*Orbicella faveolata*	FT
Pillar coral	*Dendrogyra cylindricus*	FT
Rough cactus coral	*Mycetophyllia ferox*	FT
Staghorn coral	*Acropora cervicornis*	FT

CRUSTACEANS

Common Name	Scientific Name	Status
Black Creek crayfish	*Procambarus pictus*	ST
Panama City crayfish	*Procambarus econfinae*	SSC
Santa Fe cave crayfish	*Procambarus erythrops*	ST
Squirrel Chimney Cave shrimp	*Palaemonetes cummingi*	FT

INSECTS

Common Name	Scientific Name	Status
American burying beetle	*Nicrophorus americanus*	FE
Bartram's scrub-hairstreak	*Strymon acis bartrami*	FE
Cassius blue butterfly	*Leptotes cassius theonus*	FT(S/A)

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Common Name	Scientific Name	Status
Ceraunus blue butterfly	*Hemiargus ceraunus antibubastus*	FT(S/A)
Florida leafwing	*Anaea troglodyta floridalis*	FE
Miami blue butterfly	*Cyclargus thomasi bethunebakeri*	FE
Miami tiger beetle	*Cicindelidia floridana*	FE
Nickerbean blue butterfly	*Cyclargus ammon*	FT(S/A)
Schaus swallowtail butterfly	*Heraclides aristodemus ponceanus*	FE

MOLLUSKS

Common Name	Scientific Name	Status
Chipola slabshell (mussel)	*Elliptio chipolaensis*	FT
Choctaw bean	*Villosa choctawensis*	FE
Fat threeridge (mussel)	*Amblema neisleri*	FE
Fuzzy pigtoe	*Pleurobema strodeanum*	FT
Gulf moccasinshell (mussel)	*Medionidus penicillatus*	FE
Narrow pigtoe	*Fusconaia escambia*	FT
Ochlockonee moccasinshell (mussel)	*Medionidus simpsonianus*	FE
Oval pigtoe (mussel)	*Pleurobema pyriforme*	FE
Purple bankclimber (mussel)	*Elliptoideus sloatianus*	FT
Round ebonyshell	*Fusconaia rotulata*	FE
Shinyrayed pocketbook (mussel)	*Lampsilis subangulata*	FE
Southern kidneyshell	*Ptychobranchus jonesi*	FE
Southern sandshell	*Hamiota australis*	FT
Stock Island tree snail	*Orthalicus reses [not incl. nesodryas]*	FT
Suwannee moccasinshell	*Medionidus walkeri*	FT
Tapered pigtoe	*Fusconaia burki*	FT

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KEY TO ABBREVIATIONS AND NOTATIONS

List Abbreviations

FWC	Florida Fish and Wildlife Conservation Commission
FE	Federally-designated Endangered
FT	Federally-designated Threatened
FXN	Federally-designated Threatened Nonessential Experimental Population
FT(S/A)	Federally-designated Threatened species due to similarity of appearance
ST	State-designated Threatened
SSC	State Species of Special Concern

List Notations

1 A species for which the FWC does not have constitutional authority.
2 Not documented in Florida.
3 Lower Keys population only.

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LISTING CHANGES SINCE 2010

The Florida black bear was removed from Florida's Endangered and Threatened Species List on August 23, 2012 after approval by the Commission at the June 2012 Commission meeting. A new Florida Black Bear Management Plan was also approved at this meeting.

The Miami blue butterfly was emergency listed as Endangered by the USFWS on August 10, 2011. On April 6, 2012, the Miami blue was officially listed as Endangered by the USFWS. Effective September 19, 2012 the FWC listed the Miami blue butterfly as Federally-designated Endangered on Florida's Endangered and Threatened Species List.

The Cassius blue butterfly, ceraunus blue butterfly, and nickerbean blue butterfly were emergency listed as Threatened Due to Similarity of Appearance to the Miami blue by the USFWS on August 10, 2011. On April 6, 2012, these three species were officially listed as Threatened Due to Similarity of Appearance to the Miami blue by the USFWS. These three species were listed on Florida's Endangered and Threatened Species List as Federally-designated Threatened by Similarity of Appearance to the Miami blue butterfly effective September 19, 2012, and as such only the following prohibitions apply to these three species:

a. Incidental take, that is, take that results from, but is not a purpose of, carrying out an otherwise lawful activity will not apply to cassius blue butterfly, ceraunus blue butterfly, and nickerbean blue butterfly.
b. Collection of the cassius blue butterfly, ceraunus blue butterfly, and nickerbean blue butterfly is prohibited in coastal counties south of Interstate 4 and extending to the boundaries of the State of Florida at the endpoints of Interstate 4 at Tampa and Daytona Beach. Specifically, such activities are prohibited in the following counties: Brevard, Broward, Charlotte, Collier, De Soto, Hillsborough, Indian River, Lee, Manatee, Pinellas, Sarasota, St. Lucie, Martin, Miami-Dade, Monroe, Palm Beach, and Volusia

The Okaloosa darter was reclassified by the USFWS effective May 2, 2011 from Endangered to Threatened. A special rule under Section 4d of the Endangered Species Act was also adopted that allows Eglin Air Force Base to continue activities with a reduced regulatory burden and will provide a net benefit to the Okaloosa darter. FWC reclassified the darter from Federally-designated Endangered to Federally-designated Threatened on September 19, 2012.

The Atlantic sturgeon was listed as Endangered by the NMFS on April 6, 2012. FWC reclassified the fish from Species of Special Concern to Federally-designated Threatened on September 19, 2012.

On October 10, 2012, the USFWS listed the round ebonyshell, southern kidneyshell, and Choctaw bean as Endangered. All three mussels were listed as Federally-designated Endangered by the FWC on June 10, 2015.

The USFWS listed the tapered pigtoe, narrow pigtoe, southern sandshell, and fuzzy pigtoe as Threatened on October 12, 2012. All four mussels were listed as Federally-designated Threatened by the FWC on June 10, 2015.

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The Florida bonneted bat was listed as Endangered by the USFWS on October 2, 2013 after receiving a petition for emergency listing in January 2010. FWC reclassified this bat species from State-designated Threatened to Federally-designated Endangered on June 10, 2015.

The wood stork was reclassified by the USFWS on June 30, 2014, from Endangered to Threatened. FWC reclassified the wood stork to Federally-designated Threatened on June 10, 2015.

The Florida leafwing and Bartram's scrub-hairstreak butterfly were listed as Endangered by the USFWS on September 11, 2014. Both species were listed by the FWC as Federally-designated Endangered on June 10, 2015.

The pillar coral was listed as Threatened by the USFWS on November 13, 2014. FWC reclassified the coral from State-designated Threatened to Federally-designated Threatened on June 10, 2015.

The rufa red knot was listed as Threatened by USFWS on January 12, 2015, and listed by FWC as Federally-designated Threatened on June 10, 2015.

The Miami tiger beetle was listed as Endangered by the USFWS on November 4, 2016 and listed by FWC as Federally-designated Endangered on or about June 12, 2017.

The Suwannee moccasinshell was listed as Threatened by the USFWS on November 7, 2016 and listed by FWC as Federally-designated Endangered on or about June 12, 2017.

On January 11, 2017, the State listing status changes that were proposed in 2011 as part of the newly implemented imperiled species management system became official after the approval of Florida's Imperiled Species Management Plan by FWC Commissioners.

- 15 species were removed from Florida's Endangered and Threatened Species List. Eastern chipmunk, Florida mouse, brown pelican, limpkin, snowy egret, white ibis, peninsula ribbon snake (Lower Keys population), red rat snake Lower Keys population), striped mud turtle (Lower Keys population), Suwannee cooter, gopher frog, Pine Barrens tree frog, Lake Eustis pupfish, mangrove rivulus, and Florida tree snail.
- 23 species changed from State-designated Species of Special Concern to State-designated Threatened species: Sherman's short-tailed shrew, Sanibel rice rat, little blue heron, tricolored heron, reddish egret, roseate spoonbill, American oystercatcher, black skimmer, Florida burrowing owl, Marian's marsh wren, Worthington's Marsh wren, Scott's seaside sparrow, Wakulla seaside sparrow, Barbour's map turtle, Florida Keys mole skink, Florida pine snake, Georgia blind salamander, Florida bog frog, bluenose shiner, saltmarsh top minnow, Southern tessellated darter, Santa Fe crayfish, and Black Creek crayfish.
- 14 species maintain their State-designated Threatened status: Everglades mink, Big Cypress fox squirrel, Florida sandhill crane, snowy plover, least tern, white-crowned pigeon, Southeastern American kestrel, Florida brown snake (Lower Keys population), Key ringneck snake, short-tailed snake, rim rock crowned snake, Key silverside, blackmouth shiner, and crystal darter. Five species remain listed as State-designated

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Species of Special Concern: (list species): Homosassa shrew, Sherman's fox squirrel, osprey (Monroe County population), alligator snapping turtle, and harlequin darter.

On December 23, 2018, the State listing status changes that were proposed in 2011 as part of the newly implemented imperiled species management system became official after the approval of Florida's Imperiled Species Management Plan by FWC Commissioners.

- Four species were removed from Florida's Endangered and Threatened Species List as State Species of Special Concern: Harlequin darter, Osprey (Monroe County population), Homosassa shrew, and Sherman's fox squirrel.
- The Alligator snapping turtle was taxonomically reclassified into three subspecies. The Suwannee alligator snapping turtle was listed as a State-designated Threatened species.
- Two species were listed as Federally-designated Threatened species: Giant manta ray and Nassau grouper.
- Three species had changes in their scientific names: Short tailed snake, Bluetail mole skink, Florida Keys mole skink, and Sand skink.

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Appendix E

FNAI Tracking List of Listed / Ranked Floral Species in Citrus County, FL

Crystal Ridge Phase 1, 2 and 3
246 Acres (MOL) Located in
Section 6, T19S, R18E & Section 31, T18S, R18E
Citrus County, FL

June 2021

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Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
Adiantum tenerum	brittle maidenhair fern	G5	S3		E
Agrimonia incisa	incised groove-bur	G3	S2		T
Asplenium erosum	auricled spleenwort	G5	S2		E
Asplenium pumilum	dwarf spleenwort	G5	S1		E
Asplenium verecundum	modest spleenwort	G1	S1		E
Asplenium x curtissii	Curtiss' spleenwort	GNA	S1		N
Asplenium x heteroresiliens	Morzenti's spleenwort	G2	S1		N
Blechnum occidentale var. minor	hammock fern	G5TNR	S1		E
Centrosema arenicola	sand butterfly pea	G2Q	S2		E
Chionanthus pygmaeus	pygmy fringe tree	G2G3	S2S3	E	E
Glandularia maritima	coastal vervain	G3	S3		E
Glandularia tampensis	Tampa vervain	G2	S2		E
Gymnopogon chapmanianus	Chapman's skeletongrass	G3	S3		N
Justicia cooleyi	Cooley's water-willow	G2Q	S2	E	E
Matelea floridana	Florida spiny-pod	G2	S2		E
Mesadenus lucayanus	Florida Keys ladies'-tresses	GNR	S1S2		E
Monotropsis reynoldsiae	pygmy pipes	G1	S1		E
Myriopteris microphylla	southern lip fern	G5	S3		E
Nymphaea jamesoniana	sleeping beauty waterlily	G5	S2S3		E
Pavonia spinifex	yellow hibiscus	G4G5	S2		N
Pecluma dispersa	widespread polypody	G5	S2		E
Pecluma plumula	plume polypody	G5	S2		E
Pecluma ptilota var. bourgeauana	comb polypody	G5TNR	S2		E
Peperomia humilis	terrestrial peperomia	G5	S2		E
Pteroglossaspis ecristata	giant orchid	G2G3	S2		T
Stylisma abdita	scrub stylisma	G3	S3		E
Thelypteris reptans	creeping maiden fern	G5	S2		E
Trichomanes petersii	Peters' bristle fern	G4G5	S1S2		N
Trichomanes punctatum ssp. floridanum	Florida filmy fern	G4G5T1	S1	E	E
Triphora craigheadii	Craighead's nodding-caps	G1	S1		E
Triphora rickettii	Rickett's nodding-caps	G1	S1		N

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Appendix F

U.S. Fish and Wildlife Service – Eastern Indigo Snake Standard Protection Measures

Crystal Ridge Phase 1, 2 and 3
246 Acres (MOL) Located in
Section 6, T19S, R18E & Section 31, T18S, R18E
Citrus County, FL

June 2021

STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

U.S. Fish and Wildlife Service
August 12, 2013

The eastern indigo snake protection/education plan (Plan) below has been developed by the U.S. Fish and Wildlife Service (USFWS) in Florida for use by applicants and their construction personnel. At least **30 days prior** to any clearing/land alteration activities, the applicant shall notify the appropriate USFWS Field Office via e-mail that the Plan will be implemented as described below (North Florida Field Office: jaxregs@fws.gov; South Florida Field Office: verobeach@fws.gov; Panama City Field Office: panamacity@fws.gov). As long as the signatory of the e-mail certifies compliance with the below Plan (including use of the attached poster and brochure), no further written confirmation or "approval" from the USFWS is needed and the applicant may move forward with the project.

If the applicant decides to use an eastern indigo snake protection/education plan other than the approved Plan below, written confirmation or "approval" from the USFWS that the plan is adequate must be obtained. At least 30 days prior to any clearing/land alteration activities, the applicant shall submit their unique plan for review and approval. The USFWS will respond via email, typically within 30 days of receiving the plan, either concurring that the plan is adequate or requesting additional information. A concurrence e-mail from the appropriate USFWS Field Office will fulfill approval requirements.

The Plan materials should consist of: 1) a combination of posters and pamphlets (see **Poster Information** section below); and 2) verbal educational instructions to construction personnel by supervisory or management personnel before any clearing/land alteration activities are initiated (see **Pre-Construction Activities** and **During Construction Activities** sections below).

POSTER INFORMATION

Posters with the following information shall be placed at strategic locations on the construction site and along any proposed access roads (a final poster for Plan compliance, to be printed on 11" x 17" or larger paper and laminated, is attached):

DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have creamcoloration on the throat. These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.

SIMILAR SNAKES: The black racer is the only other solid black snake resembling the eastern indigo snake. However, black racers have a white or creamchin, thinner bodies, and WILL BITE if handled.

LIFE HISTORY: The eastern indigo snake occurs in a wide variety of terrestrial habitat types

throughout Florida. Although they have a preference for uplands, they also utilize some wetlands and agricultural areas. Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles. Females may lay from 4 - 12 white eggs as early as April through June, with young hatching in late July through October.

PROTECTION UNDER FEDERAL AND STATE LAW: The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. "Taking" of eastern indigo snakes is prohibited by the Endangered Species Act without a permit. "Take" is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of $25,000 for civil violations and up to $50,000 and/or imprisonment for criminal offenses, if convicted.

Only individuals currently authorized through an issued Incidental Take Statement in association with a USFWS Biological Opinion, or by a Section 10(a)(1)(A) permit issued by the USFWS, to handle an eastern indigo snake are allowed to do so.

IF YOU SEE A LIVE EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and allow the live eastern indigo snake sufficient time to move away from the site without interference;
  Personnel must NOT attempt to touch or handle snake due to protected status.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor or the applicant's designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- If the snake is located in a vicinity where continuation of the clearing or construction activities will cause harm to the snake, the activities must halt until such time that a representative of the USFWS returns the call (within one day) with further guidance as to when activities may resume.

IF YOU SEE A DEAD EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and immediately notify supervisor or the applicant's designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

Telephone numbers of USFWS Florida Field Offices to be contacted if a live or dead eastern indigo snake is encountered:

North Florida Field Office – (904) 731-3336
Panama City Field Office – (850) 769-0552
South Florida Field Office – (772) 562-3909

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

PRE-CONSTRUCTION ACTIVITIES

1. The applicant or designated agent will post educational posters in the construction office and throughout the construction site, including any access roads. The posters must be clearly visible to all construction staff. A sample poster is attached.

2. Prior to the onset of construction activities, the applicant/designated agent will conduct a meeting with all construction staff (annually for multi-year projects) to discuss identification of the snake, its protected status, what to do if a snake is observed within the project area, and applicable penalties that may be imposed if state and/or federal regulations are violated. An educational brochure including color photographs of the snake will be given to each staff member in attendance and additional copies will be provided to the construction superintendent to make available in the onsite construction office (a final brochure for Plan compliance, to be printed double-sided on 8.5" x 11" paper and then properly folded, is attached). Photos of eastern indigo snakes may be accessed on USFWS and/or FWC websites.

3. Construction staff will be informed that in the event that an eastern indigo snake (live or dead) is observed on the project site during construction activities, all such activities are to cease until the established procedures are implemented according to the Plan, which includes notification of the appropriate USFWS Field Office. The contact information for the USFWS is provided on the referenced posters and brochures.

DURING CONSTRUCTION ACTIVITIES

1. During initial site clearing activities, an onsite observer may be utilized to determine whether habitat conditions suggest a reasonable probability of an eastern indigo snake sighting (example: discovery of snake sheds, tracks, lots of refugia and cavities present in the area of clearing activities, and presence of gopher tortoises and burrows).

2. If an eastern indigo snake is discovered during gopher tortoise relocation activities (i.e. burrow excavation), the USFWS shall be contacted within one business day to obtain further guidance which may result in further project consultation.

3. Periodically during construction activities, the applicant's designated agent should visit the project area to observe the condition of the posters and Plan materials, and replace them as needed. Construction personnel should be reminded of the instructions (above) as to what is expected if any eastern indigo snakes are seen.

POST CONSTRUCTION ACTIVITIES

Whether or not eastern indigo snakes are observed during construction activities, a monitoring report should be submitted to the appropriate USFWS Field Office within 60 days of project completion. The report can be sent electronically to the appropriate USFWS e-mail address listed on page one of this Plan.

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Appendix G

Invasive Exotic Plant Reference Material

Crystal Ridge Phase 1, 2 and 3
246 Acres (MOL) Located in
Section 6, T19S, R18E & Section 31, T18S, R18E
Citrus County, FL

June 2021

UF | IFAS Extension
UNIVERSITY of FLORIDA

SS AGR 164

Natural Area Weeds: Air Potato (*Dioscorea bulbifera*)[1]

K. A. Langeland and S. F. Enloe[2]

Introduction

Plants provide us with food and fiber, decorate our yards and gardens, and provide habitat for wildlife. However, when plants grow where they are not wanted, we call them weeds. To home owners, weeds may be unwanted plants in lawns or gardens. To farmers, weeds are plants that interfere with raising crops or livestock. To biologists who manage natural areas, weeds are plants that interfere with the functions of natural communities.

Natural area weeds are often exotic plant species (plants whose natural range does not include Florida and were brought here after European contact, about 1500 A.D.) that have become naturalized (capable of reproducing outside of cultivation). Invasive exotic plants are weeds that alter the functions and value of natural areas by displacing native species (plants whose natural range included Florida at the time of European contact) and disrupting ecosystem services. Natural area managers must remove invasive exotic plant species to maintain the integrity of natural areas.

Air potato is an invasive plant species in Florida that should be removed from public and private properties to help protect the state's natural areas. It has been listed by the Florida Exotic Pest Plant Council as one of Florida's most invasive plant species since 1993 and was added to the Florida Noxious Weed List by the Florida Department of Agriculture and Consumer Services in 1999 (5b-57.007 FAC). Plants on the Florida Noxious Weed List may not be introduced, possessed, moved, or released without a permit.

Impacts

Air potato can quickly engulf native vegetation in natural areas, climbing high into mature tree canopies (Figure 1). It produces large numbers of bulbils (aerial tubers), which facilitate its spread and make it extremely difficult to eliminate because new plants sprout from even very small bulbils. It invades a variety of habitats, including pinelands and hammocks of natural areas (Langeland et al. 2008).

Figure 1. Air potato vine engulfing native cabbage palm.
Credits: Ken Langeland, UF/IFAS

1. This document is SS AGR 164, one of a series of the Agronomy Department, UF/IFAS Extension. Original publication date May 2001. Revised March 2008 and December 2017. Visit the EDIS website at http://edis.ifas.ufl.edu.

2. K. A. Langeland, professor; and S. F. Enloe, associate professor, Agronomy Department, Center for Aquatic and Invasive Plants; UF/IFAS Extension, Gainesville, FL 32611. M. J. Meisenburg, contributed to the original publication.

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Distribution

Native to tropical Asia and sub-Saharan Africa, air potato was spread by ancient Polynesians throughout much of the South Pacific where it is now considered invasive. It was brought to the Americas from Africa during the slave trade (Coursey 1967), and introduced to Florida in 1905 (Morton 1976). It is found throughout the state from Escambia County in the Panhandle to the Florida Keys (http://www.plantatlas.usf.edu/maps.asp?plantID=1726).

Air potato is a member of the yam family (*Dioscoreaceae*). Yams are cultivated for their edible underground tubers in western Africa, where they are important commodities. However, uncultivated species—such as air potato—are generally bitter and even poisonous.

How to Recognize Air Potato

Air potato is a vigorously twining herbaceous vine, often arising from an underground tuber. Freely branching stems grow to 60 ft. in length. Stems are round or slightly angled in cross section and twine to the left (counter-clockwise). Aerial tubers (bulbils) freely form in leaf axils (Figure 2). Bulbils are usually roundish with mostly smooth surfaces, and grow up to 5 in. x 4 in. (Figure 2). Leaves are long petioled (stalked), alternate; blades to 8 in. or more long, broadly heart shaped, with basal lobes usually rounded and with arching veins all originating from one point (Figure 3, Figure 4). Flowers are rare (in Florida), small, and fragrant, with male and female flowers arising from leaf axils on separate plants (i.e., a dioecious species) in panicles or spikes to 4 in. long (Figure 4). Fruit is a capsule; seeds are partially winged.

Figure 2. Air potato bulbils form in leaf axils.
Credits: Ken Langeland, UF/IFAS

Winged yam (*Dioscorea alata*), often mistaken for air potato, is similar in appearance and is also a non-native invasive species. Climbing up to 80 ft. in length, stems are square in cross section with "winged" corners that are often red-purple tinged, and twine to the right (clockwise). Winged yam has opposite leaves that are more triangular and larger than those of air potato. Figure 5 shows air potato and winged yam growing alongside each other. Though not as widespread as air potato, winged yam nonetheless ranges from Escambia to Miami-Dade counties (http://www.plantatlas.usf.edu/maps.asp?plantID=1750) and is probably more widespread than has previously been recognized. Winged yam can produce massive edible tubers (Figure 6), some of which have been recorded to weigh over 100 pounds.

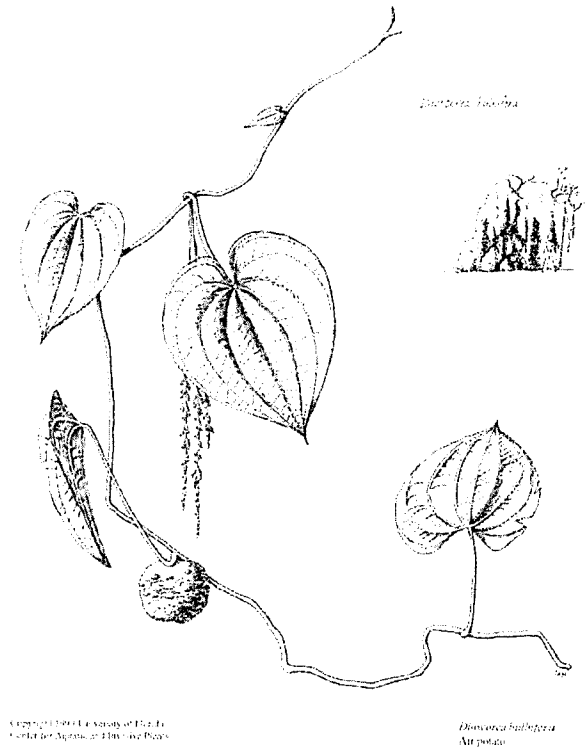

Figure 3. Air potato (*Dioscorea bulbifera*).
Credits: UF/IFAS, Center for Aquatic and Invasive Plants

Figure 4. Air potato flowers.
Credits: Ken Langeland, UF/IFAS

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Three other introduced species of *Dioscorea* may be encountered in Florida: Chinese yam (*D. polystachya*), Zanzibar yam (*D. sansibarensis*), and wild yam (D. villosa). None of these is considered to be invasive. Our native wild yam (*D. floridana*) is infrequent in hammocks and floodplains of northern and western Florida, never forms aerial tubers, and has leaf blades that rarely reach 6 in. long.

Figure 5. Side-by-side comparison of winged yam (left) and air potato (right).
Credits: Michael Meisenburg, UF/IFAS

Figure 6. Underground tuber of winged yam.
Credits: Wendy Wilbur, UF/IFAS

Controlling Air Potato in Florida

For many years, air potato has been manually controlled by digging the tubers (Figure 6) and collecting and destroying the bulbils produced in the leaf axils (Figure 7). As many bulbils as possible must be removed from infested sites (Figure 7). Those which remain will produce new vines. All plant material, including bulbils, must be disposed of in such a way that they do not spread the vines to new areas (for example, in a landfill or where they will be incinerated). Plants become dormant in winter (during short day-length). Locating and removing bulbils is easier during winter months when air potato and other vegetation are not as dense as during summer. Air potato bulbils cannot tolerate freezing, and placing them overnight in a freezer is the best way to prevent them from starting new infestations. On a larger scale, coordinated bulbil collection events, such as the city of Gainesville's Air Potato Roundup, have resulted in the collection of thousands of pounds of bulbils. These types of volunteer events have been very useful for increasing public knowledge of invasive plant issues and in controlling air potato in many city parks. However, a new biological control for air potato has greatly reduced the need for volunteer efforts in many situations.

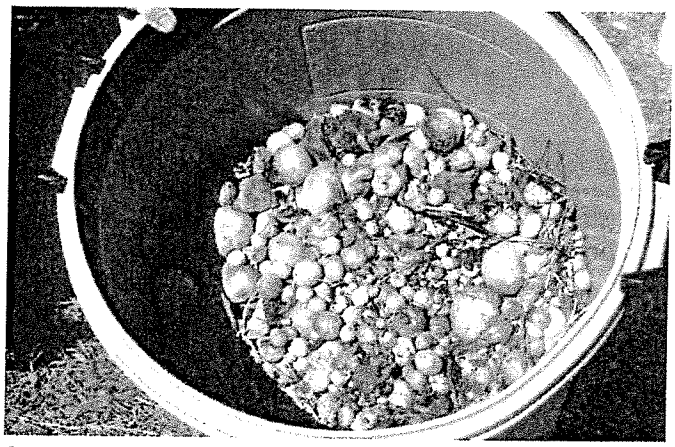

Figure 7. Remove air potato bulbils and other plant material from site and dispose of in such a way that they do not spread the vines to new areas.
Credits: Ken Langeland, UF/IFAS

The air potato leaf beetle, *Lilioceris cheni* Gressit & Kimono (Coleoptera: Chrysomelidae), native to Nepal and China, was first released in Florida in 2011 (Figure 8). The insect is specific to air potato and does not harm native plants. The insect has been widely distributed throughout Florida at over 2000 release sites. The air potato leaf beetle feeds on the leaves and causes a skeleton like appearance (Figure 8). The damage can be so severe that aerial bulbil production, the climbing ability, and competitive nature of air potato are all greatly reduced. The insect does not eradicate air potato, but the damage it inflicts makes this insect a growing success story for biological control in Florida. More information on the biology and ecology of the air potato leaf beetle can be found in two additional EDIS publications: *Classical Biological Control of Air Potato in Florida* (http://edis.ifas.ufl.edu/in957) and *Air Potato Leaf Beetle*

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(suggested common name), Lilioceris cheni *Gressitt and Kimoto (Insecta: Coleoptera: Chrysomelidae: Criocerinae)* (http://edis.ifas.ufl.edu/in972).

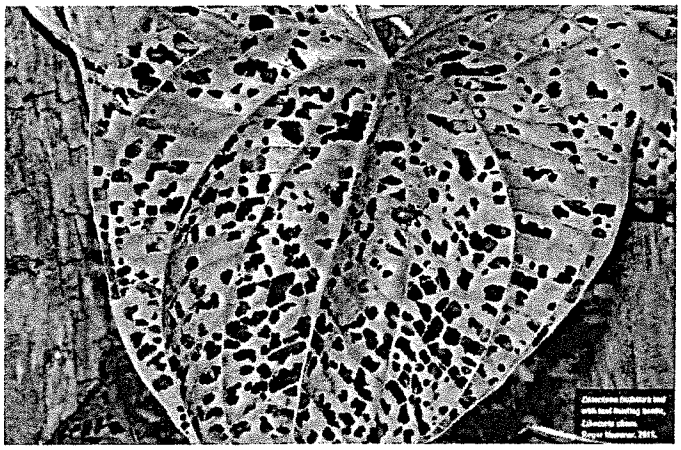

Figure 8. *Dioscorea bulbifera* leaf damage by the air potato leaf beetle, *Lilioceris cheni*.
Credits: Roger Hammer

For areas where the air potato leaf beetle has not established, the herbicide glyphosate can be used for air potato control. Glyphosate is effective for foliar applications but does not kill aerial bulbils that have already been produced. The high climbing growth also makes foliar treatment difficult for applicators and only partial control is achieved. Additionally, glyphosate is not effective in completely killing the underground tubers, which resprout following foliar treatment. This generally results in the need for multiple treatments. The optimal treatment timing is in the fall, when downward translocation of the herbicide to the roots and tubers is maximized. Air potato is susceptible to frost and poor control is likely if plants experience a cold period just before or shortly after treatment.

Literature Cited

Coursey, D.G. 1967. *Yams: an account of the nature, origins, cultivation, and utilization of the useful members of* Dioscoraceae. London: Longmans, Green and Co. Ltd.

Langeland, K. L., H. M. Cherry, C. M. McCormick, and K. A. Craddock Burks. 2008. *Identification and Biology of Non-Native Plants in Florida's Natural Areas, 2nd edition.* SP 257. Gainesville: University of Florida Institute of Food and Agricultural Sciences. In press. (http://plants.ifas.ufl.edu/node/613).

Morton, J.F. 1976. "Pestiferous Spread of Many Ornamental and Fruit Species in South Florida." Proc. *Fla. State Hort. Soc.* 89: 348-353.

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IMPERATA CYLINDRICA (L.) RAEUSCHEL

Poaceae (Gramineae)/Grass Family

Common Name: Cogon grass
Synonymy: *Imperata cylindrica* (L.) Beauv.; *I. brasiliensis* Trinius misapplied
Origin: Southeast Asia

Botanical Description: Perennial grass, growing in loose or compact tufts, from stout, extensively creeping, scaly rhizomes with sharp-pointed tips. Leaf sheaths relatively short, glabrous or pubescent; ligule a membrane, 0.5-1 mm long. Leaf blades erect, narrow and pubescent at base, flat and glabrous above, to 1.2 m (4 ft) tall and to 2 cm (< 1 in) wide, with whitish midvein noticeably off-center; blade margins scabrous, blade tips sharp pointed. Inflorescence a narrow, dense terminal panicle, white silky and plume-like, to 21 cm (8 in) long and 3.5 cm (1.5 in) wide. Spikelets crowded, paired on unequal stalks, with each spikelet surrounded by long white hairs.

Ecological Significance: Considered one of the top 10 worst weeds in the world, reported by 73 countries as a pest in a total of 35 crops (Holm *et al.* 1977). Introduced to the United States in 1911 near Mobile, Alabama as packing material in a shipment of plants from Japan (Dickens 1974, Tabor 1949, Tabor 1952); and into Mississippi as a forage crop from the Philippines before 1920 (Dickens and Buchanan 1971, Patterson *et al.* 1979, Tabor 1949 and 1952, Tanner and Werner 1986). Replanted to Florida from Mississippi for forage and soil stabilization in Gainesville, Brooksville, and Withlacoochee (Hall 1983, Tabor 1949)—these areas now with high densities of naturalized populations (Dickens and Buchanan 1971, Willard 1988). By 1949, more than 405 ha (1,000 acres) of the grass established in central and northwest Florida (Dickens 1974). Now frequent along transportation and utility corridors throughout Florida. Has invaded dry to moist natural areas in over 20 counties (EPPC 1996), including habitats of federally listed endangered and threatened native plant species (K. C. Burks, Florida Department of Environmental Protection, 1997 personal communication).

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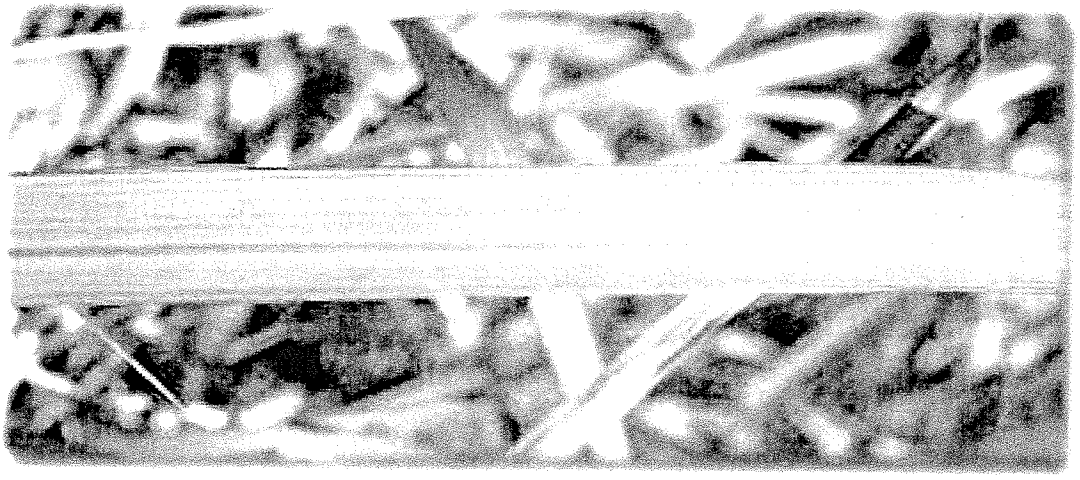

Leaf blade, off-center midvein

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COGON GRASS

Distribution: Commonly found in humid tropics but has spread to warm temperate zones worldwide (Hubbard *et al.* 1944). Currently reported for all of Florida, plus parts of Alabama, Georgia, Louisiana, and Mississippi, along with an adventive (but perhaps not persistent) population in South Carolina (Allen and Thomas 1991, Elmore 1986, Bryson and Carter 1993).

Life History: Fast-growing; thrives in areas of minimal tillage, such as orchards, lawns, and roadsides (Patterson *et al.* 1979). Produces new rhizomes readily, facilitating the plant's spread at newly colonized sites; can propagate by rhizome fragments but does not survive well under regular deep tilling (Wilcut *et al.* 1988). Roots and rhizomes remarkably resistant to fire (Bryson and Carter 1993). Disperses over long distances into a variety of habitats by windborne seeds (Bryson and Carter 1993). Flowers in spring or fall, or year-round in central and south Florida (Willard 1988).

DJ

In Everglades National Park (foreground)

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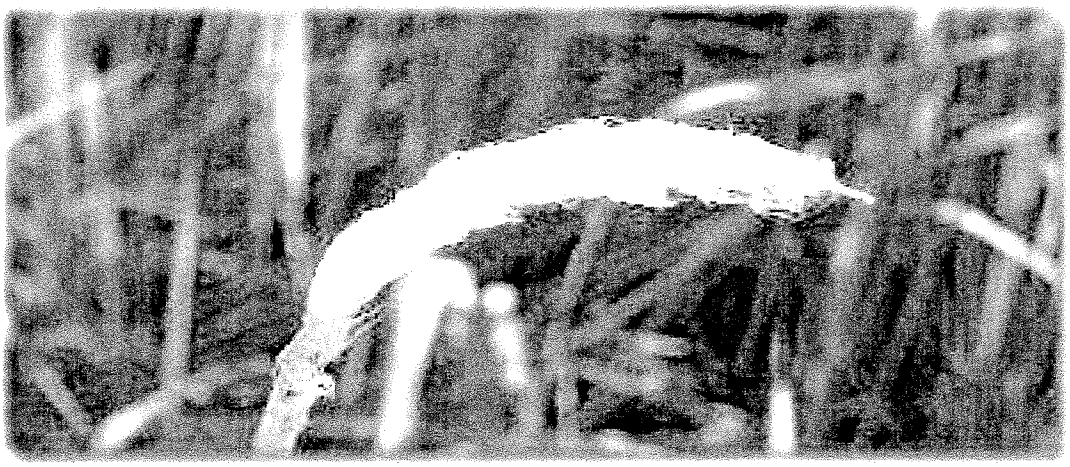

Dense panicle

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MELIA AZEDERACH L.

Meliacae/Mahogany Family

Common Names: Chinaberry, pride-of-India
Synonymy: *M. australis* Sweet; *M. japonica* G. Don; *M. sempervirens* Sw.
Origin: Asia

Botanical Description: Deciduous tree to 15 m (50 ft) tall. Twigs stout with purplish bark, dotted with buff-colored lenticels. Leaves alternate, large, long-petioled, 2 or 3 times compound (odd-pinnate), up to 0.5 m (1.5 ft) long; leaflets pungent when crushed, dark green above, often with sparse pubescence along veins; lighter green below, generally glabrous; margins serrate; blade bases often oblique. Inflorescences showy, loose, stalked panicles from leaf axils. Flowers small, fragrant, with 5 lilac petals; stalks of stamens united into dark purple tube. Fruit a stalked, thinly fleshy, subglobose, single-seeded drupe, yellow or yellowish green at maturity.

Ecological Significance: Introduced around 1830 as an ornamental in South Carolina and Georgia (Gordon and Thomas 1997) and widely planted in southern states. Occurs primarily in disturbed areas such as road right-of-ways and fencerows, but has also invaded floodplain hammocks and marshes and upland woods, particularly in north Florida (Clewell 1985, Godfrey 1988). Reported by land managers as infesting parks in 23 counties (EPPC 1996).

Distribution: Most abundantly naturalized in north and west Florida, but often escaping cultivation in peninsular counties, south to the Keys (Nelson 1994, Wunderlin 1982). Naturalized also in tropical America and planted in temperate and subtemperate areas around the world (Bailey and Bailey 1976). Reported as a prominent roadside and shoreline weed in Cape Province, South Africa (Henderson 1991). In the U.S., naturalized from eastern Virginia, southward to south Florida, and westward to eastern half of Texas and Oklahoma (Godfrey 1988).

LCA

Flowers

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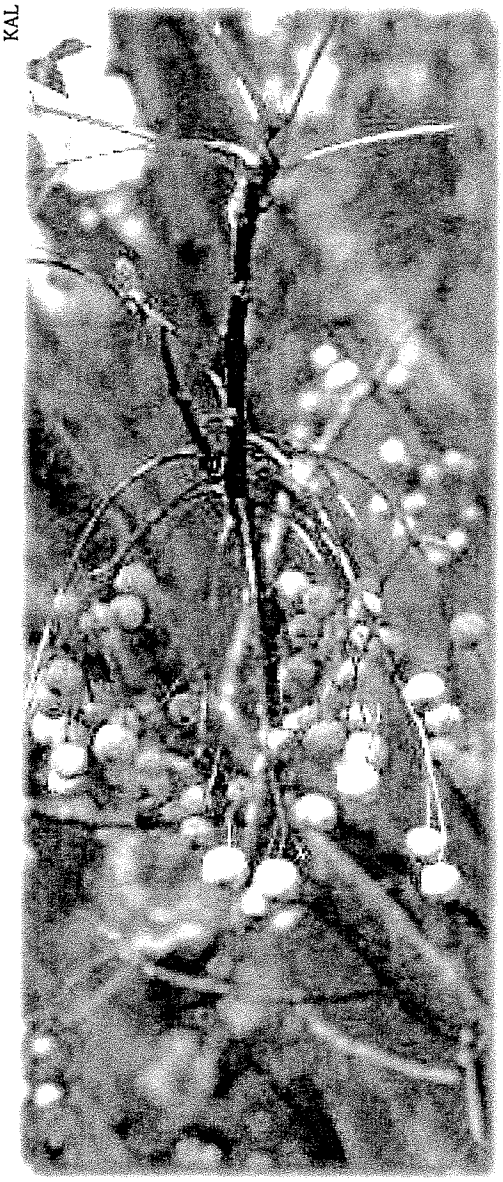
CHINABERRY

Life History: Often shrubby and root-suckering, forming thickets. Frequently flowers and fruits at shrub size. Produces flowers in spring, usually March and April; its fruits long-maturing, prolific, and commonly persistent after leaf fall. Fruits poisonous to humans and some other mammals, but seeds dispersed by a variety of songbirds, who relish the drupes and sometimes gorge themselves to the point of temporary intoxication (Nelson 1994).

KAL

Compound leaf

KAL



Fruits

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Lantana camara lantana

Lantana camara lantana

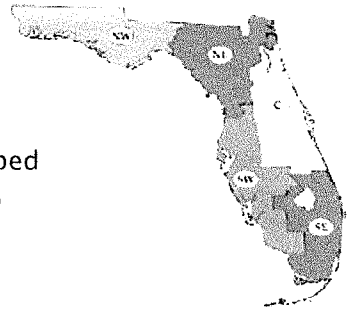
Appearance: Grows profusely. Multi-stemmed, deciduous shrub, to 2 m (6 ft) or more, with stems square, covered with bristly hairs when green; often armed as well with scattered small prickles.

Leaves: Opposite, simple, with petioles to 2 cm (0.8 in) long; blades oval, rough, hairy, to 15 cm (6 in) long and 6 cm (2.4 in) wide; margins blunt-toothed and blade bases broad, squared off (truncate); leaves strongly aromatic.

Flowers: Small, multicolored; in stalked, dense, flat-topped clusters to 4 cm (1.5 in) across; corolla a narrow tube with 4 short spreading lobes; flowers in a single cluster may be white to pink or lavender, yellow to orange or red, changing color over time.

Fruit: A round, fleshy, 2-seeded drupe, about 5 mm (0.2 in) wide; green turning purple then blue-black.

Ecological threat:
Commonly invades disturbed sites such as roadsides, spoil islands, pastures, citrus groves, and cultivated woodlands. Also frequent in well-drained undisturbed habitats such as native pinelands, hammocks, and beach dunes.
FLEPPC Category I



Distribution: NW, NE, C, SW, SE

Field Notations

LANTCAMA/LACA2

http://plants.ifas.ufl.edu

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Silk Tree

Albizia julibrissin Durz.

Common Names:
Mimosa and Silky Acacia

DESCRIPTION: Silk tree is a small to medium-sized tree in the pea family (Fabaceae) that can grow up to 20-40 feet tall. The bark is light brown, nearly smooth, and generally thin with lens shaped areas along the stem. The attractive fern-like leaves of mimosa are finely divided, 5-8 inches long by about 3-4 inches wide, and alternate along the stems. Silk tree has showy and fragrant pink flowers, about 1½ inches long, that resemble pom-poms and are arranged in panicles at the ends of branches. Fruits are flat, straw-colored pods about 6 inches long containing light brown oval-shaped seeds about ½ inch in length. Pods ripen in August to September and begin to disintegrate soon after, but remain on the trees into winter. Silk tree reproduces both vegetatively and by seed

ECOLOGICAL THREAT: It is a strong competitor to native trees and shrubs in open areas or forest edges. Dense stands severely reduce the sunlight and nutrients available for other plants. It is considered an invasive species.

DISTRIBUTION: The native range is from Iran to Japan. In the United States, it is naturalized in states colored green on the distribution map.

HABITAT: Silk tree can grow in a variety of soils, prefers full sun and is often seen along roadsides and open vacant lots in urban/suburban areas. It can tolerate partial shade but is seldom found in forests with full canopy cover, or at higher elevations (above 900 m or 3,000 ft), where cold hardiness is a limiting factor. It can become a serious problem along riparian areas.

MANAGEMENT OPTIONS: Silk tree can be controlled using a variety of mechanical and chemical controls. **Cutting** is an initial control measure and will require either an herbicidal control or repeated cutting for resprouts. **Girdling** is effective on large trees where the use of herbicides is impractical. **Hand pulling** will effectively control young seedlings. **Systemic herbicides** such as glyphosate and triclopyr can kill the entire plant. (See detailed management at - http://www.nps.gov/plants/alien/fact/alju1.htm)

References: http://plants.usda.gov. www.nps.gov/plants

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UNIVERSITY of FLORIDA

ENH326

Cinnamomum camphora: Camphor-Tree[1]

Edward F. Gilman, Dennis G. Watson, Ryan W. Klein, Andrew K. Koeser, Deborah R. Hilbert, and Drew C. McLean[2]

Introduction

This large, round-canopied, evergreen tree has broad, large-diameter, unusually strong branches and can reach 70 feet in height with a broader spread but is usually 40 to 50 feet with a 50 to 70-foot spread. The glossy green, thin but leathery leaves give off a camphor aroma when crushed and create dense shade. The stems and bark on young branches of Camphor-tree are bright green, tinged with red when young, maturing into a dark grey-brown, rugged-looking trunk which appears almost black when wet from rain. Trunk and branch structure on older trees appear similar to mature live oaks. The inconspicuous, tiny, yellow flowers are followed by a profusion of small, black berries which can become an annoyance on walks and driveways because they are messy but are quite attractive to wildlife. Fruits will stain cars. Some occasionally germinate below the tree, but this is not nearly as much of a problem as some other trees. Birds can also carry the seed to remote areas where it will occasionally germinate. The leaves, twigs, and wood are the commercial source of camphor. The dried bark of *Cinnamomum zeylanicum* yields cinnamon.

Common name(s): camphor-tree
Family: *Lauraceae*
USDA hardiness zones: 9B through 11 (Figure 2)
Origin: native to eastern Asia
UF/IFAS Invasive Assessment Status: invasive and not recommended (North and Central); caution, may be recommended but manage to prevent escape (South)
Uses: screen; shade; urban tolerant

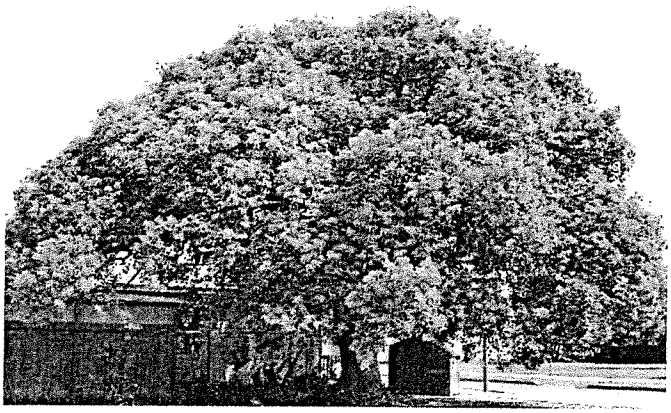

Figure 1. Full Form—*Cinnamomum camphora*: camphor-tree

General Information

Scientific name: *Cinnamomum camphora*
Pronunciation: sin-uh-MOE-mum kam-FOR-uh

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Figure 2. Range

Description

Height: 40 to 50 feet
Spread: 50 to 70 feet
Crown uniformity: symmetrical
Crown shape: round
Crown density: dense
Growth rate: fast
Texture: medium

Foliage

Leaf arrangement: alternate
Leaf type: simple
Leaf margin: entire
Leaf shape: ovate, obovate
Leaf venation: pinnate
Leaf type and persistence: evergreen, broadleaf evergreen, fragrant when crushed
Leaf blade length: 2 to 4 inches
Leaf color: dark green and shiny on top, glaucous and silvery underneath
Fall color: no color change
Fall characteristic: not showy

Flower

Flower color: greenish white
Flower characteristics: not showy; emerges in clusters on panicles
Flowering: spring

Fruit

Fruit shape: round
Fruit length: ⅓ inch
Fruit covering: fleshy drupe
Fruit color: green to black
Fruit characteristics: attracts birds; not showy; fruit/leaves a litter problem

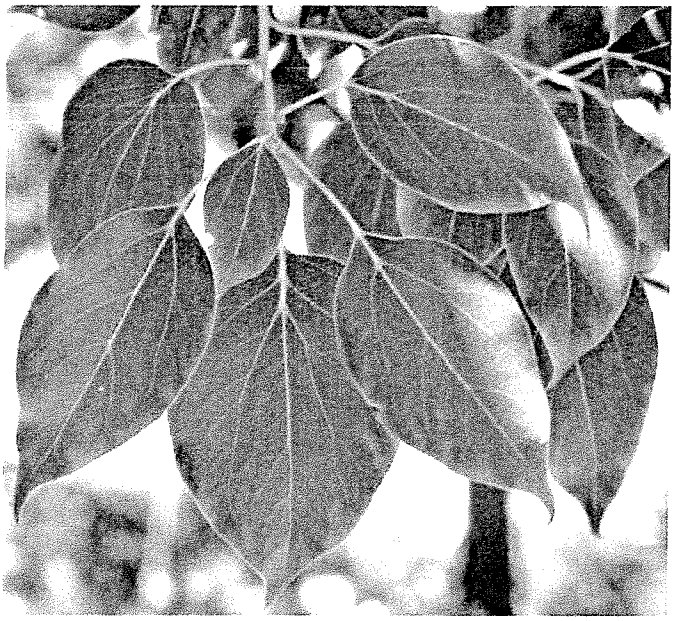

Figure 3. Leaf—*Cinnamomum camphora*: camphor-tree

Figure 4. Flower—*Cinnamomum camphora*: camphor-tree

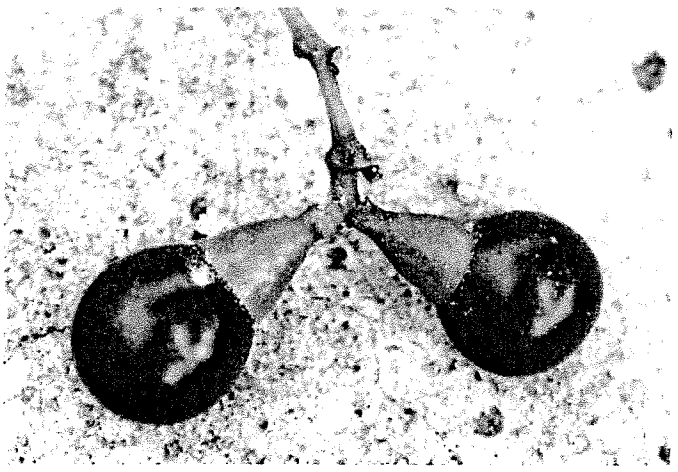

Figure 5. Fruit—*Cinnamomum camphora*: camphor-tree

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Trunk and Branches

Trunk/branches: branches droop; showy; typically one trunk; no thorns
Bark: brown to gray, becoming increasingly furrowed and rigid with age
Pruning requirement: needed for strong structure
Breakage: resistant
Current year twig color: green
Current year twig thickness: thin, medium
Wood specific gravity: unknown

Figure 6. Bark—*Cinnamomum camphora*: camphor-tree
Credits: Gritta Hasing

Culture

Light requirement: full sun, partial sun or partial shade
Soil tolerances: clay; sand; loam; acidic; slightly alkaline; well-drained
Drought tolerance: high
Aerosol salt tolerance: low

Other

Roots: can form large surface roots
Winter interest: yes
Outstanding tree: no
Ozone sensitivity: unknown
Verticillium wilt susceptibility: susceptible
Pest resistance: resistant to pests/diseases

Use and Management

Too big for all but the largest spaces, Camphor-tree is ideal when used as a shade tree for parks or large landscapes. Use along streets should be tempered because messy fruits drop on sidewalks and cars. It might be considered for boulevard planting where cars do not park. Prune to develop major branches, space 18 to 30 inches apart along a central trunk to develop good structure. Do not allow major branches to grow from the same spot on the trunk and avoid upright, multi-trunked trees. It may be difficult to maintain a lawn beneath the dense shade of Camphor-trees and a shade-tolerant groundcover may better suit the purpose. The trunk on older specimens grows to six feet or more in diameter and is quite picturesque. Allow plenty of room for proper development above and below ground. Shallow roots can be a nuisance. Has escaped cultivation in some areas.

Growing in full sun to partial shade, Camphor-Tree is amenable to a variety of soils, will grow but often develops minor element deficiencies on alkaline soils. Camphor-Tree is highly tolerant of urban conditions but will not tolerate water-logged soils. It is adapted to grow along the coast exposed to some sea salt.

The cultivar `Monum' has larger, richer green foliage.

Propagation is by seed.

Pests

Scales and mites are common problems on Camphor-Trees. Seeds can germinate easily in the landscape but this is usually a minor problem. Has escaped cultivation in Florida, Louisiana, and parts of coastal Texas, so use it (if at all) with caution.

Diseases

Camphor-Tree is subject to a root rot, especially in poorly-drained soils.

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USDA NRCS
United States Department of Agriculture
Natural Resources Conservation Service

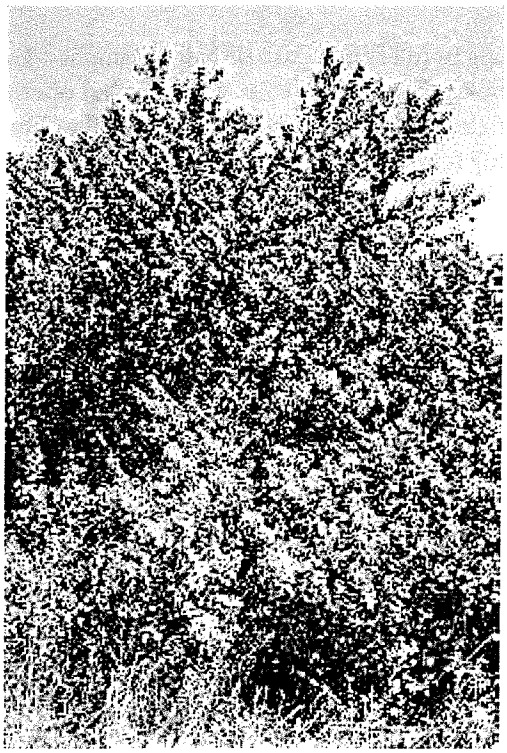
Plant Guide

CHINESE TALLOW TREE

Triadica sebifera (L.) Small

Plant Symbol = TRSE6

Contributed by: USDA NRCS National Plant Data Center & Louisiana State University-Plant Science;
partial funding from the US Geological Survey and the US National Biological Information Infrastructure



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Caution: This plant has toxic properties.

Alternate Names

This plant appears in most floras as *Sapium sebiferum*. Common names include popcorn tree, chicken tree, and Florida aspen.

Uses

Ingestion of plant material causes gastrointestinal upset with nausea and vomiting. Contact with the plants can cause dermatitis (Westbrooks & Preacher 1986). The milky sap in both the leaves and the berries is poisonous to animals (Redlus 1997). Sheep and goats have been known to eat the leaves of Chinese tallow, but the plant is toxic to cattle (Jubinsky & Anderson 1996; Russell et al. 1969).

Chinese tallow is very invasive. The Chinese tallow tree was introduced into the United States from China in 1776 by Ben Franklin (Randall & Marinelli 1996). The common name comes from the waxy tallow derived from the white covering of the seed that has been used historically to make soap and candles. It has been cultivated in China for at least 14 centuries as a seed crop and as an ornamental. In the early 1900s, the Foreign Plant Introduction Division of the U.S. Department of Agriculture promoted tallow tree planting in Gulf Coast states to establish a local soap industry (Flack & Furlow 1996). Since that time, the species has been planted in the U.S. mainly for its unique ornamental qualities including colorful, autumnal foliage.

The plants have tremendous reproductive potential. They may reach reproductive age in as little as three years and remain productive for 100 years (Duke 1983). In greenhouse experiments, some trees grown from seed flowered in their first year of growth (Grace 1997). A mature tree may annually produce an average of 100,000 seeds that are spread mainly by birds and water (Duke 1983; Jubinsky & Anderson 1996). Stumps have the ability to resprout and roots readily develop shoots.

The species causes large-scale ecosystem modification by replacing native vegetation thereby reducing native species diversity that, in turn, has a negative effect on wildlife (Bruce et al. 1995; Randall & Marinelli 1996). The ability of this species to drastically modify natural landscapes has earned it a spot on The Nature Conservancy's list of "America's Least Wanted -The Dirty Dozen" (Flack and Furlow 1996). The species can readily become the dominant plant in disturbed vacant lots and abandoned agricultural land. It has the ability to invade natural, wet prairies and bottomland forests. Once established, it is virtually impossible to eliminate by known methods, and efforts to achieve effective control are being explored (Jubinsky & Anderson 1996).

Jubinsky & Anderson (1996) demonstrate the invasive nature of Chinese tallow in Florida. Their

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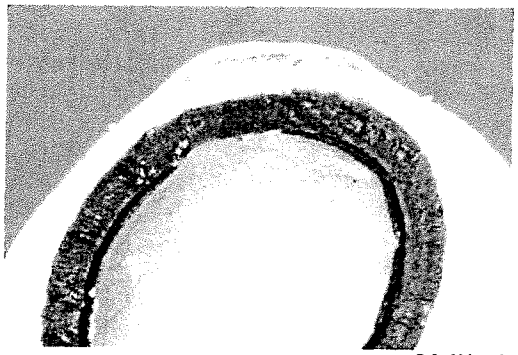
work has shown Chinese tallow has become naturalized in over half (57%) of Florida's counties. Vegetation analysis demonstrates its potential dominance in Florida's wetlands. Quantification of trees at their study site revealed that Chinese tallow had the greatest density of all woody plants despite being present for only 20 years. In relative frequency, it was second to sweetgum (*Liquidambar* spp.). Compared to other woody species, Chinese tallow was found to reproduce prolifically. Beneath tallow trees of reproductive age, 14.6 seedlings were present per square meter. Percent cover of seedlings of Chinese tallow was significantly greater than all other woody species combined. Relative frequency of tallow seedlings was also greater than that of all species except for sweetgum. Native species negatively impacted at the site-included sweetgum, various species of oak (*Quercus* spp.), black willow (*Salix nigra*), swamp dogwood (*Cornus foemina*), and elderberry (*Sambucus canadensis*).

Chinese tallow is the most successful exotic invader of the chenier woodlands in southwestern Louisiana. It has had a major impact on plant community structure and species composition by becoming the most abundant woody species. It has the potential to invade surrounding marshes, changing them from herbaceous to woody plant communities (Neyland & Meyer, 1997).

In Texas, the introduction of tallow trees has produced large-scale conversion of much of the upper coastal prairie to woodland (Bruce et al. 1995). Presettlement vegetation was dominated by little bluestem (*Schizachyrium scoparium*) and other typical prairie species. The new, anthropogenic woodlands are essentially monospecific stands of tallow trees with some native tree species. Besides altered species composition, Chinese tallow woodlands have altered ecosystem processes. Their primary productivity is higher, and ion concentrations in the soil have been changed (Bruce et al. 1995). Tallow tree woodland is expected to either persist as a novel, stable, exotic vegetation type or to gradually give way to a novel type dominated by native species (Bruce et al. 1995). Regardless of which scenario takes place, this species has supplanted naturally occurring prairie where it has invaded.

Associated animal species are dramatically affected by such habitat modifications. Attwater's prairie chicken (*Tympanuchus cupido attwateri*), once abundant in the coastal prairie of Texas and Louisiana, is near extinction due to loss of habitat. Other bird species dependent on coastal prairie habitat are dickcissels, mottled ducks, and a large number of neotropical migratory songbirds including five critically imperiled species. Data indicate that a dramatic decline has occurred over the past 25 years in grassland bird species (Knopf 1994).

To determine its potential to invade and persist in hardwood forests, the shade tolerance of Chinese tallow was compared to American sycamore (*Platanus occidentalis*) and cherrybark oak (*Quercus pagoda*) in a series of experiments (Jones & McLeod 1989). Tallow tree growth was shown to exceed sycamore and oak in shade, and tallow tree and sycamore growth exceeded oak in full sun. Such findings are consistent with observed patterns of tallow tree growth in North America. With its ability to grow rapidly in sunlight or under closed canopies, the species is likely to invade and persist in many of the floodplain forests of the coastal Southeast.



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Cross-section of seed showing tallow portion.

The precise mechanism of spread remains somewhat open to question. Chinese tallow trees are reported to have allelopathic capabilities in that the leaves contain substances that alter the soil chemistry and negatively impact native vegetation (Flack & Furlow 1996). However, Conway et al. (1997) investigated the effects of tallow leaf-litter water extracts on the germination of bald cypress (*Taxodium distichum*) and black willow (*Salix nigra*), and found no evidence for allelo-chemical effects. They concluded that suppression of associated species would be expected due to shading and other methods of resource reduction, and if present, allelopathy contributes less significantly to tallow's spread and dominance in habitats that were once more natural.

Wildlife: The flowers of Chinese tallow are favored by honeybees, which produce a desirable, light-colored honey from it. Birds, including domestic fowl readily eat its fruits. It has been considered a desirable plant for bird-food (Duke 1983).

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Oil: Chinese tallow tree seeds are a source of vegetable tallow, a drying oil, and protein food. The tree is also planted for ornamental purposes. The outer covering of the seeds contains solid fat known as Chinese vegetable tallow and the kernels produce a drying oil called Stillingia oil. Candles, soap, cloth dressing, and fuel are made from the tallow. The oil is used in machine oils, as a crude lamp oil, and in making varnishes and paints, because of its quick-drying properties. Also, the oil reportedly is used in Chinese medicine, but overdoses probably would cause violent sickness and perhaps death (Duke 1983). After the seeds have been processed, the residual cakes are used as manure.

Biomass: More recently, the tree has been regarded as a promising biomass candidate in the Gulf coast region of the United States, because of its ability to re-sprout, its rapid growth rate, and its drought and salt tolerance (Scheld & Cowels 1981). Field trials demonstrate that the species can produce six times as much woody biomass as *Populus* selections grown in Wisconsin (Scheld & Cowles 1981). Chinese tallow can be grown over large areas by conventional agricultural methods and can provide woody biomass for direct burning or conversion to charcoal, ethanol, and methanol (Scheld & Cowles 1981). Oil from the seeds can potentially substitute for petroleum. Scheld et al. (1980) report yields of 4,000 to 10,000 kg/ha, and cite estimates of 25 barrels of oil per year as a sustained energy yield. In addition to its biomass and energy value, the tree is extensively propagated for ornamental purposes. From 200,000-300,000 trees are grown for ornamental purposes in Houston, Texas alone (Duke 1983).

Construction: Tallow wood is white and close-grained, suitable for carving and for making blocks in Chinese printing. The wood is also used for furniture making and incense. A black dye can be made by boiling leaves in alum water (Duke 1983).

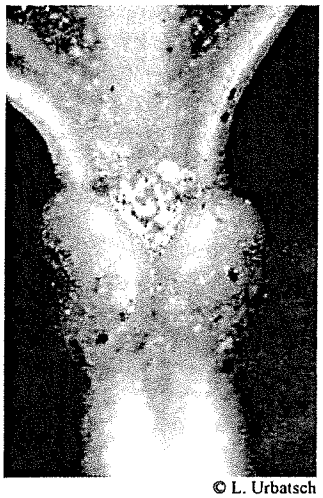
Status

Please consult the PLANTS Web site and your State Department of Natural Resources for this plant's current status, such as, state noxious status, and wetland indicator values.

Description

General: Spurge Family (Euphorbiaceae). Chinese tallow is a fast-growing, medium-sized tree that may reach heights of 50 feet (Godfrey 1988). This noxious plant causes large-scale ecosystem modification throughout the southeastern U.S. by replacing native vegetation. It quickly becomes the dominant plant in disturbed vacant lots, abandoned agricultural land, natural wet prairies, and bottomland forests. Once established, Chinese tallow is virtually impossible to eliminate.

Tallow leaves are alternate (one per node), with



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Glands at base of leaf.

broad rhombic to ovate blades, 1.5-3.5 inches long, 1.5-4 inches wide, the leaf blade bases are wedge-shaped and the apex supports a gradually tapering appendage, margins are entire (without teeth). The upper leaf surface is dark green and the lower is somewhat paler. The veins are yellow and conspicuous on both surfaces. In autumn, the leaves turn orange to scarlet (sometimes yellow) and fall as the cold season approaches. The leaf stalks (petioles) are 1-4 inches long, with 2 swollen glands on the upper side immediately below the leaf blade. At the base of the petiole is a pair of stipule-like appendages about one-eighth inch long.

Chinese tallow trees are monoecious (i.e., an individual tree has separate pollen and seed bearing flowers). The pollen producing (staminate) flowers occur in greenish-yellow, tassel-like spikes up to 8 inches long that terminate the branchlets, and each flower cluster along the spike has a basal pair of nectar glands. A few seed producing (pistillate) flowers (each having a three lobed ovary and three style branches) are located on short branches at the base of the staminate spike. The pistillate flowers mature into three-lobed, three-valved capsules about 1/2 - 3/4 inch long and about 3/4 inch wide. As the capsules mature, their color changes from green to nearly black. When mature, the capsule walls fall away typically exposing three globose seeds that have a white, tallow-containing covering. Seeds usually persist on the plants for a period of weeks. Flowers typically mature April-June and fruit ripens in September-October.

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Distribution: Chinese tallow is native to many provinces of central China, especially north of the Yangtze Valley, and Japan (Duke 1983). It has been cultivated for 14 centuries as a seed crop (Duke, 1983; Jubinsky & Anderson 1996) and is presently grown in mainland China, Hainan Island, Hong Kong, Japan, Taiwan, and Korea. Chinese tallow has been introduced to many parts of the world including Sri Lanka, Indochina, Bengal, India, Sudan, Martinique, southern United States, southern France, and Algeria (Duke 1983; Jubinsky & Anderson 1996).

Adaptation: Chinese tallow is naturalized in the United States from Cameron and Hidalgo counties in southernmost Texas northward to southern Oklahoma and northwestern Arkansas eastward to North Carolina and Florida. The species is very adaptable and can thrive in various environments. It is generally found in low, swampy places, and along the margins of bodies of fresh water; moreover, it can invade dry uplands as well, and it will tolerate some salinity. Tallow trees grow best in full sunlight but can tolerate shade. The spread of Chinese tallow appears to be limited by frigid and/or arid conditions (Jubinsky & Anderson 1966). Though widely planted as a street and ornamental tree in California, it has yet to become a pest there, presumably because of insufficient rainfall. For current U.S. distribution, please consult the Plant Profile page for this species on the PLANTS Web site.

Vectors: The major dispersal methods of Chinese tallow are birds and water (Duke 1983; Jones et al. 1989). Jubinsky (1993) observed seeds being consumed and dispersed by pileated woodpeckers (Dryocopus pileatus) and boat-tailed grackles (Quicalus major) in Florida. Cardinals (Cardinalis cardinalis), and probably many other species of birds, also consume and presumably disperse the seeds (Skinner 1998). Seeds were also observed along riverbanks in central and north Florida after heavy rains, once higher waters receded (Jubinsky & Anderson 1996).

Control

Please contact your local agricultural extension specialist or county weed specialist to learn what works best in your area and how to use it safely. Always read label and safety instructions for each control method. Trade names and control measures appear in this document only to provide specific information. USDA, NRCS does not guarantee or warranty the products and control methods named, and other products may be equally effective.

Manual and Mechanical Control

Hand removal of trees is limited to trees usually less than three feet tall or to small areas. Sawing down large trees will help to remove seed sources. However, fruit should be removed from fallen trees in order to reduce the number of seeds present at the site. In order to prevent resprouting, stumps will require herbicide treatment. Heavy equipment can be effectively used to control tallow trees on canal banks and in areas where soil disturbance and non-selective species removal are not important considerations. Stumps remaining following such treatment will require herbicide application to prevent re-growth from cut surfaces.

Environmental/Cultural Control

In certain situations, altering the environment, such as raising or lowering the water levels, can cause sufficient stress to kill the plants (Jubinsky & Anderson 1996). Fire is another possible control means in appropriate habitats. Fire can have various effects on tallow trees: (1) complete kill, preliminary data suggest that this is unlikely; (2) top kill where the aerial portions of the trees are killed but re-sprouting occurs from the base, and (3) incomplete top-kill where the crown can re-sprout after fire. Preliminary data on the use of fire to control tallow trees in wet, coastal prairie appear to be limited. Only 17% of tree dominated plots burned compared to drier sites where 71% of the trees were exposed to fire. In areas with sufficient fuel, such as in prairies with good grass cover, summer burns killed or top killed trees as tall as three meters. However, control of trees growing in wet sites where fuels were poor was much less effective. Additional experimental work is being done on the effect of fire on tallow trees (Grace 1997).

Chemical Control

When considering chemical control, local laws affecting herbicide use must be observed, and care must be taken to avoid damage to non-target species. The various methods for applying herbicide to woody vegetation include basal bark, foliar, frill, or girdle treatments (Jubinsky & Anderson 1996). Basal bark treatment reportedly is the most effective for tallow trees (Jubinsky & Anderson 1996; Randall & Marinelli 1996). Several organizations including the Florida Department of Environmental Protection, the Florida Exotic Pest Plant Council, Florida Native Plant Society, Florida Nature Conservancy, and the Texas Nature Conservancy, have adopted this method of treatment (Jubinsky & Anderson 1996).

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Effective treatment consists of spraying a band at least six inches wide around the lowest 12 to 24 inches of the trunks with a triclopyr herbicide (Garlon ® 4; DowElanco trademark) at a concentration of about 15%. Concentrations up to 20% might be required for larger trees. A spray adjuvant formulated to mix with oil-soluble herbicides, such as JLB OIL PLUS or vegetable oil products are effective diluents (Kline & Duquesnel 1996; (13); Jubinsky & Anderson 1996). Pathfinder®II and Chopper® herbicides (DowElanco trademarks) are ready-to-apply basal-bark products. Such treatment can be done at any time of the year. Complete control of foliage, stems, and roots is possible with this method (Kline & Duquesnel 1996).

For cut surface treatment, excellent results are reported with a 50% solution of Garlon 3A or with a 10% solution of imazapyr herbicide (Arsenal®, American Cyanamid trademark). The latter is a soil-active herbicide that requires careful use when applied near desirable plants or trees (Kline & Duquesnel 1996). A colorant is often added to the herbicide mix to aid in treatment monitoring, especially if done on a contractual basis. Examples of suitable dyes for this purpose include Blazon Blue Spray Pattern Indicator and Bullseye Spray Pattern Indicator (Kline & Duquesnel 1996).

Biological Control

Chinese tallow trees are remarkably free of insect pests and serious pathogenic organisms. This precludes the use of biological controls or integrated pest management programs. A few organisms known to associate with tallow trees include the bagworm, *Eumeta*, which feeds on the leaves. The root-knot nematode, *Meloidogyne javanica*, has been reported. Fungi known to attack this tree include *Cercospora stillingiae*, *Clitocybe tabescens*, *Dendrophthoe falcata*, *Phyllactina corylea*, *Phyllosticta stillingiae*, and *Phymatotrichum omnivorum* (Duke 1983).

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Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

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Prepared By
Lowell Urbatsch
Department of Plant Biology, Louisiana State University, Baton Rouge, Louisiana

Species Coordinator
Mark Skinner
USDA, NRCS, National Plant Data Center, Baton Rouge, Louisiana

Edited 18sep00 jsp; 060818 jsp

For more information about this and other plants, please contact your local NRCS field office or Conservation District, and visit the PLANTS Web site<http://plants.usda.gov> or the Plant Materials Program Web site <http://Plant-Materials.nrcs.usda.gov>

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To file a complaint of discrimination write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 14th and Independence Avenue, SW, Washington, DC 20250-9410 or call 202-720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.

Read about Civil Rights at the Natural Resources Conservation Service.

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

NEPHROLEPIS CORDIFOLIA (L.) PRESL

Dryopteridaceae/Wood Fern Family

Common Names: Erect sword fern, tuber sword fern, fish-bone fern, ladder fern, Boston fern

Synonymy: *Polypodium cordifolium* L., *Aspidium cordifolium* (L.) Swartz [also sometimes placed in Nephrolepidaceae, ladder fern family, or Davalliaceae, sword fern family]

Origin: Tropics, perhaps pantropical

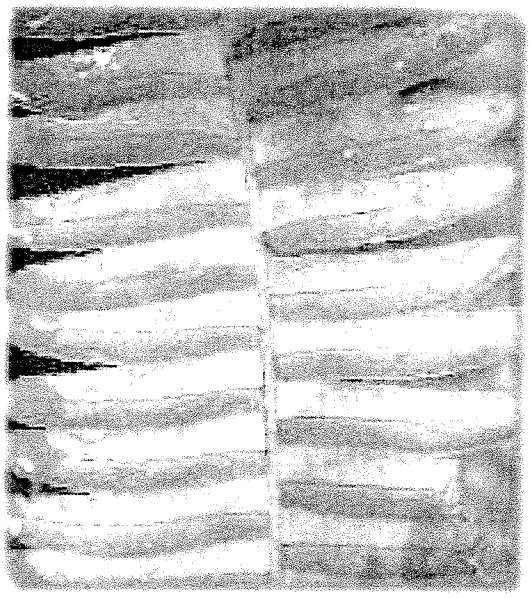
Botanical Description: Epiphytic, epilithic (on rock), or terrestrial in habit. Rhizomes suberect, with spreading, orange-brown to pale brown linear scales, these with hairlike tips; wiry, straw colored, scaly stolons usually present in great numbers, often producing small, scaly underground tubers. Leaves (fronds) once pinnate, fertile and sterile fronds similar in shape and size, to 1 m (3 ft) long and 7 cm (2.8 in) wide; petioles to 20 cm (8 in) long, with spreading, pale-brown scales; leaflets (pinnae) many, 40-100 on each side of rachis (main stalk of frond); each leaflet (pinna) oblong-lanceolate with a deltoid lobe (auricle) on upper side of blade base that usually overlaps rachis; leaflet margins entire to slightly toothed; leaflet midvein glabrous above; rachis with two-toned (bicolored) scales above, pale brown with distinctly darker point of attachment. Sori numerous at ends of veinlets between leaflet midvein and margin, with kidney-shaped indusia (tissue covering the sporangia).

NOTE: May be confused with native *N. exaltata* (L.) Schott, which never bears tubers, has one-color rachis scales (sometimes obscurely bicolored), and has leaflet tips more sharply pointed than those of *N. cordifolia* (Coile 1996a). Other *Nephrolepis* species in Florida also with pointed leaflet tips and without the bicolored rachis scales of *N. cordifolia*.

KAL

Scaly tubers

KAL



Scaly rachis

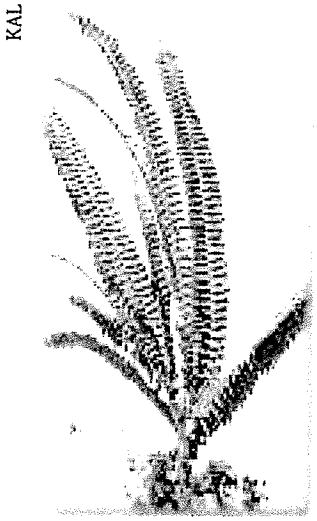
Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

ERECT SWORD FERN

Ecological Significance: Occurs most densely in partial or full shade of hammocks, as far north as Florida Panhandle (Clewell 1985). Also noted as naturalized in Georgia (Duncan and Kartesz 1981). Can spread aggressively in the landscape, tending to form dense stands that displace native ground cover (K. A. Langeland, University of Florida, personal observations). Said to thrive in common or even poor conditions and produce dense crowns of long, drooping leaves (Bailey and Bailey 1976). By 1981 (Nauman), noted as a widespread escapee from cultivation in central and south Florida. Reported from conservation areas of Dade, Palm Beach, Martin, Collier, and Pinellas counties, in pine rocklands, flatwoods, and marsh edges as well as in hammocks (EPPC 1996). Once thought by some writers (e.g., Wherry 1964) to be native to southernmost Florida, but many herbarium specimens of *N. exaltata* previously misidentified as *N. cordifolia* (Nauman 1981). *N. cordifolia* also not described for Florida in earlier works (e.g., Small 1918a, 1918b), and presently distributed in the state without conformity to natural boundaries such as the frost line (Nauman 1981). Natural populations in Old World found in areas as remote as northwest Himalayas (Gaur and Painuli 1993). Origin in New or Old World tropics still considered uncertain (Nauman 1993b).

Distribution: Most abundantly naturalized in peninsular Florida, from Gainesville south (Nauman 1981). Documented by herbarium specimens from 23 counties: Escambia, Leon, and Duval in north Florida, and on both coasts and in the interior from Citrus, Marion, and Volusia south to Dade and Collier (Wunderlin *et al.* 1995).

Life History: Fertile all year (Wunderlin 1982). Spread by natural dispersal of spores and by accidental movement of stolons, tubers, and rhizomes, particularly by dumping of yard refuse. Tuber production apparently limited to plants growing in humus (Nauman 1981). Fronds of plants north of the frost line overwintering in protected areas or dying back—the rhizomes, stolons, or tubers producing new fronds in spring.



Habit

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

APPENDIX F

Water and Sewer Utility Provider Letters

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Board of County Commissioners
DEPARTMENT OF WATER RESOURCES
UTILITY PLANNING AND ENGINEERING DIVISION
3600 W. Sovereign Path, Suite 291
Lecanto, Florida 34461-7788
Telephone: (352) 527-7650 Fax: (352) 527-7644
TTY Telephone: (352) 527-5312
www.bocc.citrus.fl.us
E-mail Address: WaterResources@bocc.citrus.fl.us

09/15/2021

Mr. Chuck A. Pigeon, P.E. – Project Manager
PIGEON-ARDURRA, LLC
925 SE 17th St., Suite A
Ocala, FL 34471
cpigeon@ardurra.com

RE: Water Service Capacity and Availability for the Proposed Crystal Ridge Single Family Residential Development, Phases 1, 2A,2B,3, and 4

Dear Mr. Pigeon:

I response to your August 24, 2021 inquiry regarding the above development, Citrus County Utilities currently has potable water capacity to serve the above referenced development as described in your letter.

The public water system serving this vicinity is the Charles A. Black Water System (Public Water System ID. No. 609-4948), having a current FDEP permitted capacity of 14.544 million gallons per maximum day and current maximum day flows of approximately 8.871 million gallons per day. The County currently in the process of renewing the water use permit for this system and will be requesting additional capacity to keep pace with growth, such as this proposed development, in this water service area.

With respect to to the County's water distribution system, the County has a relatively robust system of 12", 16", and 18" piping in, around, bisecting the described development.

Please let us know if this information is not responsive to your request.

CITRUS COUNTY DEPT. OF WATER RESOURCES

Layne C. Cady, P.E.
Senior Engineer

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Board of County Commissioners
DEPARTMENT OF WATER RESOURCES
UTILITY PLANNING AND ENGINEERING DIVISION
3600 W. Sovereign Path, Suite 291
Lecanto, Florida 34461-7788
Telephone: (352) 527-7650 Fax: (352) 527-7644
TTY Telephone: (352) 527-5312
www.bocc.citrus.fl.us
E-mail Address: WaterResources@bocc.citrus.fl.us

09/15/2021

Mr. Chuck A. Pigeon, P.E. – Project Manager
PIGEON-ARDURRA, LLC
925 SE 17th St., Suite A
Ocala, FL 34471
cpigeon@ardurra.com

RE: Wastewater Service Capacity and Availability for the Proposed Crystal Ridge Single Family Residential Development, Phases 1, 2A,2B,3, and 4

Dear Mr. Pigeon:

I response to your August 24, 2021 inquiry regarding the above development, Citrus County Utilities currently has wastewater capacity to serve the above referenced development as described in your letter.

Sewer service to this vicinity is provided by the County;s Meadowcrest Wastewater Treatment Facility (Permit No.: FLA011845), having a current permitted capacity of 2.0 million gallons per annual average day and current annual average daily flows of approximately 0.8 million gallons per day.

With respect to to the County's wastewater collection/transmission system in the vicinity of the development, as you indicated in your August 25, 2021 email we also anticipate that some offsite improvements may be needed to accommodate the proposed development. Naturally, this will depend on the location, magnitude and timing of development phases.

Please let us know if this information is not responsive to your request.

CITRUS COUNTY DEPT. OF WATER RESOURCES

Layne C. Cady, P.E.
Senior Engineer

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

APPENDIX G

Solid Waste Provider Letter

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Board of County Commissioners

DEPARTMENT OF PUBLIC WORKS
SOLID WASTE MANAGEMENT DIVISION

August 26, 2021

Pigeon – Ardurra, LLC
925 SE 17th Street, Suite A
Ocala, Fl 34471

Re: Solid Waste Availability & Landfill Capacity for Crystal Ridge, a new Single Family Residential Development

Crystal Ridge Phases 1-4
Project No. 21-501.05
Parcel ID / Alt Key: 18E19S06 41000 / 1504465
18E19S06 31000 / 1504422
17E19S01 10000 / 3430790

Dear Mr. Pigeon,

This letter is in response to your request on August 24, 2021, for a determination of whether sufficient landfill capacity exists for the above referenced Alternate Key Numbers.

The Citrus County Central Landfill has sufficient capacity to accommodate this project.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Henry C. Norris, Jr.
Citrus County Solid Waste Management Director

HCN:jly

Henry C. Norris, Jr. Director
Citrus County Division of Solid Waste Management
PO Box 340
Lecanto, FL 34460
Telephone: (352) 527-7670 Fax: (352) 527-7672
Henry.Norris@citrusbocc.com

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

END OF SUPPORTING INFORMATION DOCUMENT

Attachment: Applicant's submittal including proposed Master Plan (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates,

Attachment: Applicant PowerPoint (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to

DIX DEVELOPMENTS

Developing projects that fill
the needs of Florida communities...

Crystal Ridge

CITRUS COUNTY, FLORIDA

What We Do:
DIX Developments distinguishes itself by actively transforming properties into high-yielding real estate developments, and central Florida communities

Discover

- DIX Development uses both traditional and data-driven approaches in market and land analysis to determine prime locations within the Florida market and surrounding suburbs for new developments.

Design

- Utilize the best in class architects and engineers to create efficient projects with market analysis to provide class a projects that meet the needs of both the consumers and financiers to create financially successful projects.

Develop

- DIX Developments project managers and construction directors guide each project from permitting and entitlement, through to certificate of occupancy utilizing best in class consultants in specialty areas as needed to create best in class projects.

Attachment: Applicant PowerPoint (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to

Legend
PROJECT BOUNDARY

CRYSTAL OAKS
CINNAMON RIDGE
Crystal Ridge
Rock Crusher campground
Vitality Hair & Nail Salon
Rock Crusher Canyon RV Park
Rock Crusher Pavilion
CINNAMON RIDGE
Rock Crusher Elementary School
1000 ft

- ✓ 354 Acres
- ✓ Former Rock Crusher Quarry, GTE Satellite Station, and Rock Crusher Canyon Pavilion
- ✓ Terrain includes Sandhill Ridge and transition to coastal flat lands.
- ✓ Cleared and Wooded Areas, & Quarry Lake
- ✓ Major Collector Road Access

Attachment: Applicant PowerPoint (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to

ROCK CRUSHER CANYON in 1970

Attachment: Applicant PowerPoint (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to

The Property Today

Attachment: Applicant PowerPoint (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to

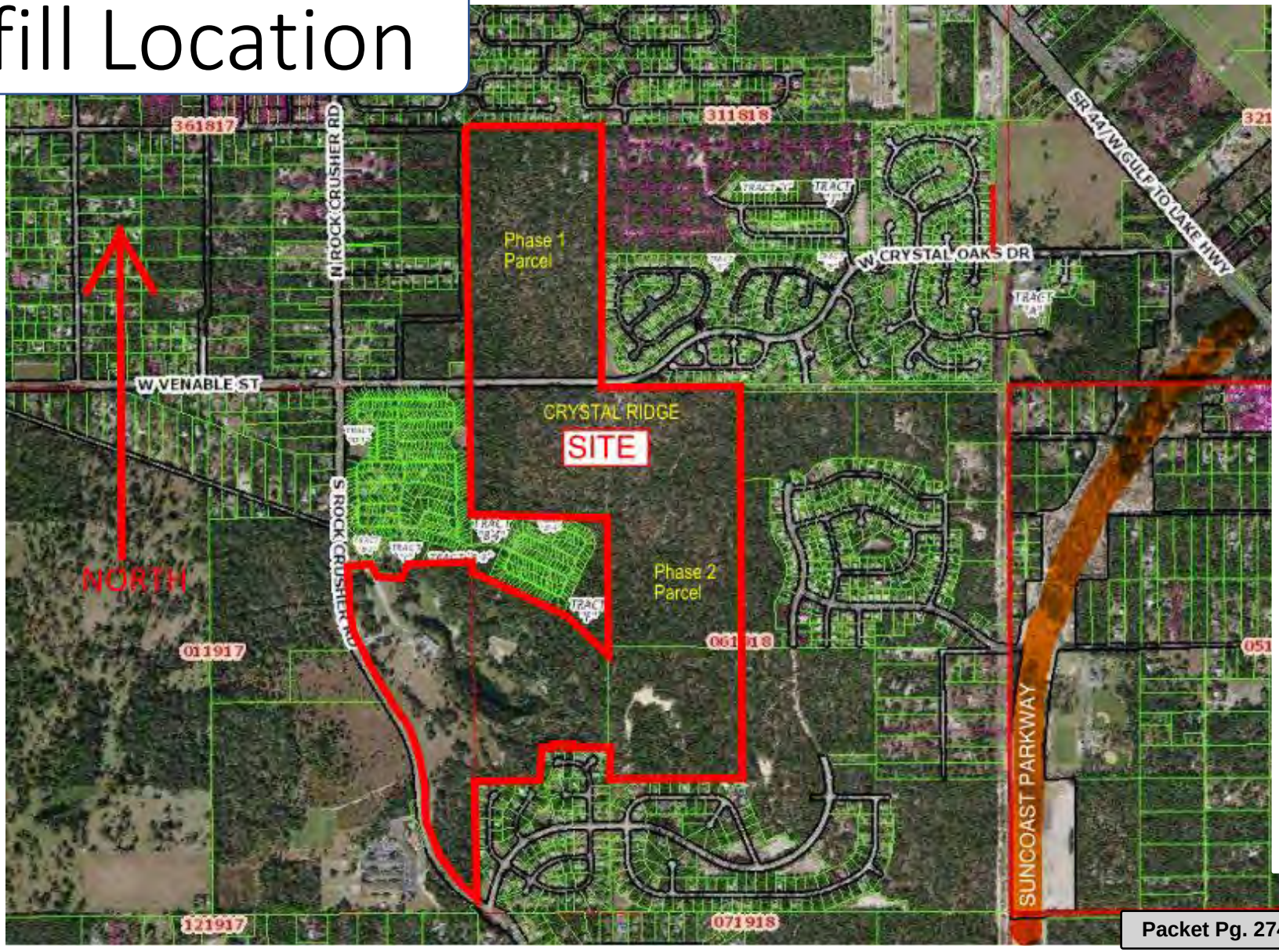
The Existing Facilities

Attachment: Applicant PowerPoint (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to

Undeveloped Property

Attachment: Applicant PowerPoint (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to

A Regional Infill Location

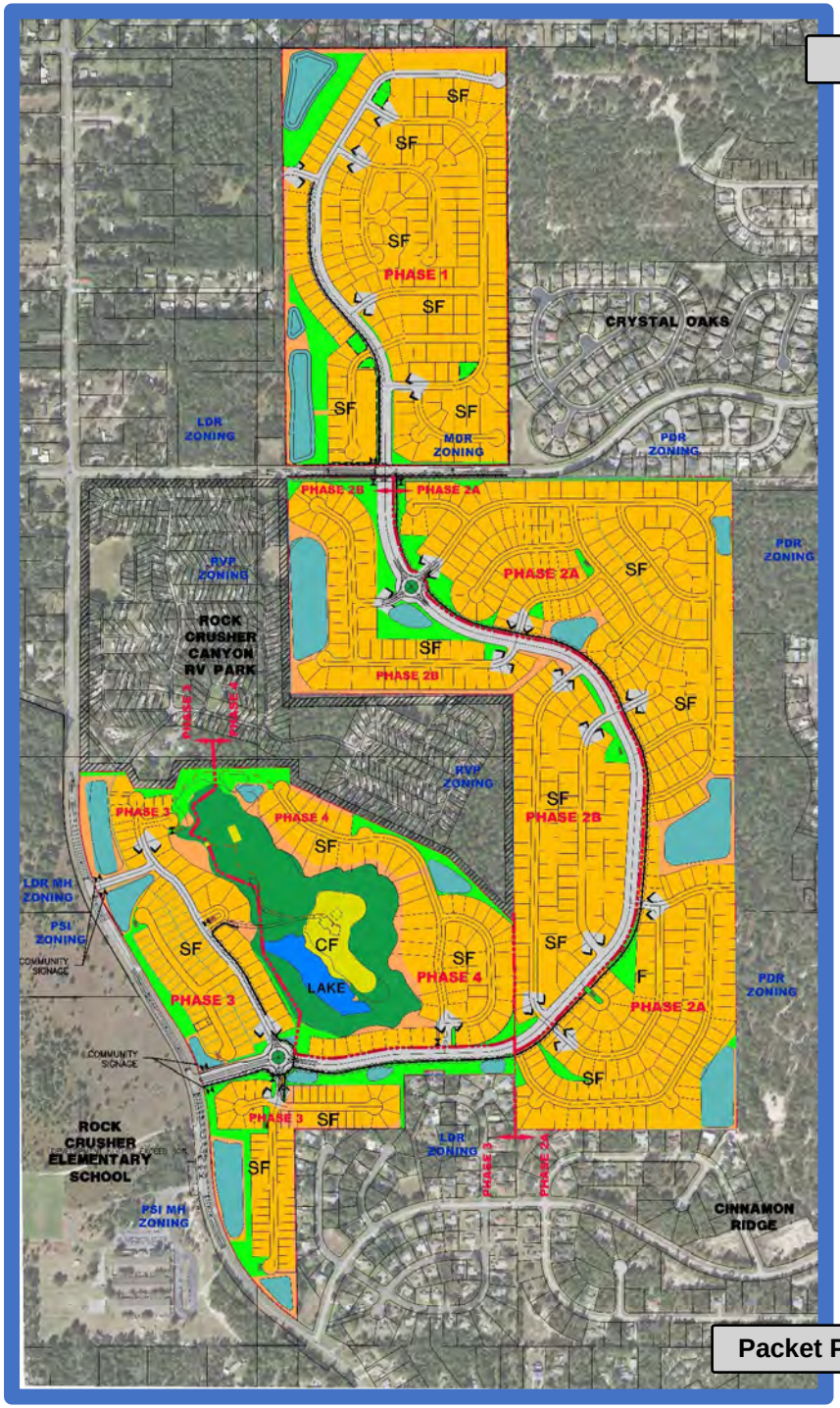


Attachment: Applicant PowerPoint (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to

The PLANNED RESIDENTIAL DEVELOPMENT

RESIDENTIAL COMMUNITY

- Maximum 985 LOTS
- 5,500 SF LOTS To over 1/2 Ac.
- Community Facilities
- Natural and Open Space Areas
- Utilities
- Stormwater Management
- Internal Roadway Network
- 4 Phases of Development



Attachment: Applicant PowerPoint (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to

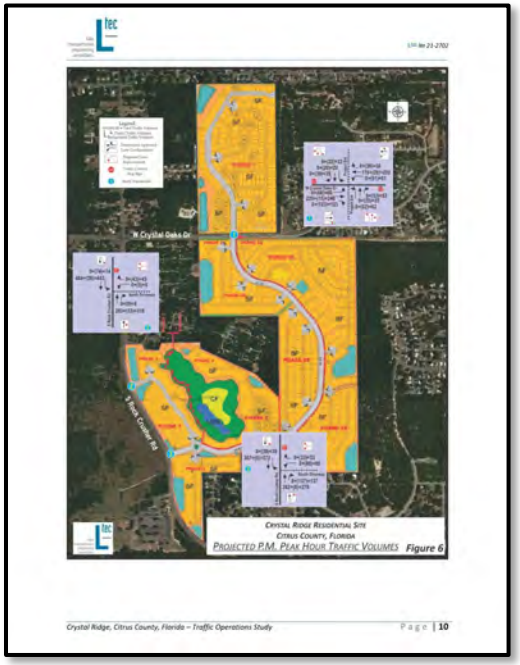
OCTOBER 2021

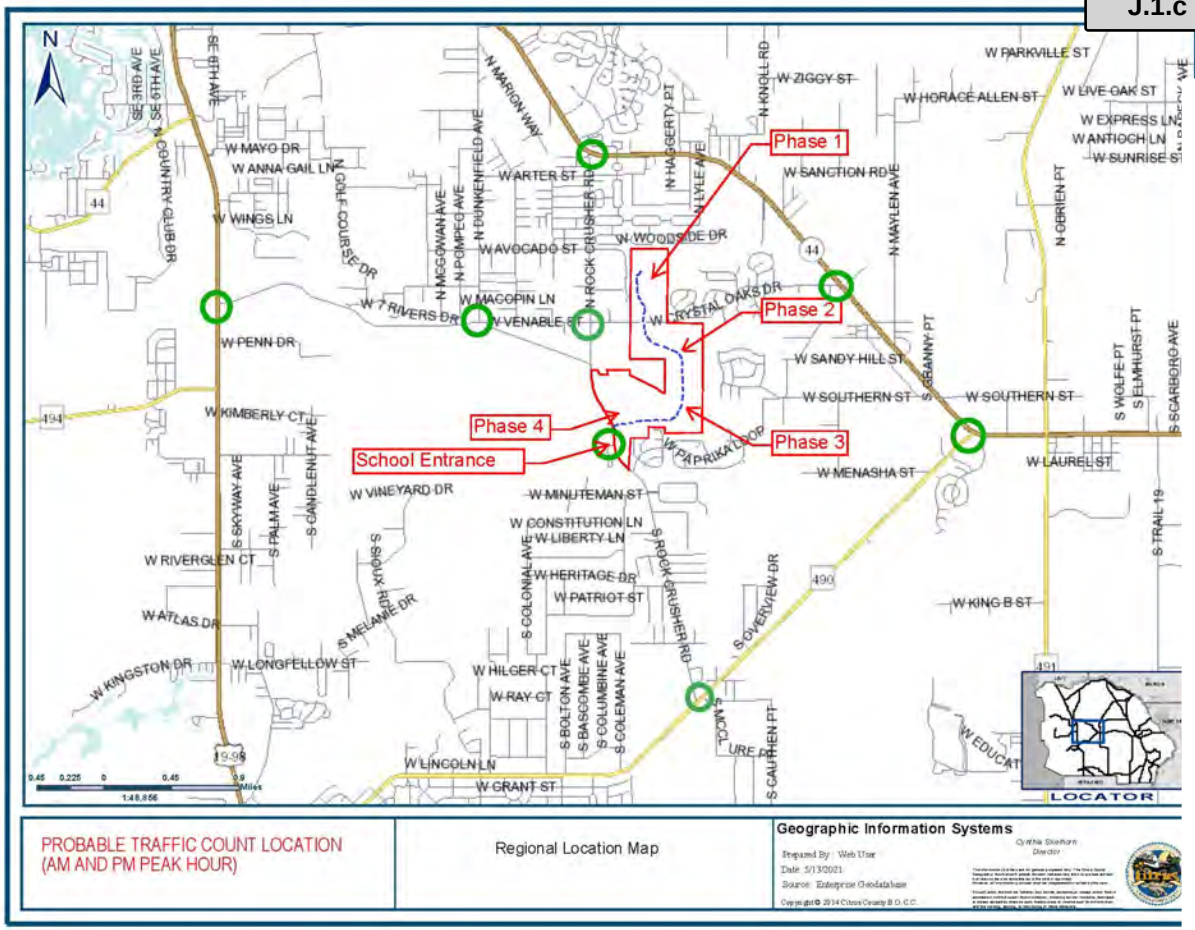
CRYSTAL RIDGE

RESIDENTIAL SITE

CITRUS COUNTY, FLORIDA

TRAFFIC OPERATIONS STUDY





TRAFFIC OPERATIONS STUDY

Attachment: Applicant PowerPoint (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to

The COMMUNITY AMENITIES AND OPEN SPACE

Attachment: Applicant PowerPoint (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to

COMMUNITY AMENITIES

ROCK CRUSHER COMMUNITY PARK AND RECREATION

- ✓ COMMUNITY BUILDING (MEETING & EVENT ROOM, LIBRARY, KITCHENETTE, CARD AND GAME ROOM, BATH HOUSE FACILITIES, SWIMMING POOL FACILITIES)

- ✓ LAKE DOCK
- ✓ LAKE SWIMMING
- ✓ NON-MOTORIZED BOATS, PADDLE BOARDS & KAYAKS
- ✓ TRAILS AND NATURE PATHS
- ✓ PAVILIAN AND PICNIC HUTS
- ✓ BOARDWALKS

- ✓ PICKLE BALL COURTS
- ✓ HORSE SHOES

- ✓ POCKET PARKS
- ✓ OBSERVATION PARKBENCH AREAS
- ✓ MULTI-USE SIDEWALKS

Attachment: Applicant PowerPoint (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to

OPEN SPACE AREAS

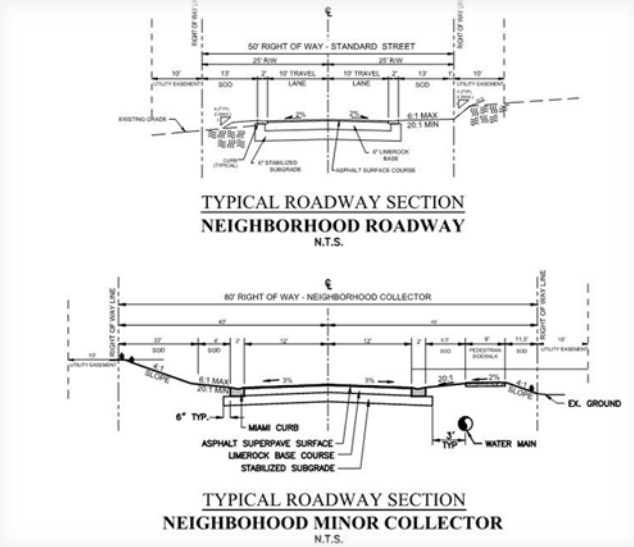
- ROCK CRUSHER CANYON OPEN SPACE (APPROX. 26 ACRES)
- POCKET PARK OPEN SPACE
- COMMUNITY AND BUFFER OPEN SPACE

COMMITMENT TO 14% OPEN SPACE

(Approximately 50 Acres)

Attachment: Applicant PowerPoint (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to

INFRASTRUCTURE



UTILITIES

- DRINKING WATER & FIRE PROTECTION
- SANITARY SEWER
- UNDERGROUND POWER SERVICE
- SOLID WASTE
- FIBER/INTERNET

VEHICLE AND PEDESTRIAN FACILITIES

- COLLECTOR ROADWAYS
- NEIGHBORHOOD STREETS
- ROUNDABOUT TRAFFIC CALMING
- 8’ WIDE MULTI-USE SIDEWALK (SHARED USE PATH (PEDESTRIAN / BICYCLE)
- INTERSECTIONS AND TURNLANES
- TRAILS AND OFF-ROAD PATHS

Attachment: Applicant PowerPoint (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to

BUFERS AND LANDSCAPING

EXISTING AND NATURAL BUFFERS

- EXISTING 50 FT. RV PARK BUFFER
- COLLECTOR ROADWAY BUFFER AREAS
- WETLAND LAKE BUFFER
- NEIGHBORHOOD BUFFERS

- FLORIDA FRENDLY LANDSCAPE PACKAGE
- LANDSCAPED ENTRANCES

Attachment: Applicant PowerPoint (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to

Attachment: Applicant PowerPoint (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to

DIX DEVELOPMENTS

103 Commerce St STE 140
Lake Mary, FL 32746

Thank You

Presented By:

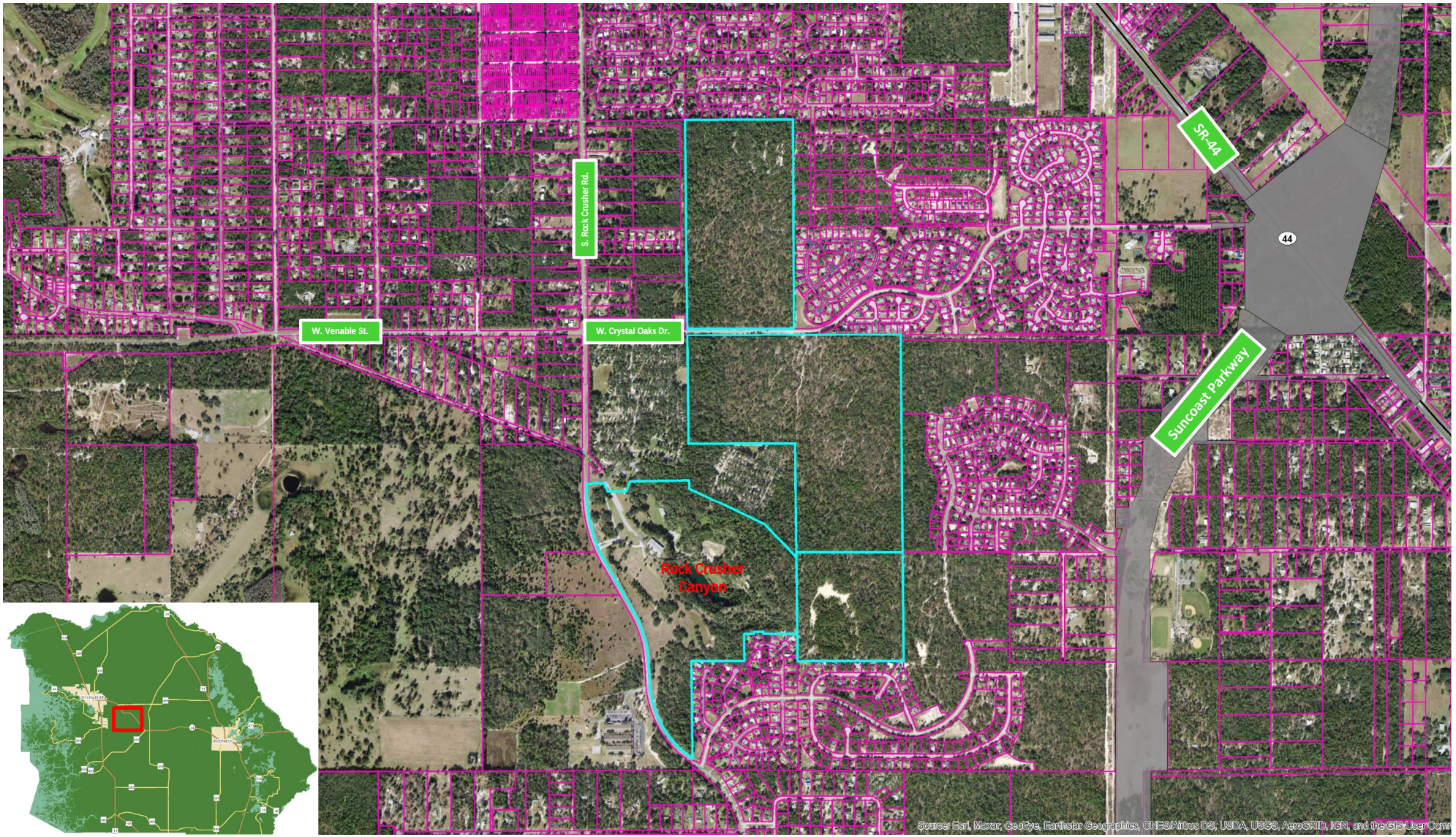
Pigeon – Ardurra, LLC
Civil Engineers – planners
Surveyors & Mappers

An Ardurra Group, Inc. company

CPA/AA/PUD-22-01

Chuck Pigeon for Gulf to Lake Associates, LLC

Attachment: PDC Planner PowerPoint (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes



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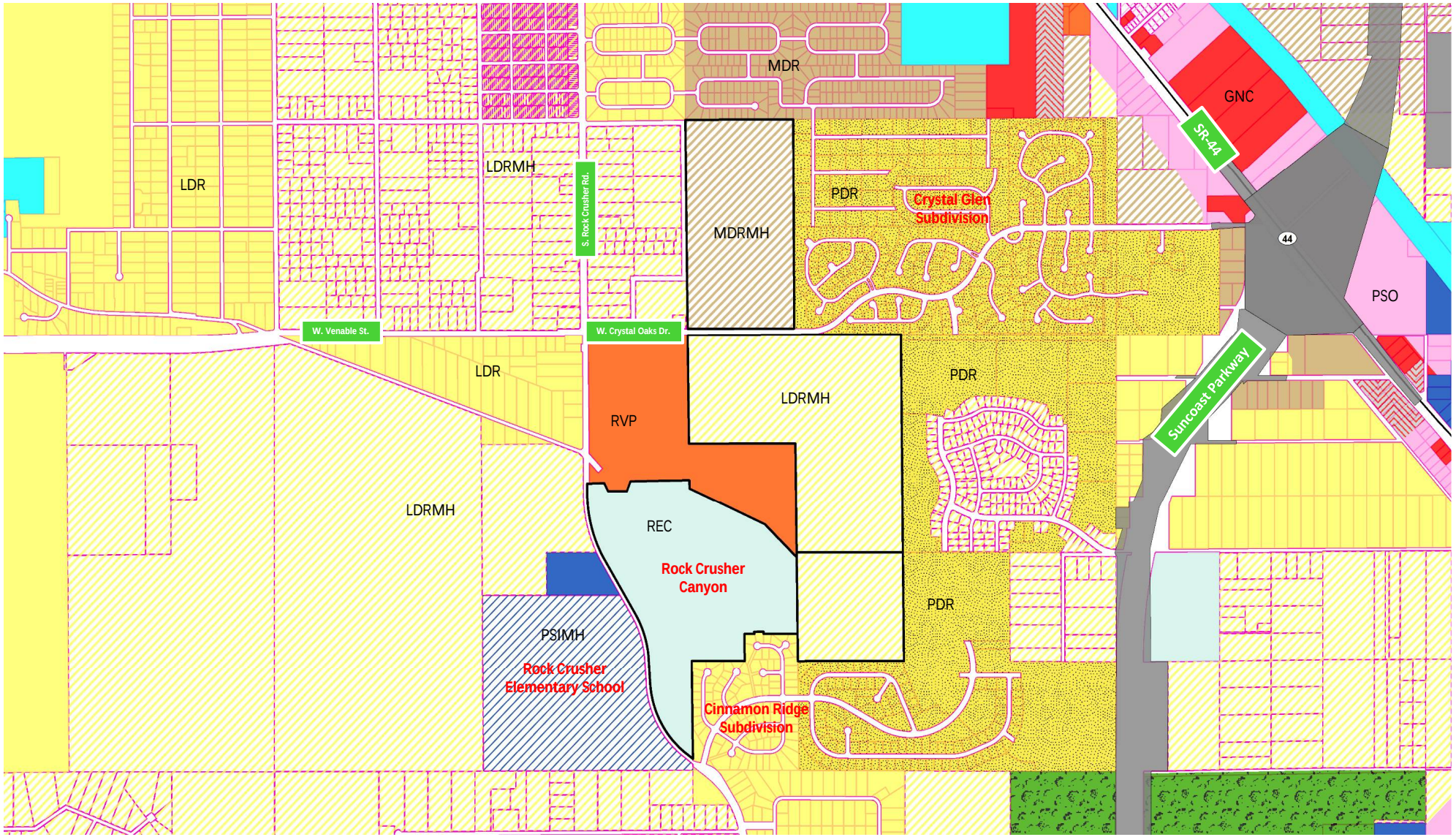

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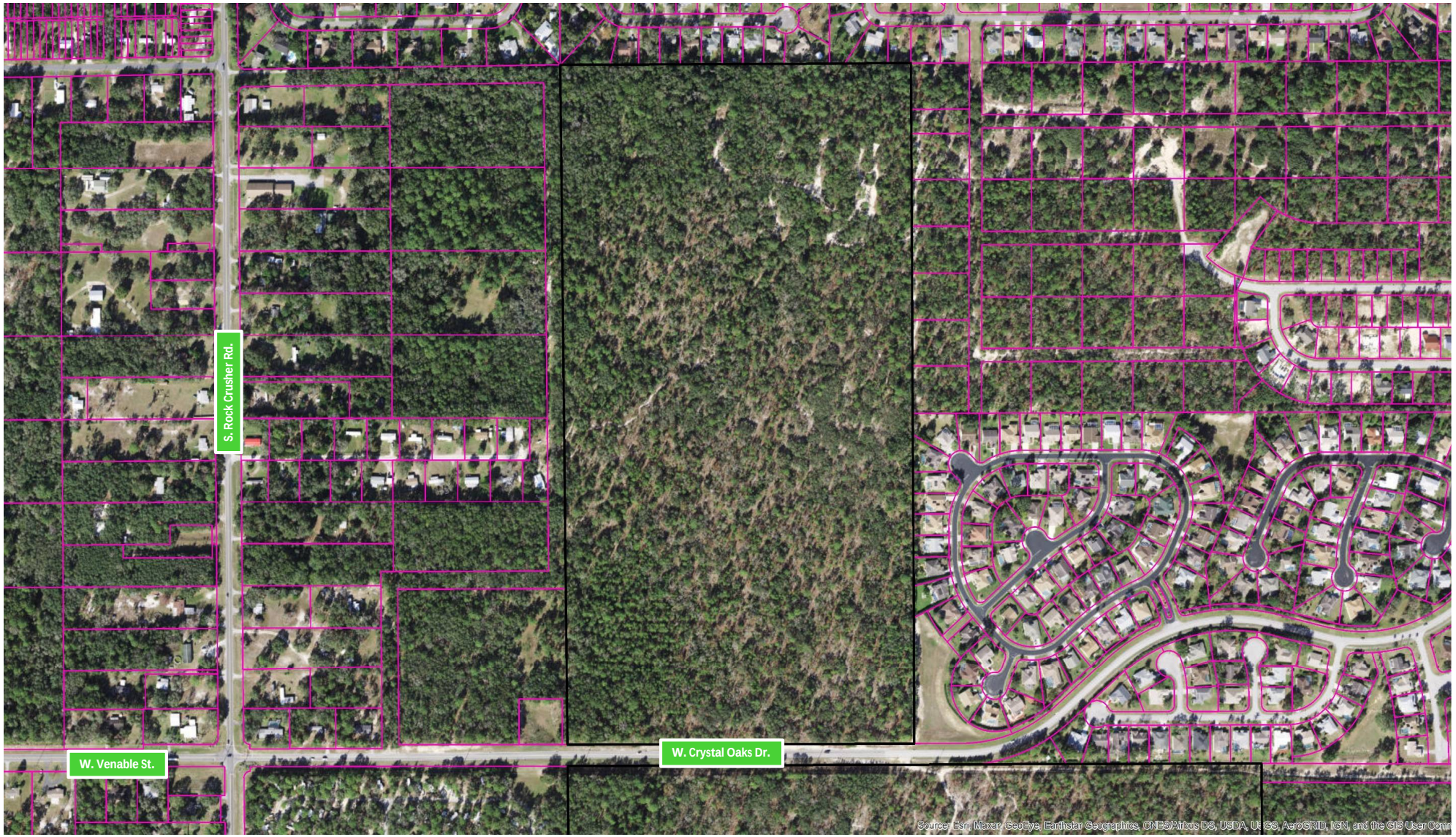

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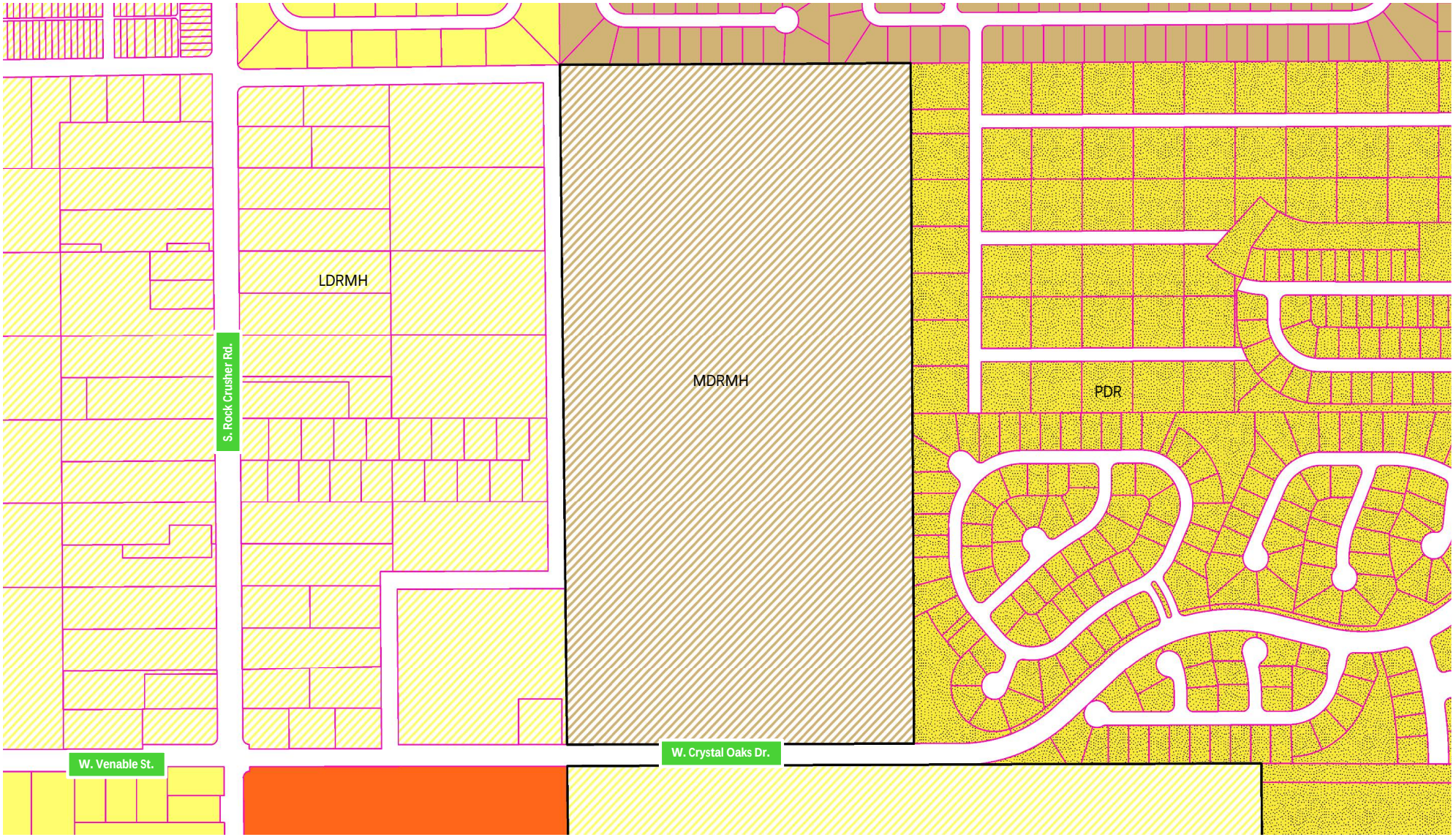

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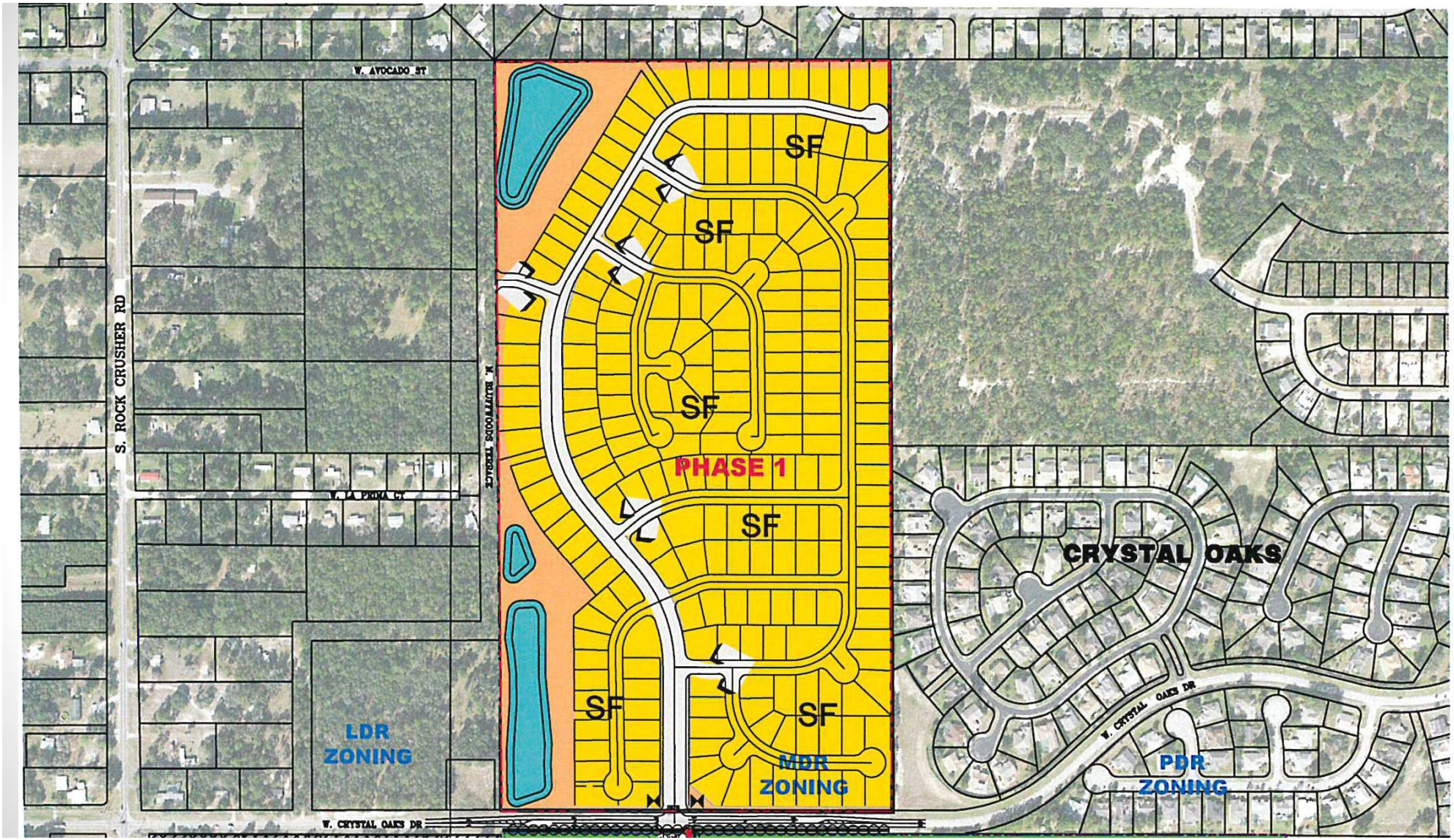

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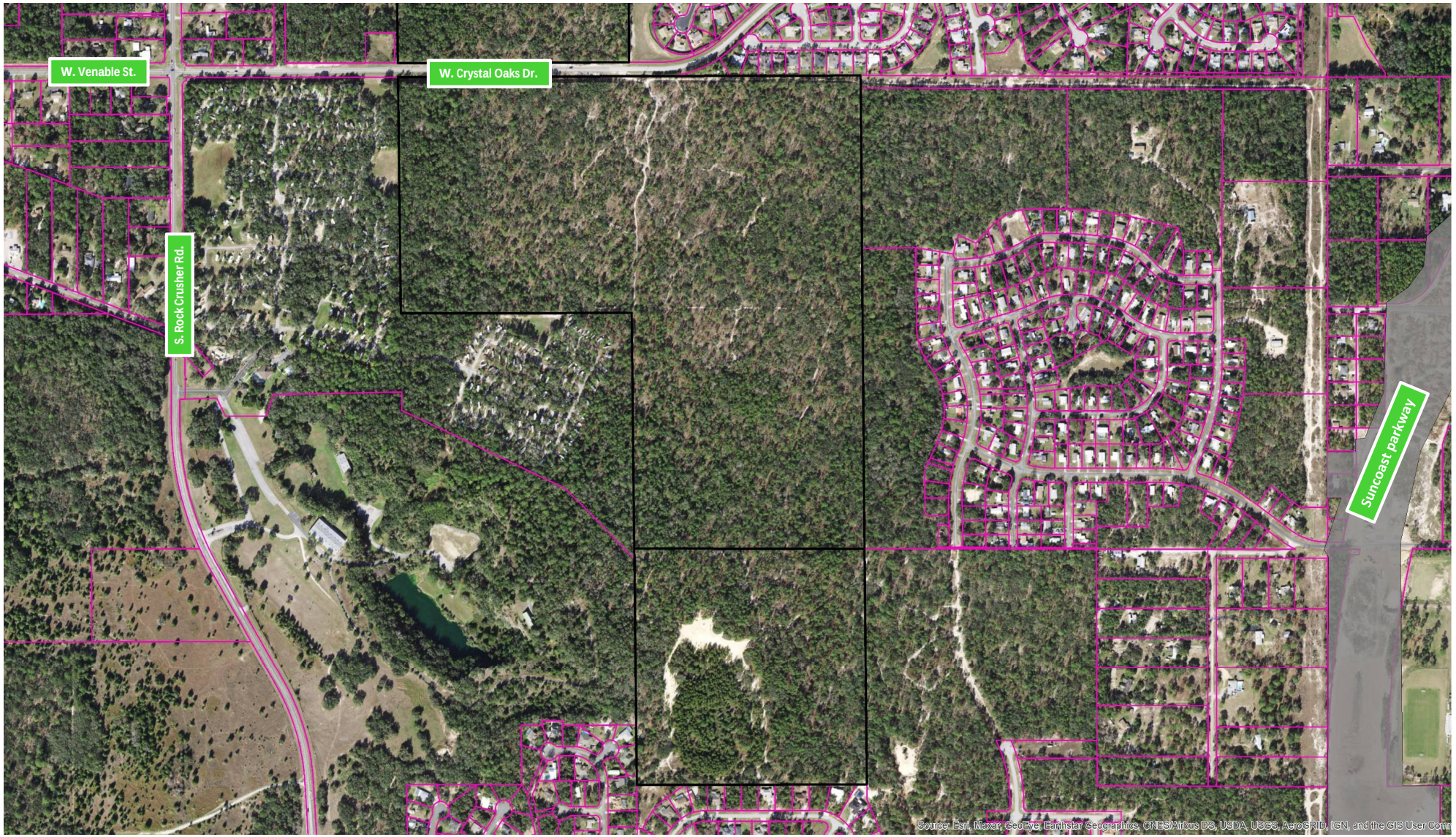

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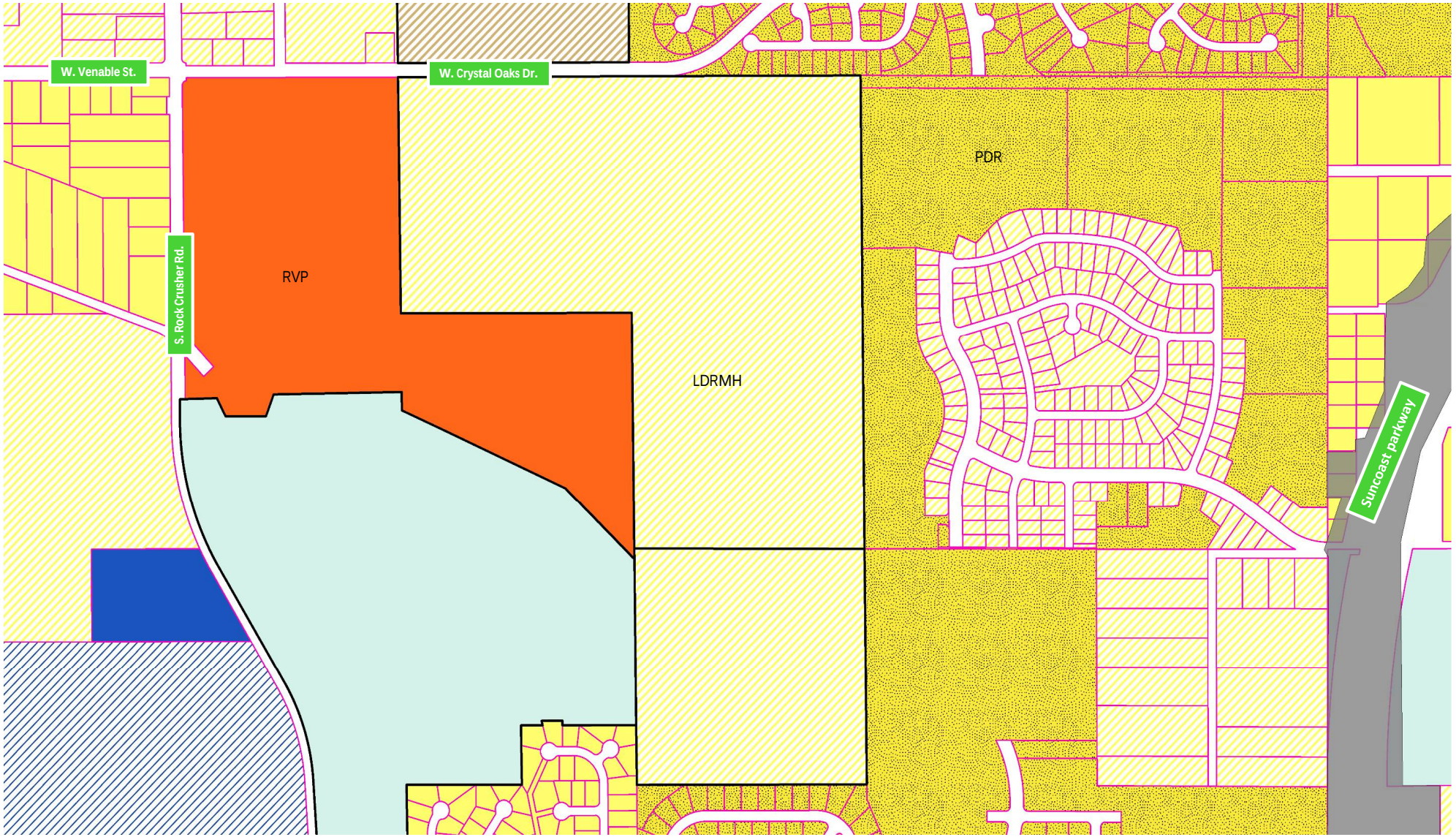

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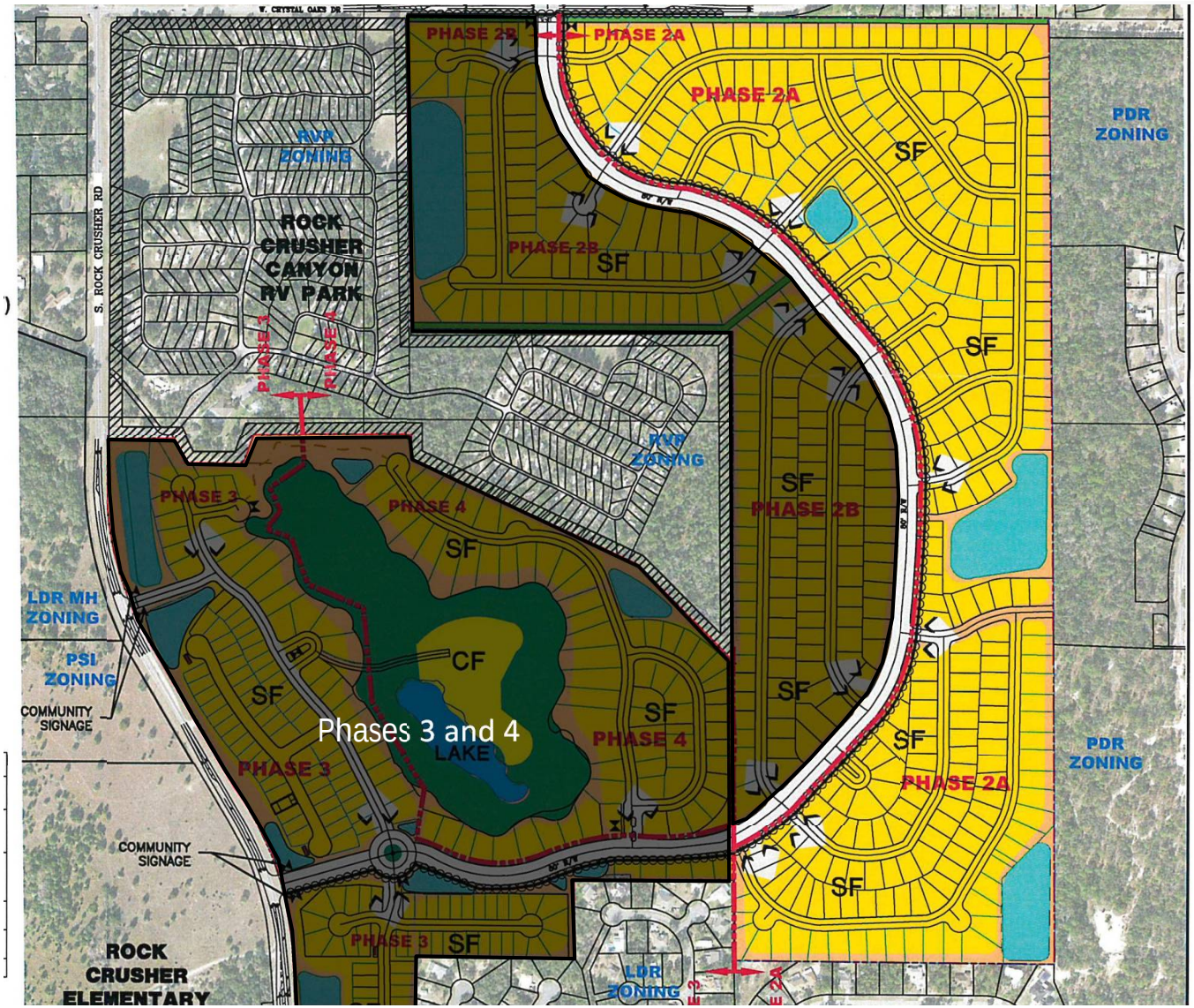

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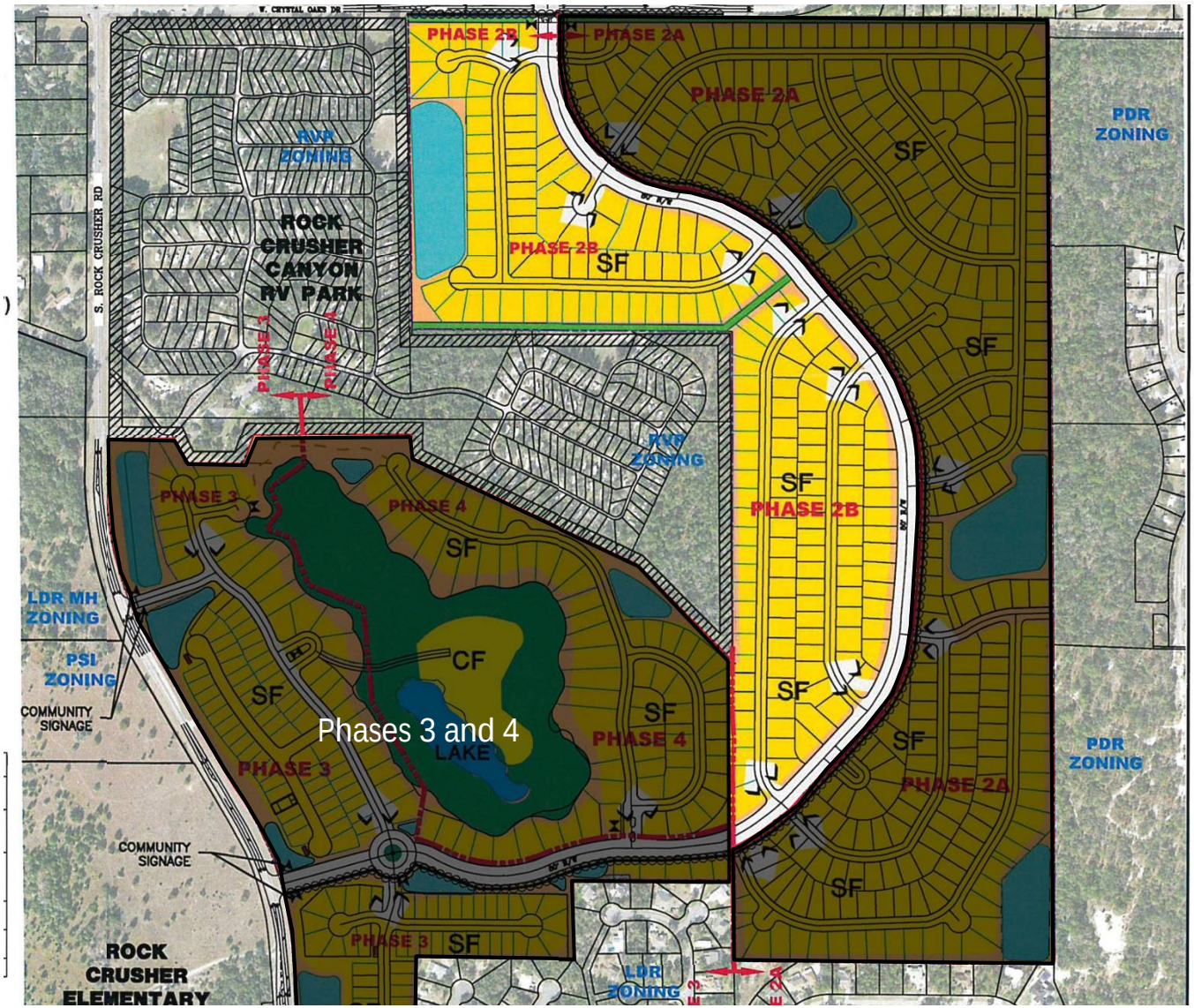
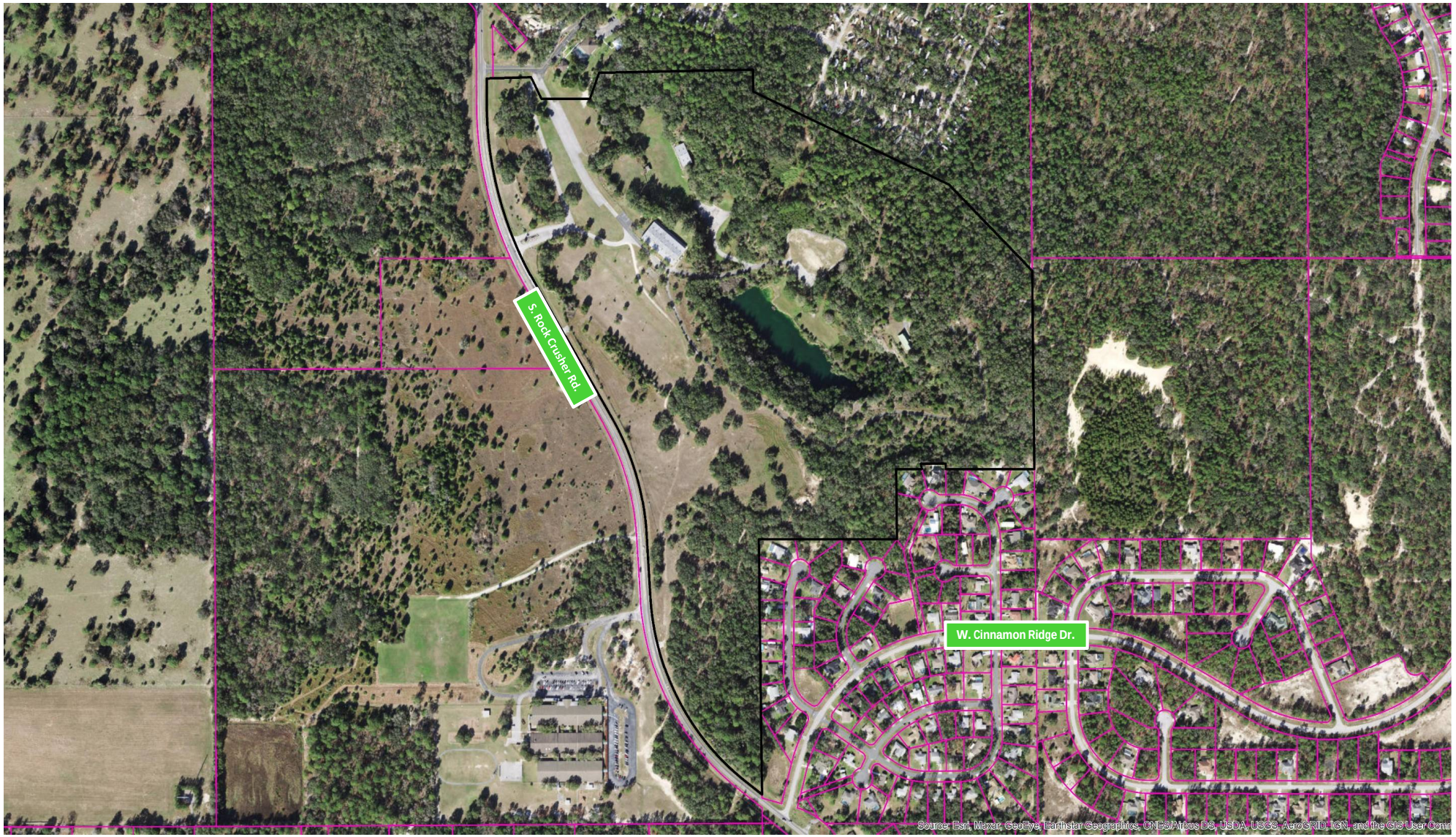


Phases 3 and 4

Attachment: PDC Planner PowerPoint (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes



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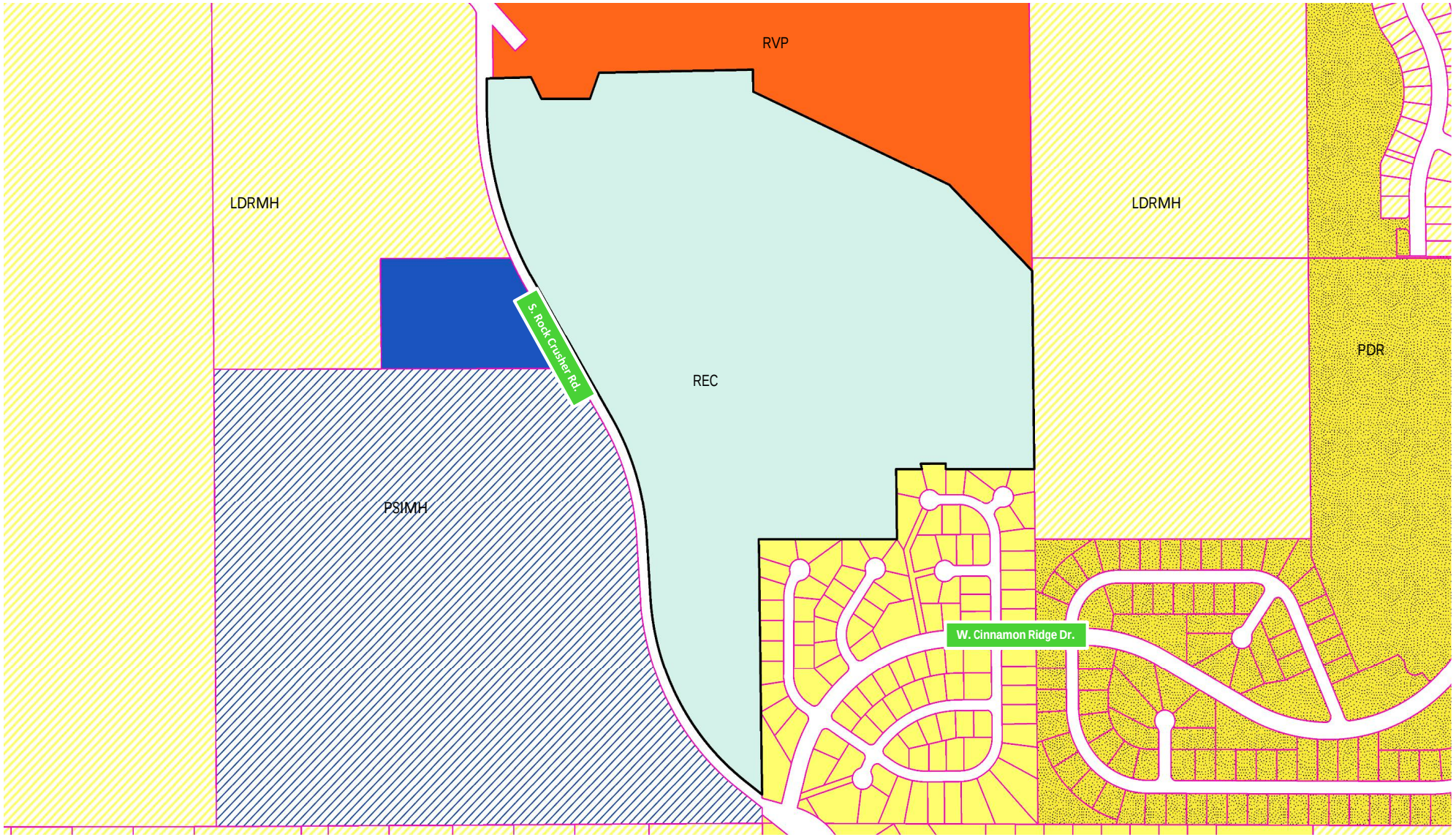

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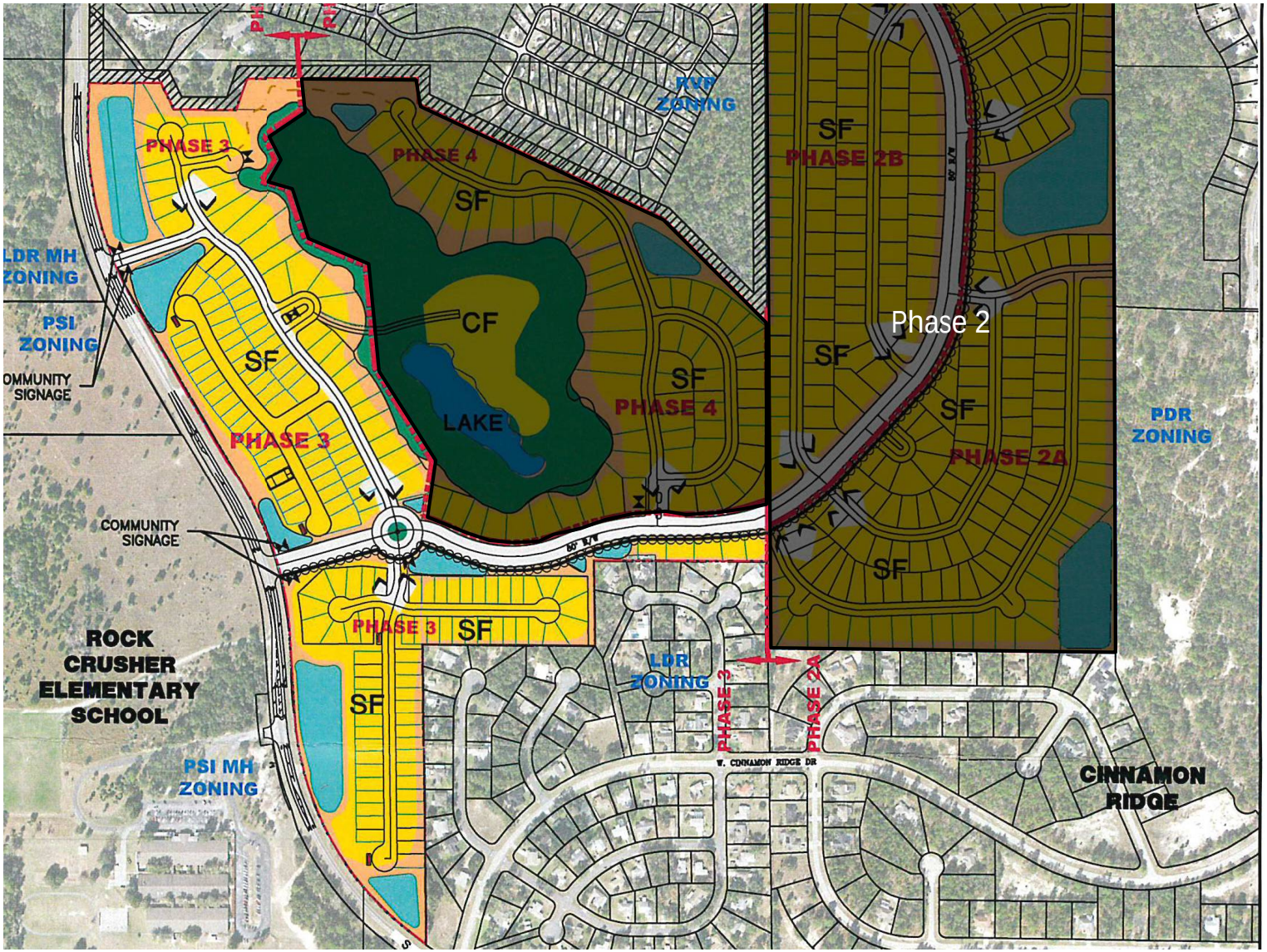

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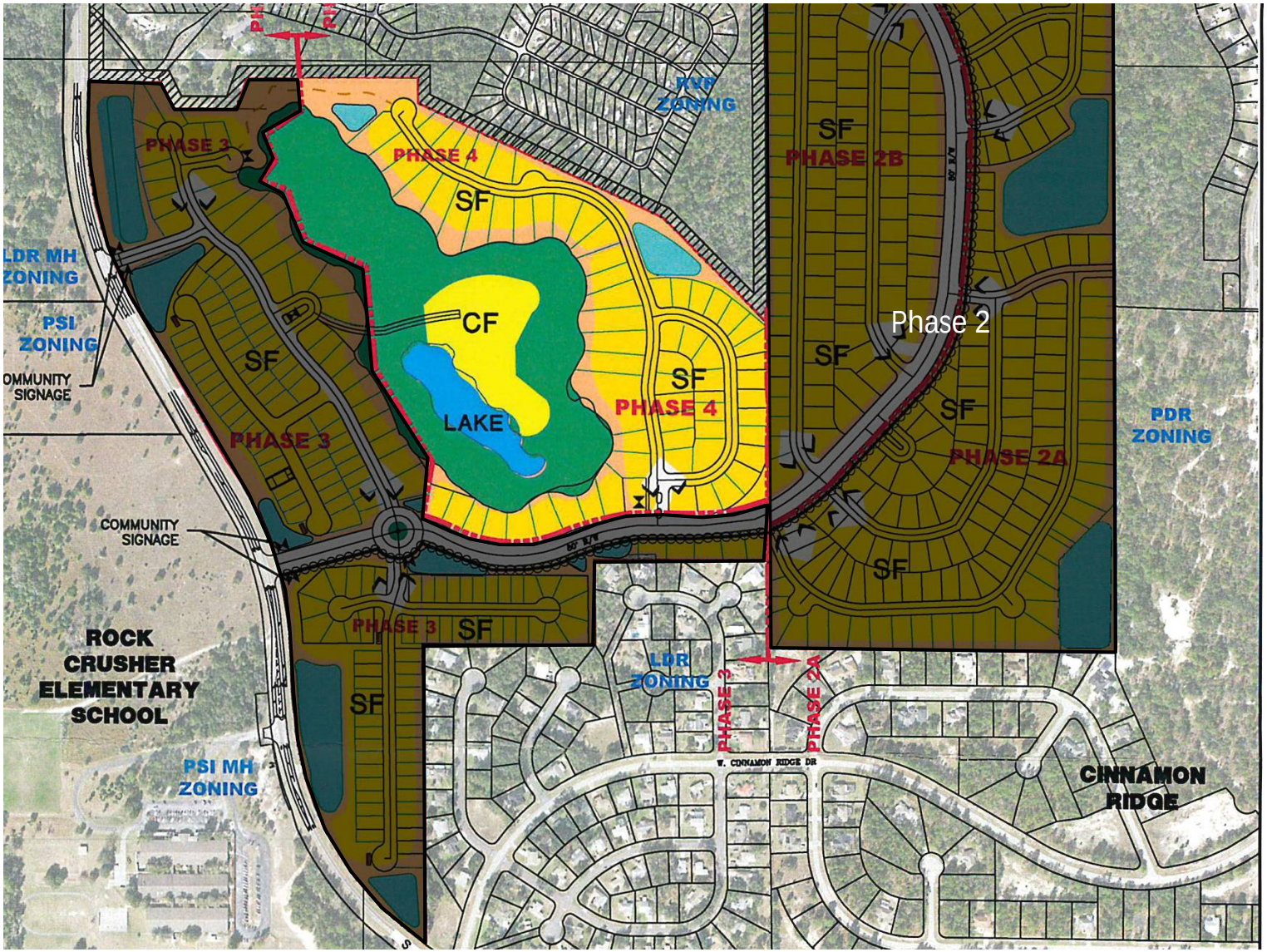

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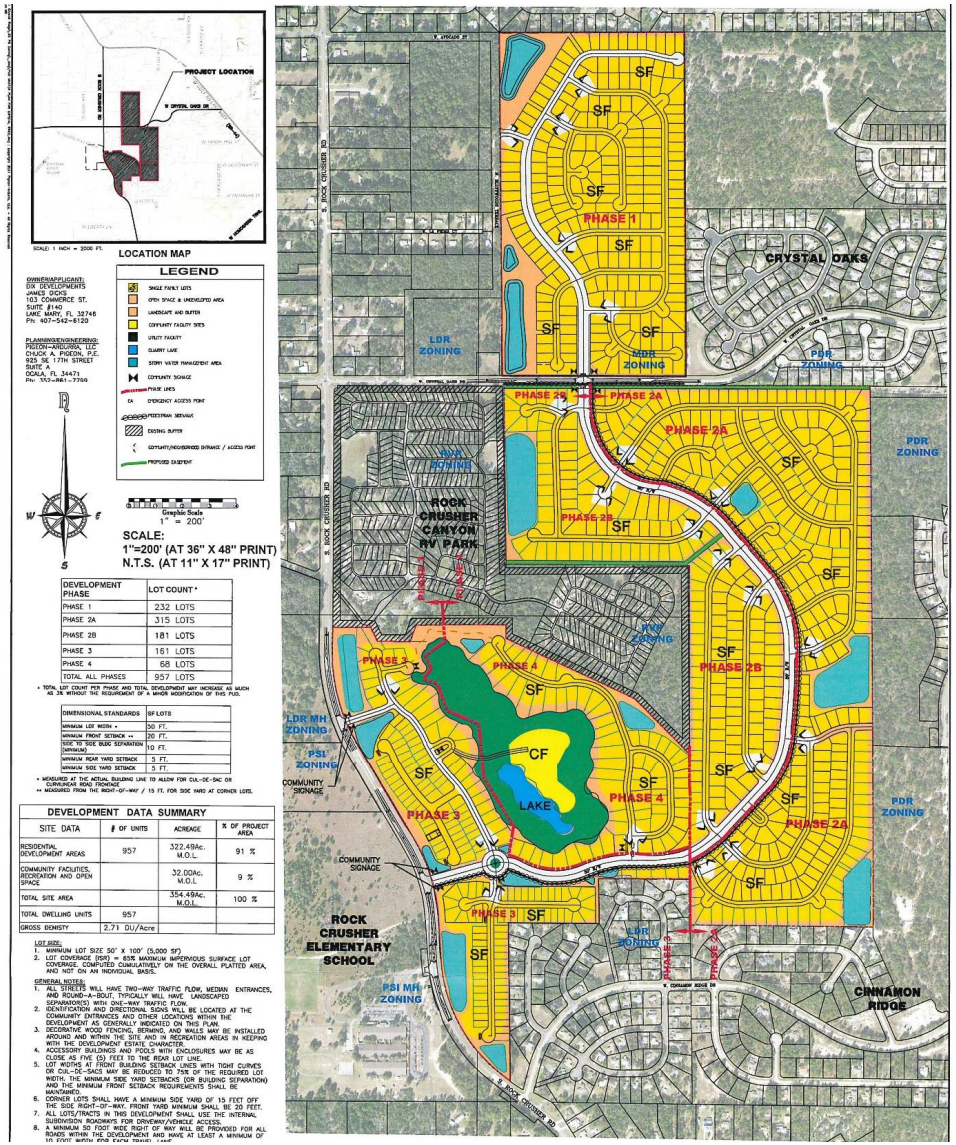

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PM2-21-164

DEPARTMENT OF GROWTH MANAGEMENT
2022 LARGE SCALE
COMPREHENSIVE PLAN AMENDMENT/ATLAS AMENDMENT
STAFF FINDINGS REPORT
TO THE
PLANNING AND DEVELOPMENT COMMISSION

APPLICATION NUMBER: CPA/AA/PUD-22-01
Chuck Pigeon for Gulf to Lakes Associates, LLLP
DATE: December 16, 2021
PREPARED BY: Joanna L. Coutu, AICP, Director; Land Development Division
Joe Hochadel, Principal Planner, Land Development Division

Request to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan, to amend the Land Development Code Atlas Map, and to establish a Planned Unit Development.

FUTURE LAND USE MAP REQUEST:	From: REC, Recreational District To: MDR, Medium Density Residential District
LAND DEVELOPMENT CODE ATLAS REQUEST:	From: REC, Recreational District; MDRMH, Medium Density Residential District with mobile homes allowed; and LDRMH, Low Density Residential District with mobile homes allowed To: MDR and LDR, with a Planned Unit Development for single-family residential uses
LOCATION:	Section 1, Township 19 South, Range 17 East, Parcel 10000 (Alternate Key 3430790); and Section 6, Township 19 South, Range 18 East, Parcels 10000, 31000 and 41000 (Alternate Key 3430790, 1504422, 1504465); and Section 31, Township 18 South, Range 18 East, Parcel 33000 (Alternate Key 1494940) in the Lecanto area. A complete legal description is on file with the Land Development Division.
ACREAGE:	Approximately 354 acres (total PUD); land use change 108 acres
SURROUNDING FUTURE LAND DESIGNATIONS:	North – MDR, Medium Density Residential District; RVP, Recreational Vehicle Park District South – RMU, Residential Mixed Use District; and LDR; Low Density Residential District East – RMU District West – LDR District; RVP District; PSI, Public/Semi-Public/institutional District
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:	North – MDR, Medium Density Residential District; RVP, Recreational Vehicle Park District South – PDR, Planned Residential Development District; LDR, Low Density Residential District East – PDR District West – LDR District; RVP District; PSI, Public/Semi-Public/Institutional District

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SURROUNDING EXISTING LAND USES:	North – Vacant and improved single-family residential lots; Rockcrusher Canyon RV Park South – Vacant and improved residential lots (Cinnamon Ridge area) East – Vacant and improved residential lots (Crystal Oaks area) West – Vacant and improved residential lots; S. Rock Crusher Road

CHARACTERISTICS OF THE SUBJECT PROPERTY - According to the *Soil Survey of Citrus County* (1988), the soil types in the area are primarily Udorthents, 0 to 5 percent slopes; Pits; and Tavares-Adamsville. Those areas outside of the Pits and Pit-adjacent areas (Udorthents) have only slight limitations to building development. The subject property is located primarily in Flood Zone X, with some A and AE flood zone areas, as found on the Flood Insurance Rate Map 12017C0306E.

BACKGROUND – The majority of the site is currently vacant and wooded, although there are some nonresidential buildings associated with the previous use for Rockcrusher Canyon. The site wraps around the existing Rockcrusher Canyon RV park and extends from the Cinnamon Ridge residential area across W. Crystal Oaks Drive north to abut a portion of the Crystal Oaks residential area.

The applicant has proposed 957 single-family residential homesites, to be constructed in 4 phases of development. While much of the site already contains a residential designation, the REC designation on the Rockcrusher Canyon attraction area would be removed and revised to also allow residential development of the area. The applicant has designed the proposed Master Plan to utilize the existing mining pit areas for community facilities and recreation, as further outlined below.

SUMMARY OF AGENCY COMMENTS: This application is a large-scale CPA, and therefore would be transmitted to State agencies for comment.

SUMMARY OF PUBLIC COMMENTS: Public comments received as of this writing are included in the packet of information for this application.

REQUEST FOR LAND USE CHANGE

Concurrency

a) Sanitary Sewer – The site would be served by County sewer, and County Water Resources has provided confirmation that there is available capacity for this project as proposed.
b) Potable Water – The site would be served by County water service, and County Water Resources has provided confirmation that there is available capacity for this project as proposed.
c) Solid Waste – The property will utilize solid waste collection with disposal in the Citrus County landfill, and a letter has been provided indicating available capacity.
d) Drainage – The applicant has provided a statement confirming that stormwater standards for Citrus County and the Southwest Florida Water Management District (SWFWMD) will be met.

Consistency with Comprehensive Plan – The applicant has indicated multiple Policies are in support of their application, including the following:

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Policy 17.2.5 *New development locating in the PSA shall be allowed only when central water and sewer are provided. For new residential land uses, this shall apply to developments of four units or greater per acre. Existing development must connect to central water and sewer systems when the services become available. Within the Planned Service Area, all new subdivision plats of 500 or more dwellings shall be required to connect to regional central water and regional central sewer.*

Staff comment – The site lies within the Planned Service Area and would connect to regional water and regional sewer with Citrus County Utilities.

Policy 17.2.7 *The County shall guide future development to the most appropriate areas, as depicted on the GFLUM, specifically those with minimal environmental limitations and the availability of necessary services.*

Staff comment - The site appears to have minimum environmental limitations, with the exception of the existing pit areas that are proposed for use as community and recreational components. A submitted biological survey confirms the presence of protected gopher tortoises on the site which will need to be addressed at the time of platting. There do not appear to be any wetlands present, with the exception of the pond in the existing mining pit area. Regional water and sewer connections are proposed.

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…*

Staff comment – The development proposes a density of approximately 2.7 units per acre for the PUD, along with connection to central water and sewer services.

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 – The application proposes a new Planned Unit Development (PUD), which is addressed appropriately through this application which will be considered by both the PDC and the BCC.

Other policies that may be applicable include the following:

Policy 17.15.12 *All residential and all commercial development shall provide sidewalks and/or bikeways for convenient access to individual dwelling units, churches, schools, parks, activity centers and other facilities. Local streets serving less than 40*

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residential units may construct sidewalks along one side of the roadway; all other streets and roadways shall have sidewalks along both sides. Sidewalks shall be at least five feet wide if located along one side of a street and shall be at least four feet wide if located along both sides of a roadway.

Staff comment - A 7-foot pedestrian sidewalk is proposed along one side of the collector roadway in Phases 2, 3 and 4 (but not in Phase 1). While many of the proposed lots that front on this collector also have access to internal/local roadways, there are a number that do not have this availability. Pedestrian access should be considered along both sides of the collector roadway throughout the site, as well as to access the community facility area. Bicycle access should also be considered due to the community and recreational facility not being centrally located as well as the proximity of the development to the Suncoast Parkway 2 trailhead.

Impacts on Affordable Housing – The residential units proposed are not expected to meet minimum affordable housing criteria.

Compatibility with Adjacent Land Uses – The site proposes residential land uses adjacent to other residential uses and an existing RV park. The site proposes density at approximately 2.7 units/acre, whereas the adjacent Cinnamon Ridge subdivision is about 4 dwelling units/acre and Crystal Oaks utilizes approximately 4.5 units/acre. The existing LDR and MDR density, currently allocated throughout most of the site, could allow up to 6 and 8 units/acre with a PUD (2 and 4 units/acre without a PUD).

Environmental – The site is heavily wooded with some significant slopes/pits that are not proposed for residential use. The applicant has provided a biological survey which confirms the presence of gopher tortoises. A tree preservation plan that includes an analysis of any specimen trees that may be located on the site will be required at time of improvement plans during the platting process.

PROPOSED FINDINGS OF FACT – LAND USE CHANGE

1. The request is to re-designate approximately 108 acres from REC to MDR on the Future Land Use Map and from REC, MDRMH and LDRMH to LDR and MDR with a Planned Unit Development (PUD) for single-family uses on the Land Development Code Atlas Map.
2. The proposed land use is consistent with the Comprehensive Plan, including the policies discussed above.
3. The site is located within the PSA and will be served by central water and sewer services.
4. The PUD provides the benefit of a Master Plan of Development that serves to mitigate against potential conflicts with existing adjacent land uses.

REQUEST FOR A PLANNED UNIT DEVELOPMENT

Consistency with the Land Development Code (LDC):

***Access Management/Transportation*:** The PUD has proposed four access points – two on S. Rockcrusher Road and two on W. Crystal Oaks Drive. Both of these roadways are County-maintained Major Collectors.

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Within the site, the Master Plan indicates privately-maintained roadways. Several deviations have been requested (with corresponding Engineering Division comments) below:

- Modification from the distance for the intersection of Crystal Ridge Blvd. (the proposed collector roadway) and W. Crystal Oaks Drive from the intersection with S. Rock Crusher Road per LDC Section 7140, Table 7-1. The applicant notes the following:

  > *By code, the distance required is 1,320' and the actual distance as proposed is 1900'. This is a function of where the property is located and also takes into account sight distance issues from an engineering perspective. Since W. Crystal Glen Drive is considered a Minor Collector, the connection of Crystal Ridge Blvd. and W. Crystal Oaks Drive is considered a full median opening since Crystal Ridge Blvd. is proposed to continue through to the southern part of the development (even though there is no median within the right-of-way). The option of not lining up the boulevard across W. Crystal Oaks Drive was discussed with staff and was not the preferred option for the County.*

Engineering comment: W. Crystal Oaks Dr. and N. Rock Crusher Rd. are major collector roadways with posted speed limits of 35 mph and 45 mph, respectively. In accordance with Table 7-1, the intersection median opening spacing for a major collector roadway would be a minimum of 1,320 ft for a full median opening and a minimum of 660 ft for a directional median opening. For a major collector roadway, the intersection median opening spacing would be a minimum of 660 ft for a full median opening and a minimum of 330 ft for a directional median opening. The distances referenced above are for a restrictive median that would need to be installed by the developer to meet standards.

- Intersection # 1 with W. Crystal Oaks Dr. - The applicant is proposing a full median opening along W. Crystal Oaks Dr. at proposed intersection # 1 with a spacing of 1,900 feet where the minimum distance required is 1,320 feet. The Engineering Division has no objection to this request. (It is noted that in request # 2 (page 33) the applicant incorrectly identifies W. Crystal Oaks Dr. as a minor collector, when it is a major collector roadway.)
- Intersection # 2 and # 3 with Rock Crusher Rd. – The application does not appear to provide the proposed intersection spacing along S. Rock Crusher Rd. for the two proposed intersections # 2 and #3. Since the proposed intersection spacing along S. Rock Crusher Rd. has not been provided, the Engineering Division is unable to determine if the proposal meets the requirements of the LDC.
- Intersections along minor collector roadway north of W. Crystal Oaks Dr. – The local roadway intersections within the development would need to meet spacing of 660-ft for a full median opening along the minor collector roadway. The proposed intersection spacing does not appear to meet LDC requirements and a deviation has not been requested.
- Intersections along collector roadway south of W. Crystal Oaks Dr. - The same comments apply to the main collector roadway (minor or major) south of W. Crystal Oaks Dr. The proposed intersection spacing does not appear to meet LDC requirements and a deviation has not been requested.

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- Engineering has no objection to the deviation for intersection spacing of Crystal Ridge Blvd. at W. Crystal Oaks Dr. from the intersection with S. Rock Crusher Rd.

➢ *Modification on the location of the roundabout near the entrance of the development from S. Rock Crusher Road per LDC Section 7140, Table 7-1. The applicant states the following:*

> *[The distance is about] 540' from S. Rock Crusher Road, where LDC requires 660'. The roundabout function designed to operate as a non-stop (but yield) condition facility can be considered as a through street and not subject to vehicle backup or intersection turn sequencing conditions.*

- Engineering Division has no objection as this request is within the 20 percent reduction allowed by the LDC.

➢ Alternative designs for cul-de-sacs are proposed from the provisions of LDC Section 7730, Standard Cul-de-sac. The applicant states this is "to accommodate better lot layout".

Engineering comment - As the applicant has not provided details as to the cul-de-sac deviation being requested nor has an alternative design been proposed, the Engineering Division cannot determine if the deviation is warranted.

Engineering comment - Proposed right of way width: The proposed right of way (ROW) width for roadways within developments would be determined based on the number of transportation trips projected to utilize each roadway. Section 7700 of the LDC contains roadway typical sections from a 50-ft wide local road to a 100-ft wide major collector road. The selection of the appropriate typical section is based on the projection of Average Daily Trips (ADT) for a proposed development. The table below summarizes the ROW widths as related to projected average daily traffic.

Right of Way Width	Average Daily Trip (ADT)	Pavement Width	Classification
60-ft or 50-ft w/ curb-n-gutter	0 to 499 ADT	10-ft wide lanes	Local
60-ft or 50-ft w/ curb-n-gutter	500 to 1,499 ADT	11-ft wide lanes	Local
80-ft	1,500 to 3,000 ADT	12-ft wide lanes	Minor Collector
100-ft	Over 3,000 ADT	12-ft wide lanes	Major Collector

The application proposes the use of two typical sections, a 50-ft wide ROW w/ curb-n-gutter and 10-ft wide travel lanes for neighborhood roadways and an 80-ft wide ROW w/ curb-n-gutter and 12-ft wide travel lanes for the main collector roadway. The applicant has provided traffic projections in the submittal that were reviewed against the typical section requirements listed above. Phase 1 is projected to generate 2,188 daily trips and the use of an 80-ft wide ROW would appear to be appropriate. Phases 2A, 2B, 3, and 4 would generate a total of 6,913 daily trips. If you assume that the trips are split 50/50 to the north and south, then about 3,400 trips utilize the main collector roadway. There are some trips that could exit to S. Rock Crusher Rd. from intersection #2 that would further reduce the projected transportation trips using the main collector roadway. The applicant would need to provide further justification to demonstrate that the main

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collector roadway qualifies as a minor collector roadway with an 80-ft wide ROW. The determination of proposed pavement width for the neighborhood (local) roadways could be reviewed and determined at time of platting.

Engineering comment - Proposed turn lanes at project entrances: Additional right of way will need to be dedicated to Citrus County in an amount equal to the amount of right of way utilized for auxiliary lanes at proposed project entrances.

Engineering comment - Traffic signal warrants: A signal warrant for intersections # 1 and # 3 need to be provided for review. In addition, the signal phase timing for the existing signal at Rock Crusher Rd. and Crystal W. Crystal Oaks Dr./W. Venable St. will need to be analyzed.

Engineering comment - Appendix D – Traffic Operations Study: The study discusses "project access points/driveways" as opposed to roadways. The turn lane analysis in the study references the "FDOT Driveway Information Guide, 2008 to make determinations and recommendations. Engineering Division would consider the FDOT Manual of Uniform Minimum Standards for Design, Construction, and Maintenance for Streets and Highways (AKA the Florida Greenbook) as a preferred design manual for roadways. Auxiliary Turn Lane Work Sheets should include a right turn lane analysis for intersection # 2.

Impervious Surface/Stormwater: The Master Plan proposes a maximum impervious surface ratio of 65%, calculated project-wide instead of per lot. The LDC outlines maximum impervious surface as follows:

Zoning District	Maximum Impervious Surface
LDR	35%
MDR	50%
REC	25%
RVP	40%
Cinnamon Ridge (adjacent)	35%
Crystal Oaks (adjacent)	50%
Proposed	65% (project-wide)

As demonstrated in the above table, the request is a significant increase from existing conditions. That said, the request along with the Master Plan is not inconsistent with similar single-family residential PUDs in the County. However, if this trend continues, it could have a negative effect on aquifer recharge for the County. The applicant will need to provide confirmation at the time of platting that stormwater has been designed to accommodate a project-wide impervious surface.

Landscaping/Buffers: Buffers and landscaping standards were not addressed specifically in the PUD submittal and would appear to default to LDC standards. A 5' sodded strip is required between residential uses as proposed and adjacent residential uses (as well as the RV park). The application notes that the RV park has an existing 50' buffer in it that would also serve to separate the uses.

Residential Density/Setbacks: The PUD proposes a total of 957 units, broken down into 4 phases (with a sub-phase in Phase 2). See below:

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Phase	Number of Lots	Density Proposed	Density Max w/o PUD (existing)	Density Max with PUD	Timing
1	232	2.89 du/ac	4.0 du/ac	8.0 du/ac	5 years
2A	315	3.15 du/ac	2.0 du/ac	6.0 du/ac	10 years
2B	181	2.72 du/ac	2.0 du/ac	6.0 du/ac	20 years
3	161	2.81 du/ac	n/a	n/a	10 years
4	68	1.35 du/ac	n/a	n/a	15 years
TOTAL	957	2.7 du/ac			

The existing REC designation does not have a residential density standard as residential subdivisions are not an expected use in this district. Overall, the density proposed in the existing LDR and MDR areas is 2.95 du/ac, while 6 or 8 du/acre could be allowable with a PUD.

The adjacent Cinnamon Ridge site utilizes a density of approximately 4.0 du/acre while the adjacent Crystal Oaks subdivision has a density of approximately 4.5 du/acre. As such, the proposed density appears to be compatible with the surrounding residential subdivisions.

To accommodate these additional units, the applicant has proposed 50-foot wide lots, with reduced front setbacks of 20 feet. Side and rear setbacks are proposed at 5', with a minimum 10' building separation. These setbacks as proposed are similar with those of other residential PUDs in the County that provide central water and central sewer. However, it should be clarified that corner lots with the second front on the Major Collector roadway should not be subject to reduced second front setbacks.

Pedestrian Circulation/Sidewalks: The Comprehensive Plan notes that roadways serving more than 40 units should have sidewalks along both sides of the roadway. The applicant's narrative addresses this as follows:

> Only a small number of lots rely on driveway access and frontage onto the minor collector roadway for access as a majority of the community only have access onto the secondary neighborhood residential streets. {Reference page 51 of 246 – IV. Infrastructure, Roadways and Pedestrian Facilities].

The Master Plan indicates approximately 43 lots in Phase 1 that only have access onto this collector roadway (no pedestrian facility is outlined in this phase on either side of the roadway), with approximately 37 lots in Phase 2A/2B and 9 lots in Phase 4 having this sole access. As such, a pedestrian walkway on both sides of the collector roadway would be warranted, as well as access to the amenity area(s). Bicycle access should also be considered due to the community and recreational facility not being centrally located as well as the proximity of the development to the Suncoast Parkway 2 trailhead.

Recreation/Open Space: The PUD proposes to utilize the existing Rockcrusher Canyon area, including an existing lake, for recreation use. The Master Plan proposes a community facility within this area, although specific details have not been provided.

Comprehensive Plan Policy 17.15.11 requires all new residential subdivisions to provide at least 20 percent of the project as open space. Open space is further defined in this policy to note that it cannot include constructed drainage facilities, active recreation areas or similar uses. The Master Plan notes that approximately 9% of the site is "community facilities, recreation and open space".

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It is not clear how much of this area would meet the Comprehensive Plan definition for open space, and the Master Plan will need to be revised to provide additional open space area as required in this policy.

Other Considerations: The applicant has requested flexibility to allow for up to 3% of a revision within the proposed lot count in each phase without the requirement for Minor Modification approval. While staff has no concern with this proposal, it is suggested that the phasing counts may be modified as needed provided that all infrastructure is provided for each phase/sub-phase at the time of development, and overall phasing schedule deadlines are met.

PROPOSED FINDINGS OF FACT – PLANNED UNIT DEVELOPMENT

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 approve, 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 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.** *Residential uses are proposed that are generally consistent with the LDC and Comprehensive Plan as outlined in this report.*

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.** *The application proposes single-family residential uses adjacent to existing single-family residential uses and an RV park. The lots as proposed are smaller in width than some in the surrounding area although overall density is reduced.*

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.** *The master plan does not include any specific proposals for accessory uses. Any accessory uses that are proposed in the future would be subject to standards as outlined in the LDC.*

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 applicant has been advised that any future uses may require an amendment to this PUD.*

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 for the use meets the standards outlined within the Comprehensive Plan, as long as open space standards can be met.*

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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.**

The PUD would be required to meet these standards.

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 land area proposed for the uses meet the standards outlined within the Comprehensive Plan, provided that open space standards can be met, and additional pedestrian access is considered.*

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.** *Setbacks and density are outlined in the Master Plan, and they are consistent with other residential PUDs in the County.*

I. **Approval of the proposed PUD development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant.** *The applicant has submitted a Master Plan and accompanying narrative which were reviewed for this report.*

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.** *The applicant has requested a deviation from this requirement, as outlined in this report.*

SUMMARY OF FINDINGS

It has been determined that the reviewing body (PDC), may recommend approval of the proposed Comprehensive Plan Amendment/Atlas Amendment with a Planned Unit Development. The application is consistent with the requirements of the LDC and consistent with the Comprehensive Plan. 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 that conditions suggested by staff are adhered to.

If this application is recommended for approval, the following conditions are suggested:

1. The development approval is limited to 957 dwelling units as well as community facilities and recreation area as generally outlined on the Master Plan and accompanying narrative date-stamped received October 25, 2021, by the Land Development Division. Construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code, unless as specifically outlined within these conditions.

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2. The minimum dimensional requirements of this single-family development shall be as follows:

Minimum Lot Area	5,000 Sq. Ft.
Minimum Lot Width	50 Feet
Maximum Lot Coverage	65% (Plat wide, demonstrated at platting)
(including Accessory Structures)	
Minimum Yard Requirements:	
A. Front	20 Feet
Side Front (corner lot)	10 Feet (does not include lots with second front on Major Collector roadway)
B. Sides	5 Feet
C. Rear	5 Feet
D. Building Separation	10 Feet

3. The residential lots must meet all LDC platting requirements prior to development.

4. The community facilities and recreational areas must meet non-residential design criteria in accordance with LDC requirements at time of permitting.

5. At the time of platting, the applicant must demonstrate provision for active recreation, and open space shall be increased to 20% of the total residential area to be developed. Open space cannot include constructed drainage facilities, active recreation areas or similar uses as outlined in Comprehensive Plan Policy 17.15.11.

6. Buffers, landscaping, and tree preservation in accordance with LDC standards must be addressed at time of improvement plans during the platting process.

7. 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. Turf grasses and landscape vegetation shall be common to the area and drought tolerant.

8. The project must meet LDC and State standards for central water and central sewer.

9. At time of development, the applicant will need to provide trip generation rates for the proposed development to determine the need for acceleration, deceleration, and storage lanes in accordance with Section 7190, Auxiliary Lanes, of the LDC.

10. A sidewalk, constructed according to the LDC standards, shall be located along both sides of the main collector road for all phases, as well as bicycle access to the amenity area.

11. The following conditions regarding Engineering LDC standards are noted, unless otherwise authorized by the County Engineer. Those items not addressed below will need to be provided prior to placement of this application on the agenda of the BOCC:

Attachment: Staff report and locator map (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates, LLLP)

- Intersection # 1 with W. Crystal Oaks Dr. - The applicant is proposing a full median opening along W. Crystal Oaks Dr. at proposed intersection # 1 with a spacing of 1,900 feet where the minimum distance required is 1,320 feet.
- Intersection # 2 and # 3 with Rock Crusher Rd. – The application does not appear to provide the proposed intersection spacing along S. Rock Crusher Rd. for the two proposed intersections # 2 and #3.
- Intersections along minor collector roadway north of W. Crystal Oaks Dr. – The local roadway intersections within the development would need to meet spacing of 660-ft for a full median opening along the minor collector roadway.
- Intersections along collector roadway south of W. Crystal Oaks Dr. – These intersections need to meet spacing requirements and must be revised.
- Engineering has no objection to the deviation for intersection spacing of Crystal Ridge Blvd. at W. Crystal Oaks Dr. from the intersection with S. Rock Crusher Rd.
- Engineering has no objection to the modification on the location of the roundabout near the entrance of the development from S. Rock Crusher Rd. per LDC Section 7140, Table 7-1.
- Alternative designs for cul-de-sacs are proposed from the provisions of LDC Section 7730, Standard Cul-de-sac. Specific information has not been provided for review.
- The applicant would need to provide further justification to demonstrate that the main collector roadway qualifies as a minor collector roadway with an 80-ft wide ROW. The determination of proposed pavement width for the neighborhood (local) roadways could be reviewed and determined at time of platting.
- Proposed turn lanes at project entrances: Additional right of way will need to be dedicated to Citrus County in an amount equal to the amount of right of way utilized for auxiliary lanes at proposed project entrances.
- Traffic signal warrants: A signal warrant for intersections # 1 and # 3 need to be provided for review. In addition, the signal phase timing for the existing signal at Rock Crusher Rd. and W. Crystal Oaks Dr./W. Venable St. will need to be analyzed.
- Appendix D – Traffic Operations Study: The study discusses "project access points/driveways" as opposed to roadways. The turn lane analysis in the study references the "FDOT Driveway Information Guide, 2008 to make determinations and recommendations. Engineering Division would consider the FDOT Manual of Uniform Minimum Standards for Design, Construction, and Maintenance for Streets and Highways (AKA the Florida Greenbook) as a preferred design manual for roadways. Auxiliary Turn Lane Work Sheets should include a right turn lane analysis for intersection # 2.

12. Phasing of the project is as follows (dates reflect years from the date of final approval of this application):

Development Phase	Proposed Number of Lots	Phase Schedule
Phase 1	232	5 Years
Phase 2A	315	10 Years
Phase 2B	181	20 Years
Phase 3	161	10 Years
Phase 4	68	15 Years

Attachment: Staff report and locator map (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates, LLLP)

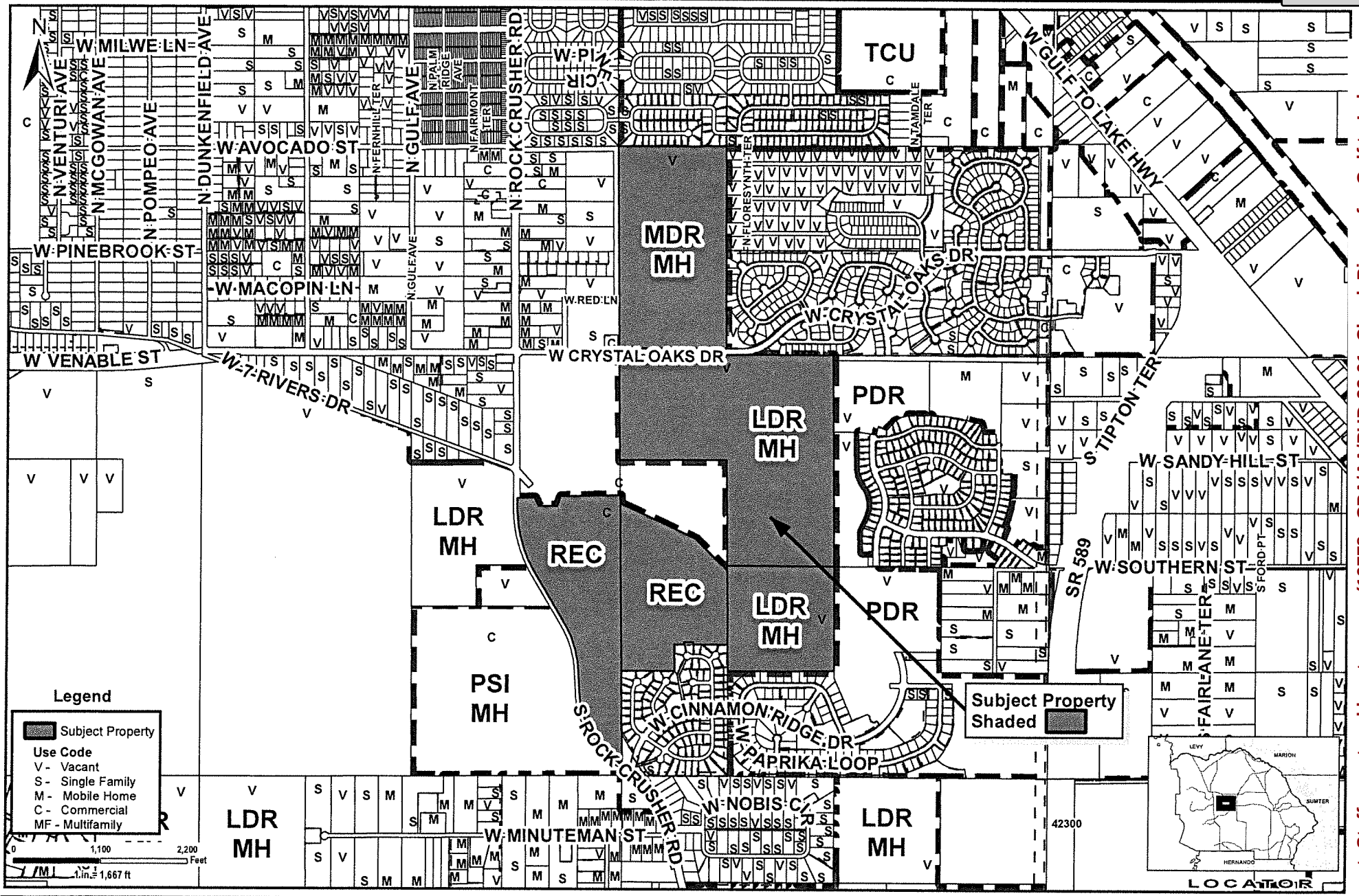
The phasing lot counts may be individually modified as needed by the applicant provided that all infrastructure is provided for each phase/sub-phase at the time of development, and overall phasing schedule deadlines and total lot number standards are met.

13. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.

14. Minor modifications to this Planned Unit Development may be approved by the Director of the Land Development Division as outlined within Section 4304, Modification of a Previously Approved Planned Unit Development, as specified in the LDC.

JLC/JH/cb

Attachment: Staff report and locator map (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates, LLLP)



Application #: CPA/AA/PUD-22-01	Applicant: Chuck Pigeon for Gulf to Lakes Associates, LLLP
Proposal: FLUM from REC to MDR; LUAM from REC, MDR MH, & LDR MH to MDR, & LDR all with a PUD for single-family residential uses	Location: Lecanto area
	S-T-R - 1,6,31-19,19,18-17,18,18
Land Use Atlas: REC MH, MDR MH, & LDR MH	Planner Initials: DH Date: 12/9/21

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: November 29, 2021
Source: Enterprise Geodatabase
Map Number: WB0000738

This information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide correct and complete as of the date it is printed. However, all information provided must be independently verified by the user.

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

PIGEON-ARDURRA, LLC

December 29, 2021

Ms. Joanna Coutu, AICP
Department of Growth Management
Citrus County Land Development
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461
Email: joanna.coutu@citrusbocc.com

P-A Project No. 501.05
Ardurra #2021-0711-00

Project:	**Crystal Ridge Development**
Sec/Twp/Rge:	**S31 / T18S / R18E, S06 / T19S / R18E, S01 / T19S / R17E**
Parcel ID / Alt Key:	**18E18S31 33000 / 1494940, 18E19S06 41000 / 1504465, 18E19S06 31000 / 1504422, 17E19S01 10000 / 3430790**
RE:	**Land Development Code Amendment Application & Atlas Amendment Additional Supplements to file for Pending Application CPA/AA/PUD-22-22-01**

Dear Ms. Coutu:

In response to comments received from Citrus County Staff to the original application submitted on October 20, 2021 enclosed is additional information in support for the approval of a PUD, Planned Unit Development for a proposed residential community on the lands indicated above.

Ownership of the property changed on December 16th, 2021 and the owner is now Crystal Ridge Development, LLC. Proof of property ownership and authorization documents will be provided to the County as soon as available from the County Clerk's Office and prior to the planning development meeting.

Included with this additional information in support of this application is a package of documents and information with various figures and exhibits including a narrative addressing the application requirements of the LDC. Specifically included:

1. Updated December 29, 2021 Master Development Plan
2. Updated Typical 80' Right-of-Way Section – with 8-Foot Sidewalk
3. Typical 100' Right-of-Way Section
4. Alternative Cul-de-sac Design Cross Section
5. Narrative addressing Staff Comments

Should you have any questions, please do not hesitate to contact me or Linda Pigeon at (352) 861-7799. We look forward to hearing back from the County following review of the submittal package.

Sincerely,
PIGEON - ARDURRA, LLC

Chuck A. Pigeon, P.E.
Project Manager
Ec: DIX Development

T:\501 Crystal Ridge\.05 PD Zoning\docs_PE\.03 Supplemental PUD NARRATIVE_12-29-2021.docx

925 SE 17th Street, Suite A
Ocala, FL 34471
Ph: 352-861.7799
Fax: 352-861.7709

Attachment: Supplemental PUD NARRATIVE_12-29-2021 (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates, LLLP)

SUPPLEMENTAL INFORMATION FOR:

CRYSTAL RIDGE – CPA/AA/PUD-22-22-01 AMENDMENT

ADDITIONAL ELEMENTS TO BE MADE A PART OF THE APPLICATION

A

DIX DEVELOPMENTS, LLC COMMUNITY

Prepared by:

Pigeon – Ardurra, LLC
CIVIL ENGINEERS – PLANNERS
SURVEYORS & MAPPERS

925 SE 17th Street, Suite A
Ocala, FL 34471
Ph: 352-861-7799
Project No. 501.05

Attachment: Supplemental PUD NARRATIVE_12-29-2021 (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates, LLLP)

Introduction

The application CPA/AA/PUD-22-22-01 is pending consideration with Citrus County. The staff report was received by staff on December 16, 2021 and this additional information is provided to address the questions raised by staff concerning the development.

An updated 2021 PUD Master Plan has been included with this additional information submittal. The plan more clearly shows the open space provided throughout the project, changes the 7-foot wide sidewalk to 8-foot and extends the sidewalk along the entire neighborhood collector road. The intersection spacing on W. Crystal Oaks Drive and along S. Rock Crusher Road has been added. The right-of-way width has been widened to 100' for the neighborhood collector road where the average daily trips are estimated to be over 3,000 ADT as required by code.

An Environmental Assessment for the remaining portion of the property has been included with this additional information.

CONSISTENCY WITH CITRUS COUNTY FUTURE LAND USE ELEMENT

Policy 17.2.7 *The County shall guide future development to the most appropriate areas, as depicted on the GFLUM, specifically those with minimal environmental limitation and the availability of necessary services.*

Staff Comment-The site appears to have minimum environmental limitations, with the exception of the existing pit areas that are proposed for use as community and recreational components. A submitted biological survey confirms the presence of protected gopher tortoises on the site which will need to be addressed at the time of platting. There do not appear to be any wetlands present, with the exception of the pond in the existing mining pit area. Regional water and sewer connections are proposed.

Response- The only listed threatened / endangered species found in the development area was the gopher tortoise. According the environmental assessment conducted, it is unlikely to that additional listed species will be found based on the findings of the field assessment and the habitat documented in and directly adjacent to the project area. It is planned that a gopher tortoise survey will be conducted for each phase of construction, and tortoises present permitted for and relocated in advance of clearing or other ground disturbance activities.

The historic mining quarry surface water feature was created during the historic wet mining activities on-site and is the only part of the site that could be classified as wetlands. It consists of less than two acres of the property. In order to protect these wetlands, a 15' buffer will be maintained around the wetlands and pre-treatment drainage areas will be created around the pond areas to collect stormwater before discharging to the pond areas.

Policy 17.15.12 *All residential and all commercial development shall provide sidewalks and/or bikeways for convenient access to individual dwelling units, churches, schools, parks, activity centers and other facilities. Local streets serving less than 40 residential units may construct sidewalks along one side of the roadway; all other streets and roadways shall have sidewalks along both sides. Sidewalks shall be at least five feet wide if located along one side of a street and shall be at least four feet wide if located along both sides of a roadway.*

Attachment: Supplemental PUD NARRATIVE_12-29-2021 (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates, LLLP)

Staff Comment-A 7-foot pedestrian sidewalk is proposed along one side of the collector roadway in Phases 2,3,and 4 (but not in Phase 1). While many of the proposed lots that front on this collector also have access to internal/local roadway, there are a number that do not have this availability. Pedestrian access should be considered along both sides of the collector roadway throughout the site, as well as to access the community facility area. Bicycle access should also be considered due to the community and recreational facility not being centrally located as well as the proximity of the development to the Suncoast Parkway 2 trailhead.

Response: The 7-foot pedestrian sidewalk originally proposed has been changed to an 8-foot wide pedestrian / bicycle sidewalk along one side of the roadway. Traditionally 5' is associated with pedestrian access and 3 feet for passing bicycles. The sidewalk is proposed along the collector roadway in all of the Phases of the development. A sidewalk is also planned along the neighborhood roadway to access the community facility site.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE (LDC)

Engineering Comment-Intersection #2 & #3 with Rock Crusher Rd. – The application does not appear to provide the proposed intersection spacing along S. Rock Crusher Road for the two proposed intersections #2 and #3. Since the proposed intersection spacing along S. Rock Crusher Road has not been provided, the Engineering Division is unable to determine if the proposal meets the requirements of the LDC.

Response: The intersection spacing along S. Rock Crusher Road has been added to the master plan for the proposed intersections #2 and #3. The proposed intersection spacing meets the requirements of the LDC.

Engineering Comment-Intersections along minor collector roadway north of W. Crystal Oaks Dr. – The local roadway intersection within the development would need to meet spacing of 660-ft for a full median opening along the minor collector roadway. The proposed intersection spacing does not appear to meet LDC requirements and a deviation has not been requested.

Response: The intersection spacing along the minor collector roadway north of W. Crystal Oaks Drive meets the 660-ft spacing for the full median opening along the minor collector roadway.

Engineering Comment- Intersections along collector roadway south of W. Crystal Oaks Dr. – The same comment applies to the main collector roadway (minor or major) south of W. Crystal Oaks Dr. The proposed intersection spacing does not appear to meet LDC requirements and a deviation has not been requested.

Response: The intersection spacing along the minor collector roadway south of W. Crystal Oaks Drive meets the 660-ft spacing for the full median opening along the minor collector roadway. A round-about has been added to the northern most intersection in Phase 2A / 2B in order to meet the spacing requirements for the major collector section of the roadway.

Engineering Comment-As the applicant has not provided details as to the cul-de-sac deviation being requested nor has an alternative design been proposed, the Engineering Division cannot determine if the deviation is warranted.

Response: An sketch of the alternative cul-de-sac design has been included with this submittal.

Attachment: Supplemental PUD NARRATIVE_12-29-2021 (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates, LLLP)

Engineering Comment-Phases 2A, 2B, 3, and 4 would generate a total of 6,913 daily trips. If you assume that the trips are split 50/50 to the north and south, then about 3,400 trips utilize the main collector roadway….

Response: A 100' right-of-way (ROW) section is proposed along sections of the neighborhood collector road in which the projected average daily trips (ADT) is anticipated to exceed 3,000 ADT. This includes two sections of the internal collector roadway at the north and south ends Crystal Ridge Boulevard at the County roadway intersections. In these sections of road the ROW is 100' and the minimum radius used for the centerline alignment is 800'. The updated PUD Master Plan provided shows the 100' ROW section as anticipated to be required per the estimated ADT of development. Updated typical roadway sections, Figures 9.0, 9.1 and 9.2 for the proposed Crystal Ridge roadways are provided with this supplemental information.

Engineering Comment-Proposed turn lanes at project entrances: Additional right of way will need to be dedicated to Citrus County in an amount equal to the amount of right of way utilized for auxiliary lanes at proposed project entrances.

Response: Additional right-of-way dedicated to the County will be addressed at the time of development platting and shall conform to the requirements of the Land Development Code.

Engineering Comment- Traffic signal warrants: A signal warrant for intersections #1 and #3 need to be provided for review. In additional, the signal phase timing for the existing signal at Rock Crusher Rd. and W. Crystal Oaks Dr./W. Venable St. will need to be analyzed.

Response: It is proposed that the signal warrant for intersections #1 and #3 and the signal phase timing for the existing signal be provided during the design phase of the development.

Engineering Comment- The Engineering Division would consider the Florida Greenbook as a preferred design manual for roadways. Auxiliary Turn Lane Work Sheets should include a right turn lane analysis for intersection #2.

Response: Similar to the last response, it is proposed that this additional analysis be provided during the design phase of the development.

Impervious Surface/Stormwater

Staff Comment- The Master Plan proposes a maximum impervious surface ratio of 65%, calculated project-wide instead of per lot. The request is a significant increase from existing conditions. That said, the request along with the Master Plan is not inconsistent with similar single-family residential PUDs in the County. However, if this trend continues, it could have a negative effect on the aquifer recharge for the County. The applicant will need to provide confirmation at the time of platting that stormwater has been designed to accommodate a project-wide impervious surface.

Response: The PUD Master Plan has been updated to clarify that the project-wide impervious surface will not exceed 50%. It was not intended that the impervious surface for the development would be 65% project wide. Between the open spaces shown as well as the drainage areas, and quarry areas close to 30% of the project area and would not include any impervious area. The right-of-way areas have an impervious area ranging from about 50% for the 50-ft right-of-ways to about 25% for the 100-ft right-of-ways. The 65% impervious only applies to the actual

Attachment: Supplemental PUD NARRATIVE_12-29-2021 (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates, LLLP)

development areas for home building lots. Taking all of this into account, the overall impervious area for the site is estimated to not exceed 50% of the total project area.

Staff Comment- Buffers and landscaping standards were not addressed specifically in the PUD submittal and would appear to default to LDC Standards. A 5' sodded strip is required between residential uses as proposed and adjacent residential uses (as well as the RV Park). The application notes that the RV park has an existing 50'buffer in it that would also serve to separate the uses.

Response: It is intended that the PUD meet the LDC landscape standards with the exception of providing only one shade tree per 50 foot wide lot and two or more shade trees for lots wider than 70 feet. All landscaping shall utilize Florida Friendly Landscaping Guidelines.

SUMMARY OF FINDINGS

An update Master Plan has been submitted to supersede the October 25, 2021 submittal plan.

Request is the total lot count per phase and total development may increase as much as 3% without the requirement of a minor modification of the PUD with a maximum lot count of 985 Lots.

For the required open space, request a modification from Citrus County Comprehensive Plan to provide at least 14% open space for the complete development.

A shared minimum 8 foot wide multi-use sidewalk is proposed to be provided on one side of the neighborhood collector roadway or as an option 5 foot wide on both sides.

Spacing along S. Rock Crusher Road for the two proposed intersection #2 and #3 are provided on the Master Plan and is within 20% of required spacing thereby meeting code.

Attachment: Supplemental PUD NARRATIVE_12-29-2021 (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates, LLLP)

REQUEST FOR SPECIFIC PUD PROJECT DEVELOPMENT STANDARDS

This request is made to amend a previous request.

2. Same request. Acknowledge that W. Crystal Oaks Boulevard in a major collector as stated otherwise in the submittal.

4. Alternate designs for cul-de-sacs are proposed from the provision of LDC, (LDC Section 7730, “Standard Cul-de-Sac”) to accommodate better lot layout. Details of the alternate cul-de-sac design has been provided in this submittal.

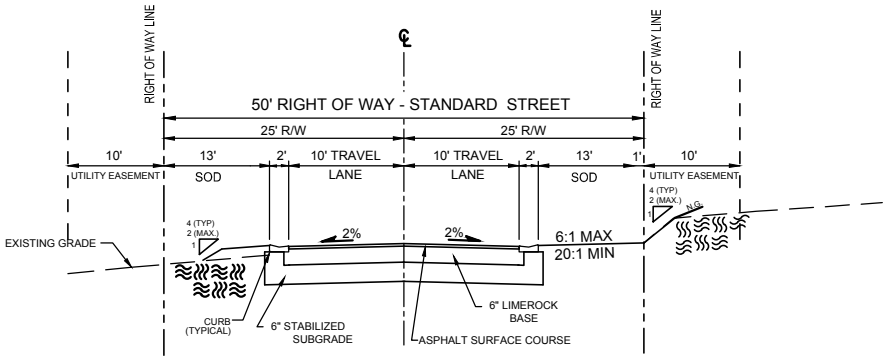
These requests are made in addition to the previously made requests.

6. Request a modification for Comprehensive Plan Policy 17.15.11 requiring all new residential subdivisions to provide at least 20 percent of the project as open space. Additional open space has been shown on the plan. The request is to provide 14 percent open space as shown on the updated Master Plan provided

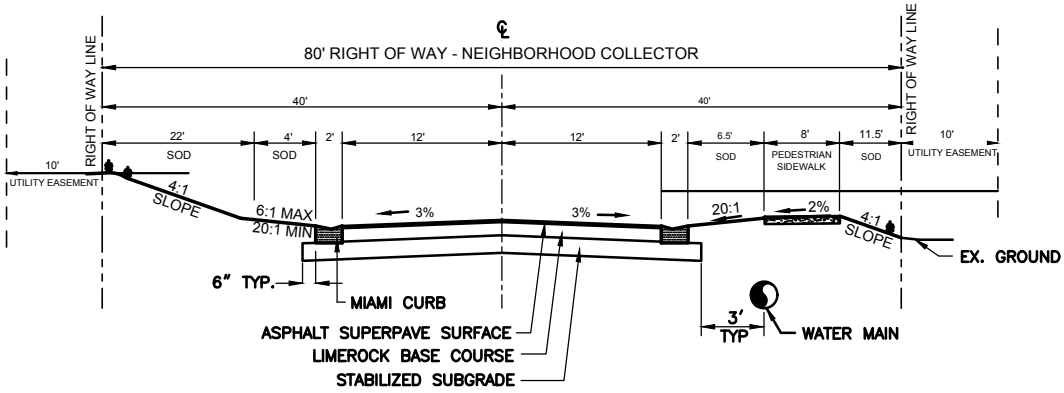
7. Request modification for Comprehensive Plan Policy 17.15.12 to provide sidewalks along both sides of the roadway. Propose to provide a wider 8’ sidewalk along one side of the road that would better accommodate various modes of pedestrian type transportation and better facilitate the topography of the Site. Plan has been modified to show less than 40 lots fronting on neighborhood collector roadway.

8. Request shade tree planting criteria per individual lot be established to include one shade tree to 50 foot wide up to 70 foot wide lots, and 2 shade trees for each lot lager that 70 foot wide. Lot width is to be determined based on the average of the lot front to back. Reference (LDC Section 5720 Residential Development Standards).

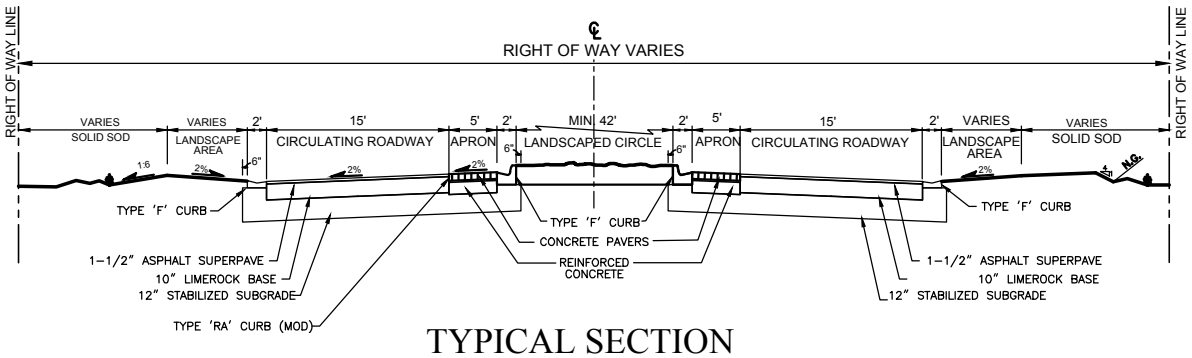
Attachment: Supplemental PUD NARRATIVE_12-29-2021 (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates, LLLP)



TYPICAL ROADWAY SECTION
NEIGHBORHOOD ROADWAY
N.T.S.



TYPICAL ROADWAY SECTION
NEIGHBOHOOD MINOR COLLECTOR
N.T.S.



TYPICAL SECTION
ROADWAY
ROUNDABOUT
N.T.S.

FIGURE
9.0

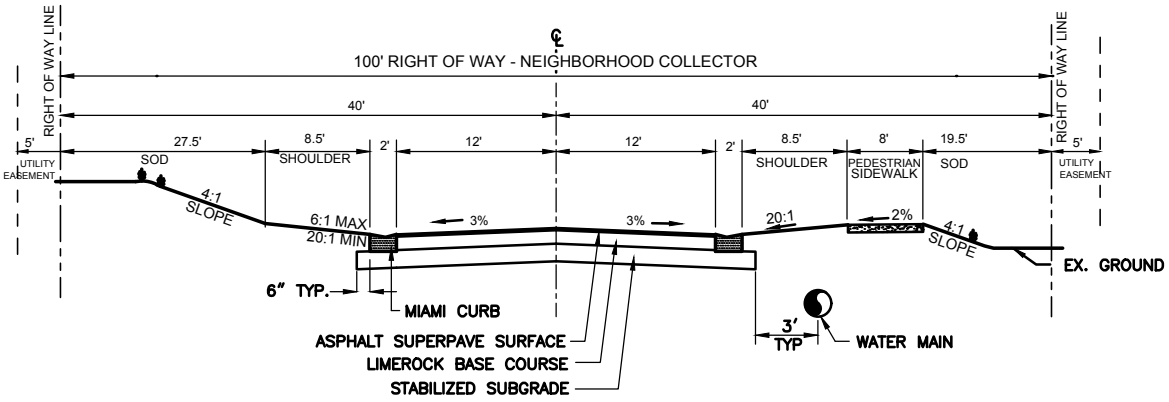
TYPICAL ROADWAY SECTIONS

CRYSTAL RIDGE
CITRUS COUNTY, FLORIDA

SECTION 31,06, TOWNSHIP 18,19 SOUTH, RANGE 18 EAST
CITRUS COUNTY, FLORIDA

JOB NO.: 501.05.00

Attachment: Supplemental PUD NARRATIVE_12-29-2021 (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates, LLLP)



TYPICAL ROADWAY SECTION

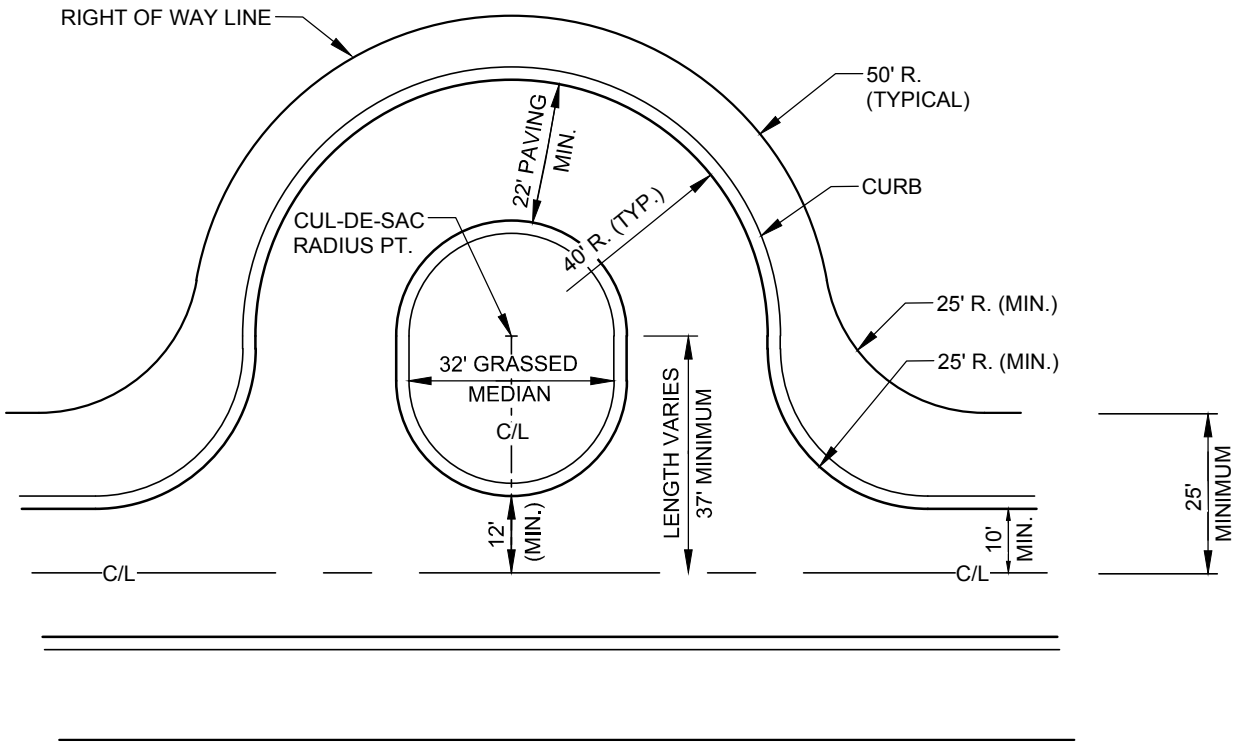
NEIGHBOHOOD MAJOR COLLECTOR

N.T.S.

	FIGURE 9.1	TYPICAL ROADWAY SECTIONS CRYSTAL RIDGE CITRUS COUNTY, FLORIDA SECTION 31,06, TOWNSHIP 18,19 SOUTH, RANGE 18 EAST CITRUS COUNTY, FLORIDA

JOB NO.: 501.05.00

Attachment: Supplemental PUD NARRATIVE_12-29-2021 (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates, LLLP)



ALTERNATE CUL-DE-SAC

N.T.S.

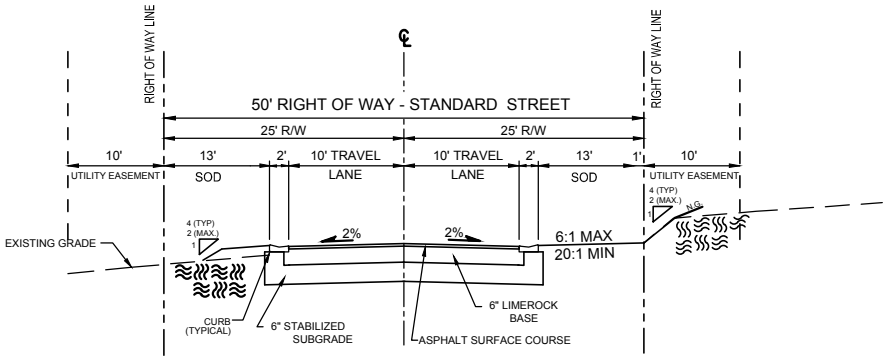
FIGURE
9.2

TYPICAL
ALTERNATE CUL-DE-SAC
CRYSTAL RIDGE
CITRUS COUNTY, FLORIDA

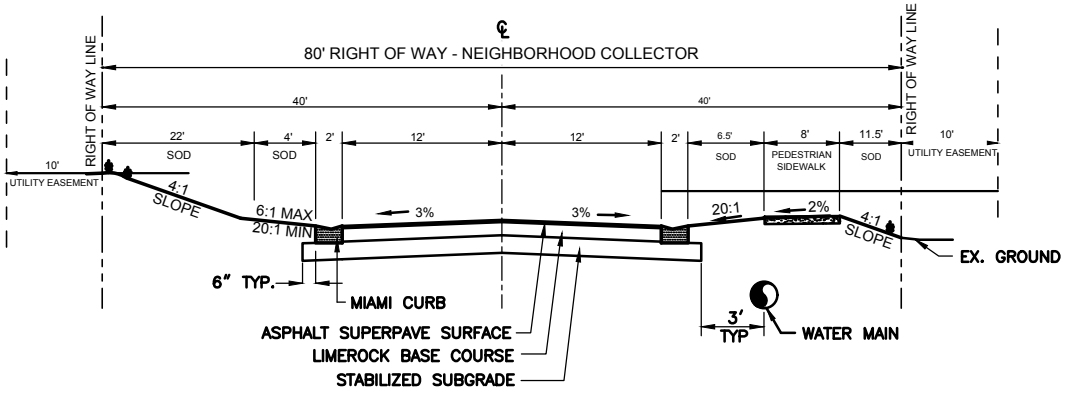
SECTION 31,06, TOWNSHIP 18,19 SOUTH, RANGE 18 EAST
CITRUS COUNTY, FLORIDA

JOB NO.: 501.05.00

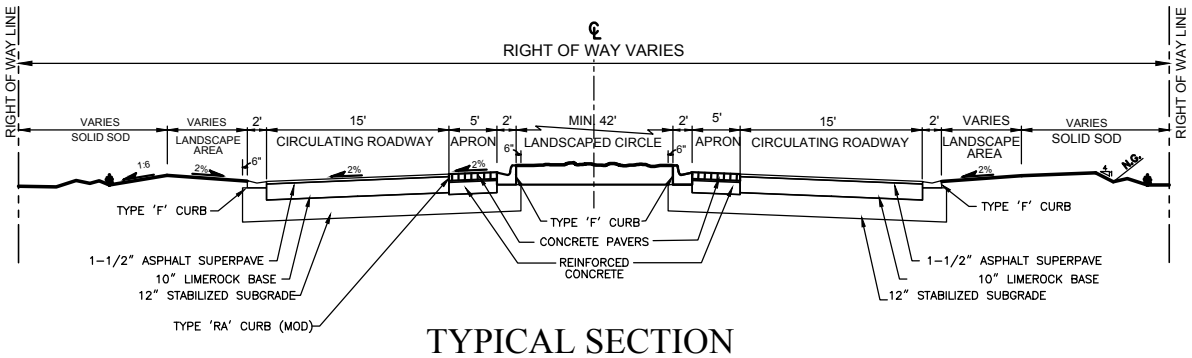
Attachment: Supplemental PUD NARRATIVE_12-29-2021 (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates, LLLP)



TYPICAL ROADWAY SECTION
NEIGHBORHOOD ROADWAY
N.T.S.



TYPICAL ROADWAY SECTION
NEIGHBOHOOD MINOR COLLECTOR
N.T.S.



TYPICAL SECTION
ROADWAY
ROUNDABOUT
N.T.S.

FIGURE
9.0

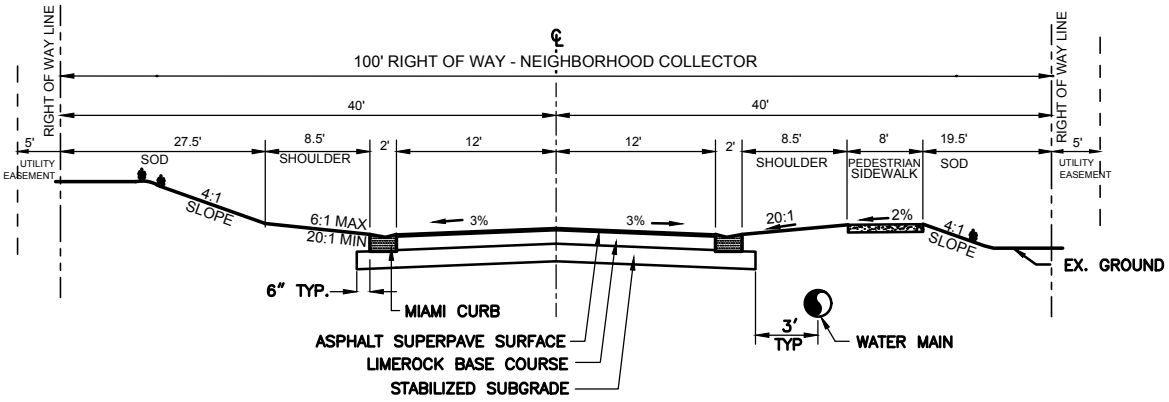
TYPICAL ROADWAY SECTIONS

CRYSTAL RIDGE
CITRUS COUNTY, FLORIDA

SECTION 31,06, TOWNSHIP 18,19 SOUTH, RANGE 18 EAST
CITRUS COUNTY, FLORIDA

JOB NO.: 501.05.00

Attachment: Figure 9.0 and 9.1 TYPICAL ROAD SECTIONS_CRYSTAL RIDGE (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes



TYPICAL ROADWAY SECTION

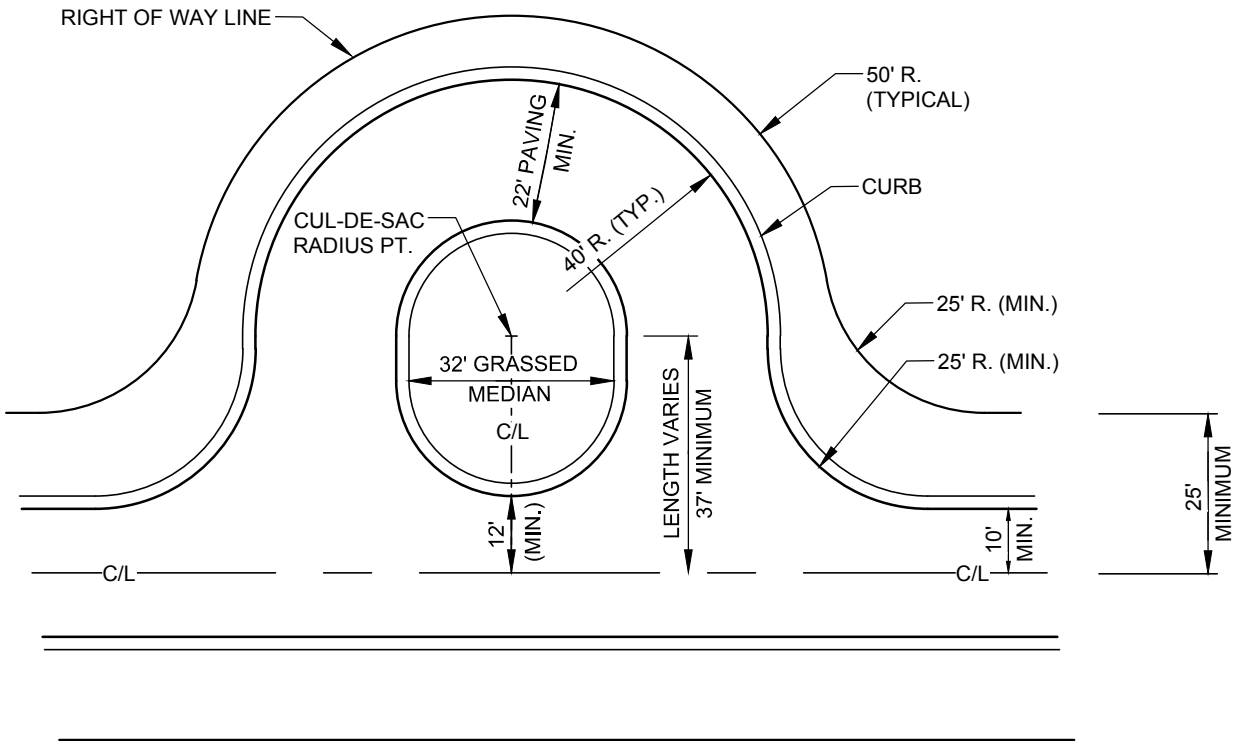
NEIGHBOHOOD MAJOR COLLECTOR

N.T.S.

	FIGURE 9.1	TYPICAL ROADWAY SECTIONS CRYSTAL RIDGE CITRUS COUNTY, FLORIDA SECTION 31,06, TOWNSHIP 18,19 SOUTH, RANGE 18 EAST CITRUS COUNTY, FLORIDA

JOB NO.: 501.05.00

Attachment: Figure 9.0 and 9.1 TYPICAL ROAD SECTIONS_CRYSTAL RIDGE (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes



ALTERNATE CUL-DE-SAC

N.T.S.

FIGURE
9.2

TYPICAL
ALTERNATE CUL-DE-SAC
CRYSTAL RIDGE
CITRUS COUNTY, FLORIDA

SECTION 31,06, TOWNSHIP 18,19 SOUTH, RANGE 18 EAST
CITRUS COUNTY, FLORIDA

JOB NO.: 501.05.00

Attachment: Figure 9.2 ALTERNATE CUL-DE-SAC(8.5X11) (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates, LLLP)

Owner is now - Crystal Ridge Property Group, LLC

PM2-21-164

DEPARTMENT OF GROWTH MANAGEMENT
2022 LARGE SCALE
COMPREHENSIVE PLAN AMENDMENT/ATLAS AMENDMENT
STAFF FINDINGS REPORT
TO THE
PLANNING AND DEVELOPMENT COMMISSION

APPLICATION NUMBER: CPA/AA/PUD-22-01
Chuck Pigeon for Gulf to Lakes Associates, LLLP

DATE: December 16, 2021

PREPARED BY: Joanna L. Coutu, AICP, Director; Land Development Division
Joe Hochadel, Principal Planner, Land Development Division

Request to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan, to amend the Land Development Code Atlas Map, and to establish a Planned Unit Development.

FUTURE LAND USE MAP REQUEST:	From: REC, Recreational District To: MDR, Medium Density Residential District
LAND DEVELOPMENT CODE ATLAS REQUEST:	From: REC, Recreational District; MDRMH, Medium Density Residential District with mobile homes allowed; and LDRMH, Low Density Residential District with mobile homes allowed To: MDR and LDR, with a Planned Unit Development for single-family residential uses
LOCATION:	Section 1, Township 19 South, Range 17 East, Parcel 10000 (Alternate Key 3430790); and Section 6, Township 19 South, Range 18 East, Parcels 10000, 31000 and 41000 (Alternate Key 3430790, 1504422, 1504465); and Section 31, Township 18 South, Range 18 East, Parcel 33000 (Alternate Key 1494940) in the Lecanto area. A complete legal description is on file with the Land Development Division.
ACREAGE:	Approximately 354 acres (total PUD); land use change 108 acres
SURROUNDING FUTURE LAND DESIGNATIONS:	North – MDR, Medium Density Residential District; RVP, Recreational Vehicle Park District South – RMU, Residential Mixed Use District; and LDR; Low Density Residential District East – RMU District West – LDR District; RVP District; PSI, Public/Semi-Public/institutional District
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:	North – MDR, Medium Density Residential District; RVP, Recreational Vehicle Park District South – PDR, Planned Residential Development District; LDR, Low Density Residential District East – PDR District West – LDR District; RVP District; PSI, Public/Semi-Public/Institutional District

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SURROUNDING EXISTING LAND USES:	North – Vacant and improved single-family residential lots; Rockcrusher Canyon RV Park South – Vacant and improved residential lots (Cinnamon Ridge area) East – Vacant and improved residential lots (Crystal Oaks area) West – Vacant and improved residential lots; S. Rock Crusher Road

CHARACTERISTICS OF THE SUBJECT PROPERTY - According to the *Soil Survey of Citrus County* (1988), the soil types in the area are primarily Udorthents, 0 to 5 percent slopes; Pits; and Tavares-Adamsville. Those areas outside of the Pits and Pit-adjacent areas (Udorthents) have only slight limitations to building development. The subject property is located primarily in Flood Zone X, with some A and AE flood zone areas, as found on the Flood Insurance Rate Map 12017C0306E.

access drives and significant parking facilities

BACKGROUND – The majority of the site is currently vacant and wooded, although there are some nonresidential buildings associated with the previous use for Rockcrusher Canyon. The site wraps around the existing Rockcrusher Canyon RV park and extends from the Cinnamon Ridge residential area across W. Crystal Oaks Drive north to abut a portion of the Crystal Oaks residential area.

The applicant has proposed 957 single-family residential homesites, to be constructed in 4 phases of development. While much of the site already contains a residential designation, the REC designation on the Rockcrusher Canyon attraction area would be removed and revised to also allow residential development of the area. The applicant has designed the proposed Master Plan to utilize the existing mining pit areas for community facilities and recreation, as further outlined below.

SUMMARY OF AGENCY COMMENTS: This application is a large-scale CPA, and therefore would be transmitted to State agencies for comment.

SUMMARY OF PUBLIC COMMENTS: Public comments received as of this writing are included in the packet of information for this application.

REQUEST FOR LAND USE CHANGE

Concurrency

a) Sanitary Sewer – The site would be served by County sewer, and County Water Resources has provided confirmation that there is available capacity for this project as proposed.
b) Potable Water – The site would be served by County water service, and County Water Resources has provided confirmation that there is available capacity for this project as proposed.
c) Solid Waste – The property will utilize solid waste collection with disposal in the Citrus County landfill, and a letter has been provided indicating available capacity.
d) Drainage – The applicant has provided a statement confirming that stormwater standards for Citrus County and the Southwest Florida Water Management District (SWFWMD) will be met.

Consistency with Comprehensive Plan – The applicant has indicated multiple Policies are in support of their application, including the following:

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Policy 17.2.5 *New development locating in the PSA shall be allowed only when central water and sewer are provided. For new residential land uses, this shall apply to developments of four units or greater per acre. Existing development must connect to central water and sewer systems when the services become available. Within the Planned Service Area, all new subdivision plats of 500 or more dwellings shall be required to connect to regional central water and regional central sewer.*

Staff comment – The site lies within the Planned Service Area and would connect to regional water and regional sewer with Citrus County Utilities.

Policy 17.2.7 *The County shall guide future development to the most appropriate areas, as depicted on the GFLUM, specifically those with minimal environmental limitations and the availability of necessary services.*

Staff comment - The site appears to have minimum environmental limitations, with the exception of the existing pit areas that are proposed for use as community and recreational components. A submitted biological survey confirms the presence of protected gopher tortoises on the site which will need to be addressed at the time of platting. There do not appear to be any wetlands present, with the exception of the pond in the existing mining pit area. Regional water and sewer connections are proposed.

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…*

Staff comment – The development proposes a density of approximately 2.7 units per acre for the PUD, along with connection to central water and sewer services.

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 – The application proposes a new Planned Unit Development (PUD), which is addressed appropriately through this application which will be considered by both the PDC and the BCC.

Other policies that may be applicable include the following:

Policy 17.15.12 *All residential and all commercial development shall provide sidewalks and/or bikeways for convenient access to individual dwelling units, churches, schools, parks, activity centers and other facilities. Local streets serving less than 40*

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residential units may construct sidewalks along one side of the roadway; all other streets and roadways shall have sidewalks along both sides. Sidewalks shall be at least five feet wide if located along one side of a street and shall be at least four feet wide if located along both sides of a roadway.

include phase 1

Staff comment - A 7-foot pedestrian sidewalk is proposed along one side of the collector roadway in Phases 2, 3 and 4 ~~(but not in Phase 1)~~. While many of the proposed lots that front on this collector also have access to internal/local roadways, there are a number that do not have this availability. Pedestrian access should be considered along both sides of the collector roadway throughout the site, as well as to access the community facility area. Bicycle access should also be considered due to the community and recreational facility not being centrally located as well as the proximity of the development to the Suncoast Parkway 2 trailhead.

Impacts on Affordable Housing – The residential units proposed are not expected to meet minimum affordable housing criteria.

Compatibility with Adjacent Land Uses – The site proposes residential land uses adjacent to other residential uses and an existing RV park. The site proposes density at approximately 2.7 units/acre, whereas the adjacent Cinnamon Ridge subdivision is about 4 dwelling units/acre and Crystal Oaks utilizes approximately 4.5 units/acre. The existing LDR and MDR density, currently allocated throughout most of the site, could allow up to 6 and 8 units/acre with a PUD (2 and 4 units/acre without a PUD).

Environmental – The site is heavily wooded with some significant slopes/pits that are not proposed for residential use. The applicant has provided a biological survey which confirms the presence of gopher tortoises. A tree preservation plan that includes an analysis of any specimen trees that may be located on the site will be required at time of improvement plans during the platting process.

PROPOSED FINDINGS OF FACT – LAND USE CHANGE

1. The request is to re-designate approximately 108 acres from REC to MDR on the Future Land Use Map and from REC, MDRMH and LDRMH to LDR and MDR with a Planned Unit Development (PUD) for single-family uses on the Land Development Code Atlas Map.
2. The proposed land use is consistent with the Comprehensive Plan, including the policies discussed above.
3. The site is located within the PSA and will be served by central water and sewer services.
4. The PUD provides the benefit of a Master Plan of Development that serves to mitigate against potential conflicts with existing adjacent land uses.

REQUEST FOR A PLANNED UNIT DEVELOPMENT

Consistency with the Land Development Code (LDC):

***Access Management/Transportation*:** The PUD has proposed four access points – two on S. Rockcrusher Road and two on W. Crystal Oaks Drive. Both of these roadways are County-maintained Major Collectors.

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Within the site, the Master Plan indicates privately-maintained roadways. Several deviations have been requested (with corresponding Engineering Division comments) below:

- Modification from the distance for the intersection of Crystal Ridge Blvd. (the proposed collector roadway) and W. Crystal Oaks Drive from the intersection with S. Rock Crusher Road per LDC Section 7140, Table 7-1. The applicant notes the following:

  By code, the distance required is 1,320' and the actual distance as proposed is 1900'. This is a function of where the property is located and also takes into account sight distance issues from an engineering perspective. Since W. Crystal Glen Drive is considered a ~~Minor~~ Collector, the connection of Crystal Ridge Blvd. and W. Crystal Oaks Drive is considered a full median opening since Crystal Ridge Blvd. is proposed to continue through to the southern part of the development (even though there is no median within the right-of-way). The option of not lining up the boulevard across W. Crystal Oaks Drive was discussed with staff and was not the preferred option for the County.

Oaks

Major

minor

Engineering comment: W. Crystal Oaks Dr. and N. Rock Crusher Rd. are major collector roadways with posted speed limits of 35 mph and 45 mph, respectively. In accordance with Table 7-1, the intersection median opening spacing for a major collector roadway would be a minimum of 1,320 ft for a full median opening and a minimum of 660 ft for a directional median opening. For ~~a major~~ collector roadway, the intersection median opening spacing would be a minimum of 660 ft for a full median opening and a minimum of 330 ft for a directional median opening. The distances referenced above are for a restrictive median that would need to be installed by the developer to meet standards.

- Intersection # 1 with W. Crystal Oaks Dr. - The applicant is proposing a full median opening along W. Crystal Oaks Dr. at proposed intersection # 1 with a spacing of 1,900 feet where the minimum distance required is 1,320 feet. The Engineering Division has no objection to this request. ~~(It is noted that in request # 2 (page 33) the applicant incorrectly identifies W. Crystal Oaks Dr. as a minor collector, when it is a major collector roadway.)~~
- Intersection # 2 and # 3 with Rock Crusher Rd. – The application does not appear to provide the proposed intersection spacing along S. Rock Crusher Rd. for the two proposed intersections # 2 and #3. Since the proposed intersection spacing along S. Rock Crusher Rd. has not been provided, the Engineering Division is unable to determine if the proposal meets the requirements of the LDC.
- Intersections along minor collector roadway north of W. Crystal Oaks Dr. – The local roadway intersections within the development would need to meet spacing of 660-ft for a full median opening along the minor collector roadway. ~~The proposed intersection spacing does not appear to meet LDC requirements and a deviation has not been requested.~~
- Intersections along collector roadway south of W. Crystal Oaks Dr. - The same comments apply to the main collector roadway (minor or major) south of W. Crystal Oaks Dr. The proposed intersection spacing does not appear to meet LDC requirements and a deviation has not been requested.

Full 4 way cross roadway intersections do meet code 660' spacing.

Master Plan revised and will meet code at 660' spacing for full median opening (4 way cross intersection)

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- Engineering has no objection to the deviation for intersection spacing of Crystal Ridge Blvd. at W. Crystal Oaks Dr. from the intersection with S. Rock Crusher Rd.

➢ *Modification on the location of the roundabout near the entrance of the development from S. Rock Crusher Road per LDC Section 7140, Table 7-1. The applicant states the following:*

[The distance is about] 540' from S. Rock Crusher Road, where LDC requires 660'. The roundabout function designed to operate as a non-stop (but yield) condition facility can be considered as a through street and not subject to vehicle backup or intersection turn sequencing conditions.

alternative cul-de-sac design provided in supplemental info and deviation is requested.

- Engineering Division has no objection as this request is within the 20 percent reduction allowed by the LDC.

➢ Alternative designs for cul-de-sacs are proposed from the provisions of LDC Section 7730, Standard Cul-de-sac. The applicant states this is "to accommodate better lot layout".

Engineering comment - As the applicant has not provided details as to the cul-de-sac deviation being requested nor has an alternative design been proposed, the Engineering Division cannot determine if the deviation is warranted.

Engineering comment - Proposed right of way width: The proposed right of way (ROW) width for roadways within developments would be determined based on the number of transportation trips projected to utilize each roadway. Section 7700 of the LDC contains roadway typical sections from a 50-ft wide local road to a 100-ft wide major collector road. The selection of the appropriate typical section is based on the projection of Average Daily Trips (ADT) for a proposed development. The table below summarizes the ROW widths as related to projected average daily traffic.

Right of Way Width	Average Daily Trip (ADT)	Pavement Width	Classification
60-ft or 50-ft w/ curb-n-gutter	0 to 499 ADT	10-ft wide lanes	Local
60-ft or 50-ft w/ curb-n-gutter	500 to 1,499 ADT	11-ft wide lanes	Local
80-ft	1,500 to 3,000 ADT	12-ft wide lanes	Minor Collector
100-ft	Over 3,000 ADT	12-ft wide lanes	Major Collector

The application proposes the use of two typical sections, a 50-ft wide ROW w/ curb-n-gutter and 10-ft wide travel lanes for neighborhood roadways and an 80-ft wide ROW w/ curb-n-gutter and 12-ft wide travel lanes for the main collector roadway. The applicant has provided traffic projections in the submittal that were reviewed against the typical section requirements listed above. Phase 1 is projected to generate 2,188 daily trips and the use of an 80-ft wide ROW would appear to be appropriate. Phases 2A, 2B, 3, and 4 would generate a total of 6,913 daily trips. If you assume that the trips are split 50/50 to the north and south, then about 3,400 trips utilize the main collector roadway. There are some trips that could exit to S. Rock Crusher Rd. from intersection #2 that would further reduce the projected transportation trips using the main collector roadway. The applicant would need to provide further justification to demonstrate that the main

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collector roadway qualifies as a minor collector roadway with an 80-ft wide ROW. The determination of proposed pavement width for the neighborhood (local) roadways could be reviewed and determined at time of platting.

Comment understood. 100' R/W typical being added to project. See supplemental information.

Engineering comment - Proposed turn lanes at project entrances: Additional right of way will need to be dedicated to Citrus County in an amount equal to the amount of right of way utilized for auxiliary lanes at proposed project entrances.

This analysis and study is to be done at the time of design and improvement plan review/platting

Engineering comment - Traffic signal warrants: A signal warrant for intersections # 1 and # 3 need to be provided for review. In addition, the signal phase timing for the existing signal at Rock Crusher Rd. and Crystal W. Crystal Oaks Dr./W. Venable St. will need to be analyzed.

Engineering comment - Appendix D – Traffic Operations Study: The study discusses "project access points/driveways" as opposed to roadways. The turn lane analysis in the study references the "FDOT Driveway Information Guide, 2008 to make determinations and recommendations. Engineering Division would consider the FDOT Manual of Uniform Minimum Standards for Design, Construction, and Maintenance for Streets and Highways (AKA the Florida Greenbook) as a preferred design manual for roadways. Auxiliary Turn Lane Work Sheets should include a right turn lane analysis for intersection # 2.

***Impervious Surface/Stormwater*:** The Master Plan proposes a maximum impervious surface ratio of 65%, calculated project-wide instead of per lot. The LDC outlines maximum impervious surface as follows:

Traffic operations study and lane turn analysis will be conducted at the time of design and improvement plan / platting

Zoning District	Maximum Impervious Surface
LDR	35%
MDR	50%
REC	25%
RVP	40%
Cinnamon Ridge (adjacent)	35%
Crystal Oaks (adjacent)	50%
Proposed	65% (project-wide)

As demonstrated in the above table, the request is a significant increase from existing conditions. That said, the request along with the Master Plan is not inconsistent with similar single-family residential PUDs in the County. However, if this trend continues, it could have a negative effect on aquifer recharge for the County. The applicant will need to provide confirmation at the time of platting that stormwater has been designed to accommodate a project-wide impervious surface.

***Landscaping/Buffers*:** Buffers and landscaping standards were not addressed specifically in the PUD submittal and would appear to default to LDC standards. A 5' sodded strip is required between residential uses as proposed and adjacent residential uses (as well as the RV park). The application notes that the RV park has an existing 50' buffer in it that would also serve to separate the uses.

***Residential Density/Setbacks*:** The PUD proposes a total of 957 units, broken down into 4 phases (with a sub-phase in Phase 2). See below:

Refer to supplemental information with regard to landscape standards and Buffers.

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Phase	Number of Lots	Density Proposed	Density Max w/o PUD (existing)	Density Max with PUD	Timing
1	232	2.89 du/ac	4.0 du/ac	8.0 du/ac	5 years
2A	315	3.15 du/ac	2.0 du/ac	6.0 du/ac	10 years
2B	181	2.72 du/ac	2.0 du/ac	6.0 du/ac	20 years
3	161	2.81 du/ac	n/a	n/a	10 years
4	68	1.35 du/ac	n/a	n/a	15 years
TOTAL	957	2.7 du/ac			

The existing REC designation does not have a residential density standard as residential subdivisions are not an expected use in this district. Overall, the density proposed in the existing LDR and MDR areas is 2.95 du/ac, while 6 or 8 du/acre could be allowable with a PUD.

The adjacent Cinnamon Ridge site utilizes a density of approximately 4.0 du/acre while the adjacent Crystal Oaks subdivision has a density of approximately 4.5 du/acre. As such, the proposed density appears to be compatible with the surrounding residential subdivisions.

To accommodate these additional units, the applicant has proposed 50-foot wide lots, with reduced front setbacks of 20 feet. Side and rear setbacks are proposed at 5', with a minimum 10' building separation. These setbacks as proposed are similar with those of other residential PUDs in the County that provide central water and central sewer. However, it should be clarified that corner lots with the second front on the Major Collector roadway should not be subject to reduced second front setbacks.

Pedestrian Circulation/Sidewalks: The Comprehensive Plan notes that roadways serving more than 40 units should have sidewalks along both sides of the roadway. The applicant's narrative addresses this as follows:

> Only a small number of lots rely on driveway access and frontage onto the minor collector roadway for access as a majority of the community only have access onto the secondary neighborhood residential streets. {Reference page 51 of 246 – IV. Infrastructure, Roadways and Pedestrian Facilities].

A Shared Path (pedestrian sidewalk) is proposed in Phase 1 (refer to updated master Plan.

The Master Plan indicates approximately 43 lots in Phase 1 that only have access onto this collector roadway (no pedestrian facility is outlined in this phase on either side of the roadway), with approximately 37 lots in Phase 2A/2B and 9 lots in Phase 4 having this sole access. As such, a pedestrian walkway on both sides of the collector roadway would be warranted, as well as access to the amenity area(s). Bicycle access should also be considered due to the community and recreational facility not being centrally located as well as the proximity of the development to the Suncoast Parkway 2 trailhead.

Recreation/Open Space: The PUD proposes to utilize the existing Rockcrusher Canyon area, including an existing lake, for recreation use. The Master Plan proposes a community facility within this area, although specific details have not been provided.

Comprehensive Plan Policy 17.15.11 requires all new residential subdivisions to provide at least 20 percent of the project as open space. Open space is further defined in this policy to note that it cannot include constructed drainage facilities, active recreation areas or similar uses. The Master Plan notes that approximately 9% of the site is "community facilities, recreation and open space".

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Additional open space is illustrated on the updated Master Plan. Please refer to the supplemental information for the proposed open space amount.

It is not clear how much of this area would meet the Comprehensive Plan definition for open space, and the Master Plan will need to be revised to provide additional open space area as required in this policy.

Other Considerations: The applicant has requested flexibility to allow for up to 3% of a revision within the proposed lot count in each phase without the requirement for Minor Modification approval. While staff has no concern with this proposal, it is suggested that the phasing counts may be modified as needed provided that all infrastructure is provided for each phase/sub-phase at the time of development, and overall phasing schedule deadlines are met.

PROPOSED FINDINGS OF FACT – PLANNED UNIT DEVELOPMENT

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 approve, 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 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.** *Residential uses are proposed that are generally consistent with the LDC and Comprehensive Plan as outlined in this report.*

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.** *The application proposes single-family residential uses adjacent to existing single-family residential uses and an RV park. The lots as proposed are smaller in width than some in the surrounding area although overall density is reduced.*

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.** *The master plan does not include any specific proposals for accessory uses. Any accessory uses that are proposed in the future would be subject to standards as outlined in the LDC.*

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 applicant has been advised that any future uses may require an amendment to this PUD.*

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 for the use meets the standards outlined within the Comprehensive Plan, as long as open space standards can be met.*

Open Space is a policy and not a Land Development Code Standard.

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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.**

The PUD would be required to meet these standards.

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 land area proposed for the uses meet the standards outlined within the Comprehensive Plan, provided that open space standards can be met, and additional pedestrian access is considered.*

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. *Setbacks and density are outlined in the Master Plan, and they are consistent with other residential PUDs in the County.*

I. Approval of the proposed PUD development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant. *The applicant has submitted a Master Plan and accompanying narrative which were reviewed for this report.*

Master Plan has been updated to supersede prior submittal. Supplemental info provided.

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. *The applicant has requested a deviation from this requirement, as outlined in this report.*

SUMMARY OF FINDINGS

It has been determined that the reviewing body (PDC), may recommend approval of the proposed Comprehensive Plan Amendment/Atlas Amendment with a Planned Unit Development. The application is consistent with the requirements of the LDC and consistent with the Comprehensive Plan. 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 that conditions suggested by staff are adhered to.

If this application is recommended for approval, the following conditions are suggested:

1. The development approval is limited to 957 dwelling units as well as community facilities and recreation area as generally outlined on the Master Plan and accompanying narrative date-stamped received October 25, 2021 by the Land Development Division. Construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code, unless as specifically outlined within these conditions.

Updated Master Plan to supersede October 25, 2021 plan submittal.

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2. The minimum dimensional requirements of this single-family development shall be as follows:

Minimum Lot Area	5,000 Sq. Ft.
Minimum Lot Width	50 Feet
Maximum Lot Coverage	65% (Plat wide, demonstrated at platting)
(including Accessory Structures)	
Minimum Yard Requirements:	
A. Front	20 Feet
Side Front (corner lot)	10 Feet (does not include lots with second front on Major Collector roadway)
B. Sides	5 Feet
C. Rear	5 Feet
D. Building Separation	10 Feet

3. The residential lots must meet all LDC platting requirements prior to development.

4. The community facilities and recreational areas must meet non-residential design criteria in accordance with LDC requirements at time of permitting. 14% Open Space

5. At the time of platting, the applicant must demonstrate provision for active recreation, and open space shall be increased to 20% of the total residential area to be developed. Open space cannot include constructed drainage facilities, active recreation areas or similar uses as outlined in Comprehensive Plan Policy 17.15.11.

6. Buffers, landscaping, and tree preservation in accordance with LDC standards must be addressed at time of improvement plans during the platting process.

7. 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. Turf grasses and landscape vegetation shall be common to the area and drought tolerant.

8. The project must meet LDC and State standards for central water and central sewer.

9. At time of development, the applicant will need to provide trip generation rates for the proposed development to determine the need for acceleration, deceleration, and storage lanes in accordance with Section 7190, Auxiliary Lanes, of the LDC.

10. A sidewalk, constructed according to the LDC standards, shall be located along ~~both sides~~ one side of the main collector road for all phases, as well as bicycle access to the amenity area. and include

11. The following conditions regarding Engineering LDC standards are noted, unless otherwise authorized by the County Engineer. Those items not addressed below will need to be provided prior to placement of this application on the agenda of the BOCC:

A Shared Min. 8 foot wide multi-use sidewalk is proposed along one side of all collector roadways or as an option 5 ft. wide on both sides.

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- Intersection # 1 with W. Crystal Oaks Dr. - The applicant is proposing a full median opening along W. Crystal Oaks Dr. at proposed intersection # 1 with a spacing of 1,900 feet where the minimum distance required is 1,320 feet.
- Intersection # 2 and # 3 with Rock Crusher Rd. – The application does not appear to provide the proposed intersection spacing along S. Rock Crusher Rd. for the two proposed intersections # 2 and #3. Spacing is approximately 1320 ft. and complies with code.
- Intersections along minor collector roadway north of W. Crystal Oaks Dr. – The local roadway intersections within the development would need to meet spacing of 660-ft for a full median opening along the minor collector roadway.
- Intersections along collector roadway south of W. Crystal Oaks Dr. – These intersections need to meet spacing requirements and must be revised.
- Engineering has no objection to the deviation for intersection spacing of Crystal Ridge Blvd. at W. Crystal Oaks Dr. from the intersection with S. Rock Crusher Rd.
- Engineering has no objection to the modification on the location of the roundabout near the entrance of the development from S. Rock Crusher Rd. per LDC Section 7140, Table 7-1.
- Alternative designs for cul-de-sacs are proposed from the provisions of LDC Section 7730, Standard Cul-de-sac. Specific information has not been provided for review.
- The applicant would need to provide further justification to demonstrate that the main collector roadway qualifies as a minor collector roadway with an 80-ft wide ROW. The determination of proposed pavement width for the neighborhood (local) roadways could be reviewed and determined at time of platting.
- Proposed turn lanes at project entrances: Additional right of way will need to be dedicated to Citrus County in an amount equal to the amount of right of way utilized for auxiliary lanes at proposed project entrances.
- Traffic signal warrants: A signal warrant for intersections # 1 and # 3 need to be provided for review. In addition, the signal phase timing for the existing signal at Rock Crusher Rd. and W. Crystal Oaks Dr./W. Venable St. will need to be analyzed.
- Appendix D – Traffic Operations Study: The study discusses "project access points/driveways" as opposed to roadways. The turn lane analysis in the study references the "FDOT Driveway Information Guide, 2008 to make determinations and recommendations. Engineering Division would consider the FDOT Manual of Uniform Minimum Standards for Design, Construction, and Maintenance for Streets and Highways (AKA the Florida Greenbook) as a preferred design manual for roadways. Auxiliary Turn Lane Work Sheets should include a right turn lane analysis for intersection # 2.

Master Plan updated and revised.

See supplemental information.

12. Phasing of the project is as follows (dates reflect years from the date of final approval of this application):

Development Phase	Proposed Number of Lots	Phase Schedule
Phase 1	232	5 Years
Phase 2A	315	10 Years
Phase 2B	181	20 Years
Phase 3	161	10 Years
Phase 4	68	15 Years

Attachment: Applicant Response to Staff Report (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates, LLLP)

The phasing lot counts may be individually modified as needed by the applicant provided that all infrastructure is provided for each phase/sub-phase at the time of development, and overall phasing schedule deadlines and total lot number standards are met.

13. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.

14. Minor modifications to this Planned Unit Development may be approved by the Director of the Land Development Division as outlined within Section 4304, Modification of a Previously Approved Planned Unit Development, as specified in the LDC.

JLC/JH/cb

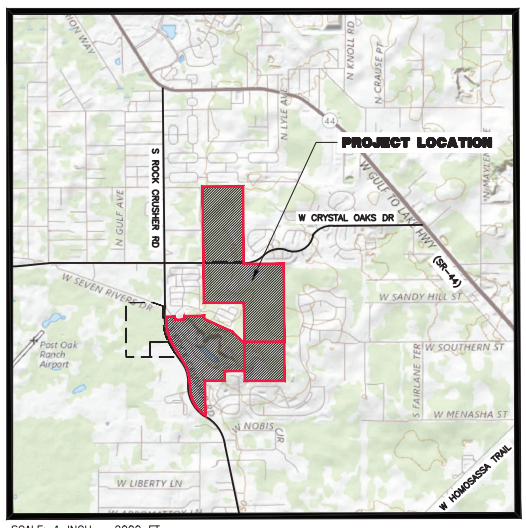
Attachment: Applicant Response to Staff Report (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates, LLLP)

PUD MASTER PLAN

FIGURE 4.0

J.1.j

Plotted: 12/29/2021 5:19:30 PM : Chuck Pigeon



SCALE: 1 INCH = 2000 FT.

LOCATION MAP

OWNER/APPLICANT:
CRYSTAL RIDGE PROPERTY GROUP, LLC
C/O JAMES DICKS
DIX DEVELOPMENTS
103 COMMERCE ST.
SUITE #140
LAKE MARY, FL 32746
Ph: 407-542-6120

PLANNING/ENGINEERING:
PIGEON-ARDURRA, LLC
CHUCK A. PIGEON, P.E.
925 SE 17TH STREET
SUITE A
OCALA, FL 34471
Ph: 352-861-7799

LEGEND

- SINGLE FAMILY LOTS
- OPEN SPACE & UNDEVELOPED AREA
- LANDSCAPE AND BUFFER AREA
- COMMUNITY FACILITY SITES
- QUARRY/CANYON OPEN SPACE AREA
- QUARRY LAKE
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- EA EMERGENCY ACCESS POINT
- PEDESTRIAN SIDEWALK
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- COMMUNITY/NEIGHBORHOOD ENTRANCE / ACCESS POINT
- COMMUNITY TRAILS

Graphic Scale
1" = 200'

SCALE:
1"=200' (AT 36" X 48" PRINT)
N.T.S. (AT 11" X 17" PRINT)

DEVELOPMENT PHASE	LOT COUNT *
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DEVELOPMENT DATA SUMMARY

SITE DATA	# OF UNITS	ACREAGE	% OF PROJECT AREA
RESIDENTIAL DEVELOPMENT AREAS	957	304.86Ac. M.O.L.	86 %
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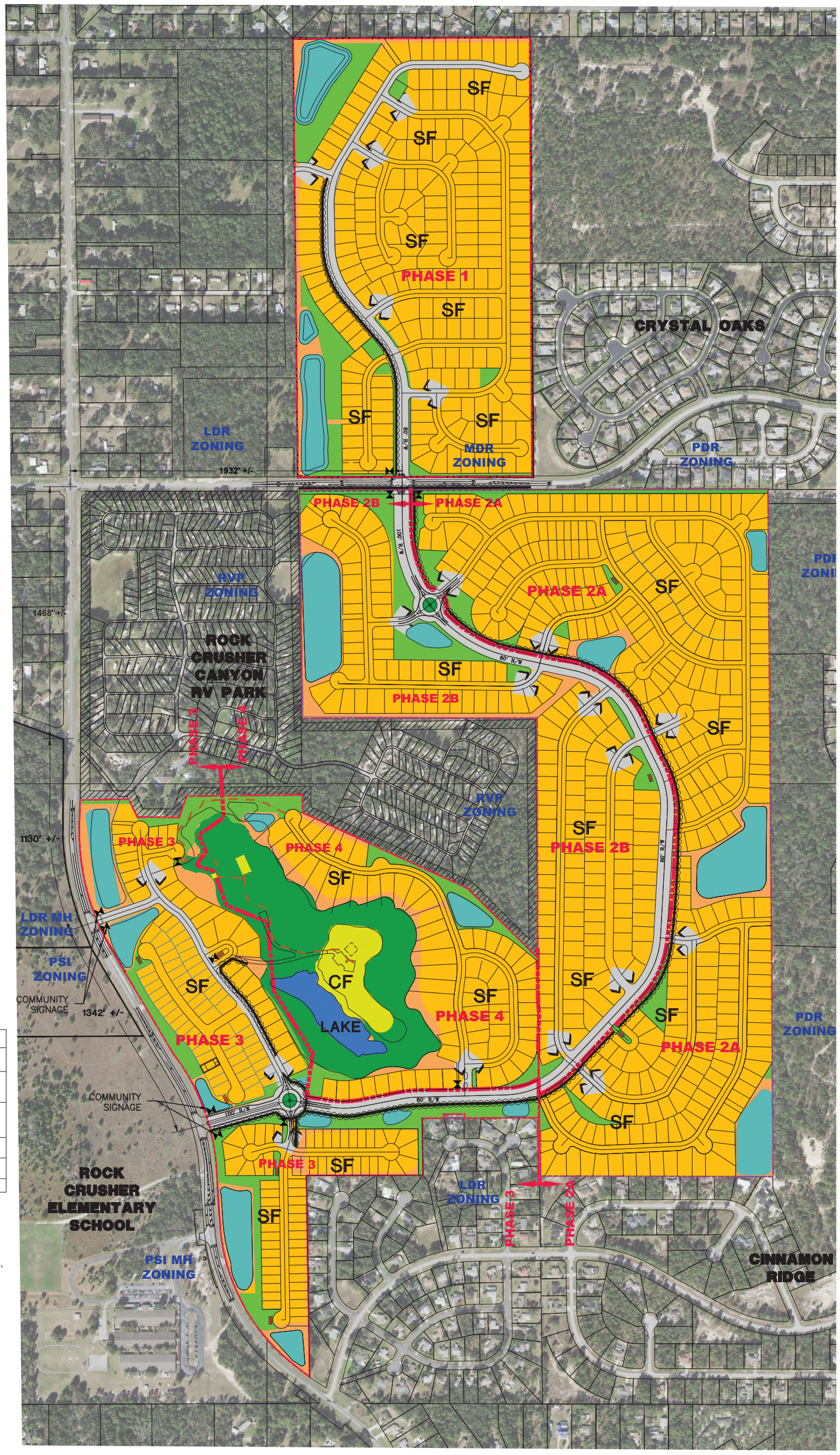


File No. 501.05.001	Job No. 501.05	Pigeon-Ardurra, LLC — CIVIL ENGINEERS · PLANNERS · SURVEYORS & MAPPERS — 925 S.E. 17th Street Suite A Ocala, Florida 34471 (352) 861-7799 voice (352) 861-7709 fax — an Ardurra Group, Inc. Company	SCALE: 1" = 100' · DATE: 06-28-2021 · CHECKED: OAP · DRAWN: ME · FIELD BOOK: ----- · PAGE: ----- · DATUM: SPC,FLW · FILE NO.: 501.05.001 · JOB NO.: 501.05 · SHEET:	PLAN REVISION DATE: DECEMBER 27, 2021 — PREPARED FOR DIX DEVELOPMENTS, LLC CITRUS COUNTY, FLORIDA — SECTION 31,06, TOWNSHIP 18,19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA	PUD MASTER PLAN CRYSTAL RIDGE FIGURE 4.0	PUD MASTER PLAN **CRYSTAL RIDGE**

Attachment: PUD MASTER PLAN FOR CRYSTAL RIDGE(REV1)12-27-2021 (19778 : CPA/AA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates, LLLP)

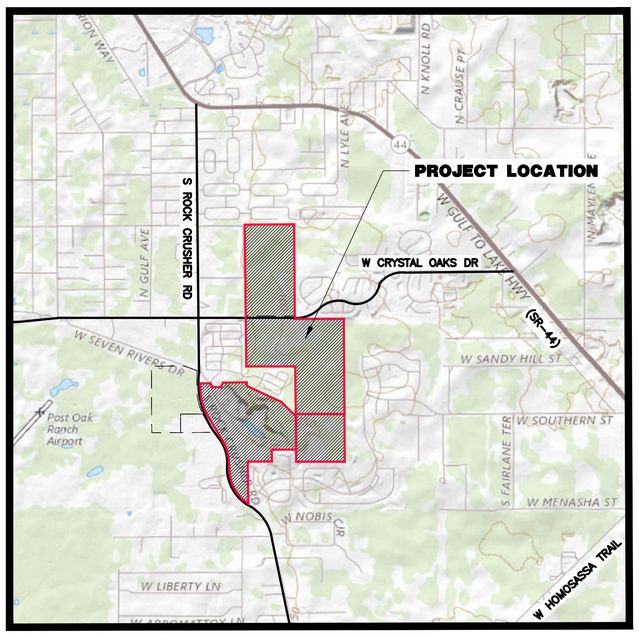
I:\501 Crystal Ridge\.05 PD Zoning\...dwg\ PUD MASTER PLAN FOR CRYSTAL RIDGE(REV1).dwg : Copyright 2021 Pigeon-Ardurra, LLC. - All Rights Reserved

MINIMUM REQUIRED VISIBILITY STANDARD FOR MAKING PRINTS & COPIES

100%	85%	68%	51%	34%	17%	0%

Plotted: 12/29/2021 5:19:30 PM : Chuck Pigeon

T:\501 Crystal Ridge\05 PD Zoning_dwg\PUD MASTER PLAN FOR CRYSTAL RIDGE(REV1).dwg Copyright 2021 Pigeon-Ardurra, LLC - All Rights Reserved



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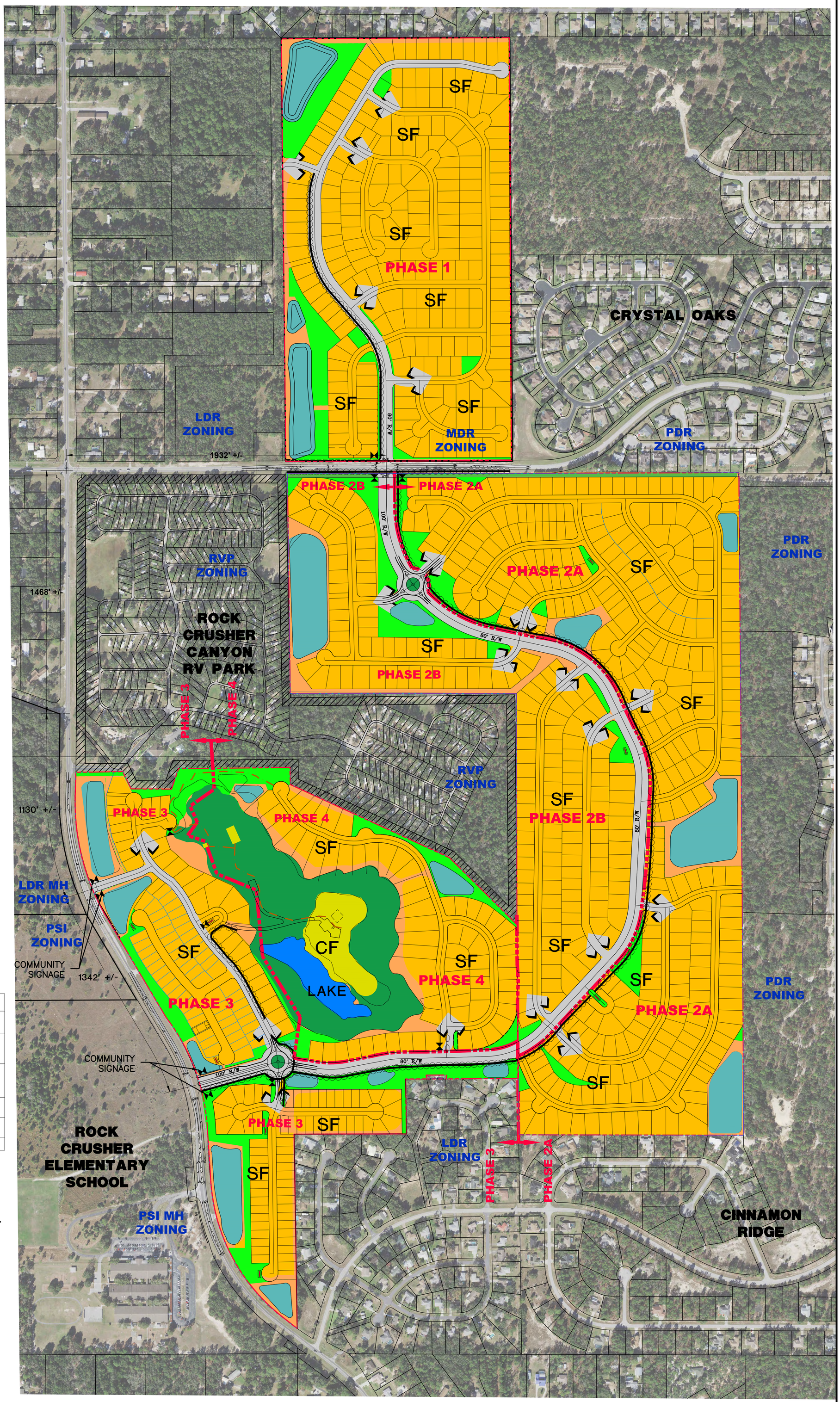

Attachment: PUD MASTER PLAN FOR CRYSTAL RIDGE(REV1)full (19778 : CPAAA/PUD-22-01- Chuck Pigeon for Gulf to Lakes Associates, LLLP)

File No. 501.05.001
Job No. 501.05

Pigeon-Ardurra, LLC
CIVIL ENGINEERS · PLANNERS SURVEYORS & MAPPERS
925 S.E. 17th Street Suite A Ocala, Florida34471 (352) 861-7799 voice (352) 861-7709 fax
an Ardurra Group, Inc. Company

SCALE:	1" = 100'
DATE:	06-28-2021
CHECKED:	CAP
DRAWN:	ME
FIELD BOOK:	-----
PAGE:	-----
DATUM:	SPC.FLW
FILE NO.:	501.05.001
JOB NO.:	501.05
SHEET:	

PLAN REVISION DATE: DECEMBER 27, 2021

PREPARED FOR DIX DEVELOPMENTS, LLC CITRUS COUNTY, FLORIDA

SECTION 31,06, TOWNSHIP 18,19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA

PUD MASTER PLAN CRYSTAL RIDGE

FIGURE 4.0

PUD MASTER PLAN
CRYSTAL RIDGE

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	V-22-02 Adams Homes of Northwest Florida, Inc.
AGENDA DATE:	**January 20, 2022**

BRIEF OVERVIEW:

This request is for a Variance from the Citrus County Land Development Code (LDC) for the placement of a single-family dwelling having less than the required 50-foot setback from the centerline of a right-of-way, pursuant to Section 2300, Building Setback Requirements and Height Requirements for All Land Use Districts, as specified in the LDC and the Beverly Hills Development of Regional Impact.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

Applicant responsibility

RECOMMENDED ACTION:

Conduct a public hearing on January 20, 2022, to review and consider V-22-02, Adams Homes of Northwest Florida, Inc.

V-22-02

Adams Homes of Northwest Florida, Inc.

Attachment: Coordinator PowerPoint (19779 : V-22-02 Adams Homes of Northwest Florida, Inc.)

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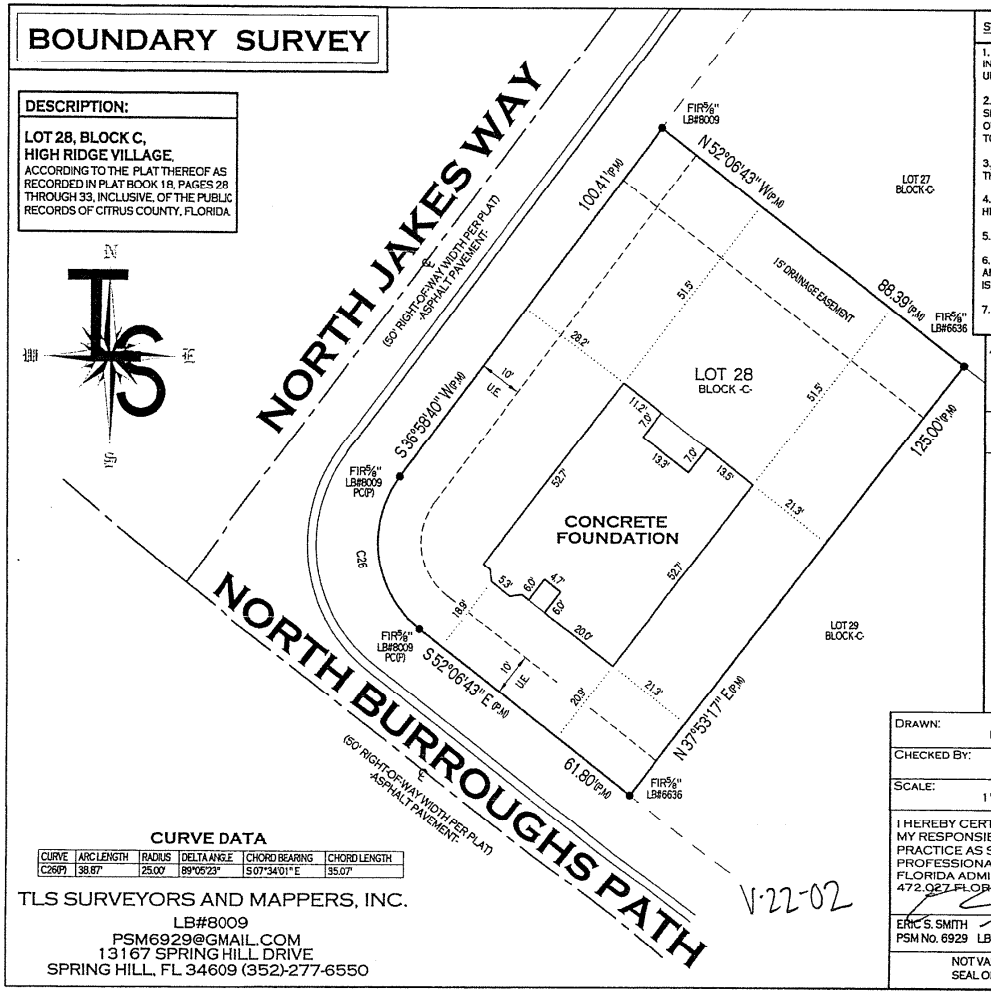
BOUNDARY SURVEY

DESCRIPTION:

LOT 28, BLOCK C,
HIGH RIDGE VILLAGE,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGES 28 THROUGH 33, INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.



CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C26(P)	38.87'	25.00'	89°05'23"	S 07°34'01" E	35.07'

TLS SURVEYORS AND MAPPERS, INC.
LB#8009
PSM6929@GMAIL.COM
13167 SPRING HILL DRIVE
SPRING HILL, FL 34609 (352)-277-6550

V-22-02

SURVEYORS NOTES:

1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOW HEREON.
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5. BEARINGS SHOWN HEREON ARE PER PLAT
6. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.
7. PURPOSE OF SURVEY: TIE IN SURVEY

APPARENT FLOOD HAZARD ZONE:
"X" COMMUNITY PANEL NO. 12017C0212D EFFECTIVE DATE: 09/26/2014

BASIS OF BEARINGS:
THE EAST LINE OF SUBJECT PARCEL BEING N 37°53'17" E

LEGEND:
(C)= CALCULATED DATA, (D)= DEED DATA, (M)= MEASURED DATA, (P)= PLAT DATA, ℄ = CENTERLINE, A/C= AIR CONDITIONER, CLF= CHAIN LINK FENCE, CONC= CONCRETE, COVD= COVERED, P/E= POOL EQUIPMENT, F/C= FENCE CORNER, "X"CF= FOUND CROSS SCRIBE, FIP= FOUND IRON PIPE, FIR= FOUND IRON ROD, FN&D= FOUND NAIL & DISK, LFE= LOWEST FLOOR ELEVATION, O.R.= OFFICIAL RECORD BOOK, P.B.= PLAT BOOK, PCP= PERMANENT CONTROL POINT, PRM= PERMANENT REFERENCE MONUMENT, R/W= RIGHT OF WAY, SIR=SET 5/8" IRON ROD & CAP No. 8009, SN&D= SET NAIL & DISK, (BT) = BUILDING TIE, W/F= WOOD FENCE, U.E.= UTILITY EASEMENT, ⊗ = POWERPOLE, V/F = VINYL FENCE, F/E = FENCE END, LB = LICENSED BUSINESS

DRAWN: MJW	FILE:
CHECKED BY: ESS	S-T-R: 13 - 18S - 18E
SCALE: 1"=30'	DATE OF SURVEY: 08.30.21

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE UNDER MY RESPONSIBLE CHARGE, AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES. STATE OF FLORIDA

ERIC S. SMITH
PSM No. 6929 LB#8009
DATE: 09.01.21

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Attachment: Coordinator PowerPoint (19779 : V-22-02 Adams Homes of Northwest Florida, Inc.)

Board of County Commissi
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461
Telephone: (352) 527-5239 TTY Dial 711
Web Address: www.citrusbocc.com

CITRUS COUNTY LAND DEVELOPMENT CODE
VARIANCE APPLICATION

Application No.: V-22-02 Date: 10/7/2021 10/27/21

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

Applicant*
Name: Adams Homes of Northwest Florida, Inc.
Address: 3000 Gulf Breeze Pkwy.
City: Gulf Breeze
State: FL Zip: 32563
Home No.: Cell No.:
Work No.: 352-592-7513 Fax No.: 352-592-7514
Email: shpermits@adamshomes.com

Property Owner
Name: Adams Homes of Northwest Florida, Inc.
Address: 3000 Gulf Breeze Pkwy.
City: Gulf Breeze
State: FL Zip: 32563
Home No.: Cell No.:
Work No.: 352-592-7513 Fax No.: 352-592-7514
Email: shpermits@adamshomes.com

Property Description: Section: 13 Township: 18 South Range: 18 East
Legal Description: HIGH RIDGE VILLAGE PB 18 PG 28-33 LOT 28 BLK C
Subdivision: High Ridge Village Lot(s): 28 Block/Parcel: C
Alternate Key #: 3371463 Parcel ID: 18E18S130110 000C0 0280

Is this hearing being requested as a result of a Code Violation Notice? Yes _____ No X
If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.

Variance Request: Slab was inadvertenly poured at 18.9' encroaching the front setback. Variance requested to allow construction to continue.

State hardship that justifies the granting of the variance: Slab has already been poured.

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: _____

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 John Roberts, who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this 7th day of October, 2021.

Louis L. Wermann
Printed Name

Seal

Louis L. Wermann
Notary Public - State of Florida

Louis L Wermann
Comm.: HH 123833
My Commission Expires:
April 28, 2025

For Staff Use Only
Date: 10/
Time:
Initials:

RECEIVED
OCT 2021

ATF:
QTR:
LUD:
FZ:

V-22-02
Land Development Division

Attachment: Applicant's submittal (19779 : V-22-02 Adams Homes of Northwest Florida, Inc.)

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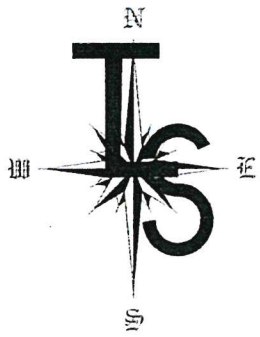

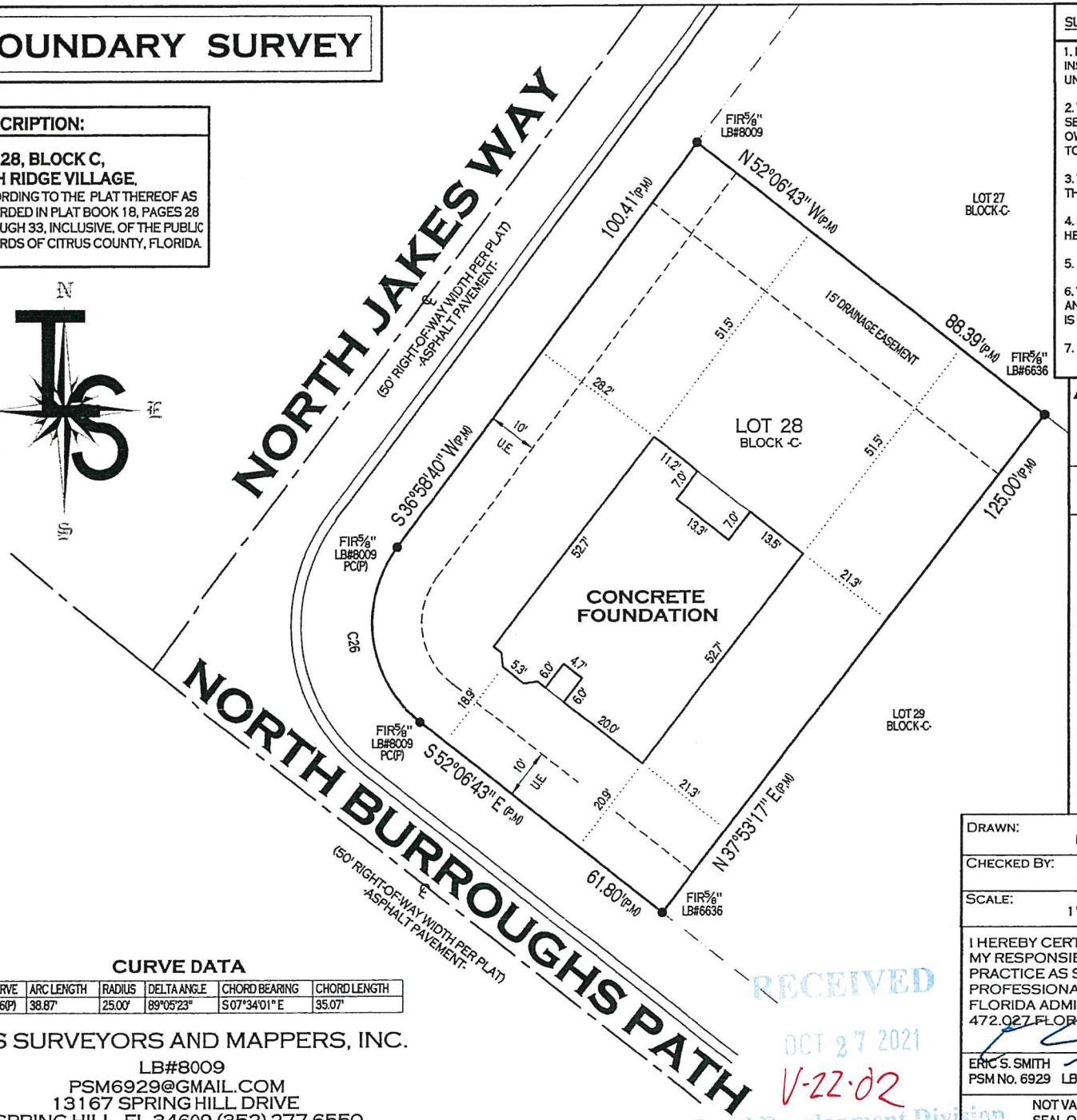

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DRAWN: MJW	FILE:
CHECKED BY: ESS	S-T-R: 13 - 18S - 18E
SCALE: 1"=30'	DATE OF SURVEY: 08.30.21

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

STATE OF FLORIDA — ERIC S. SMITH — Registered Surveyor and Mapper — PSM 6929

ERIC S. SMITH PSM No. 6929 LB#8009 — DATE: 10.01.21

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RECEIVED
OCT 27 2021
V-22-02
Land Development Division

Attachment: Applicant's submittal (19779 : V-22-02 Adams Homes of Northwest Florida, Inc.)

PLOT PLAN SKETCH

NOT A SURVEY

DESCRIPTION:

LOT 28, BLOCK C,
HIGH RIDGE VILLAGE.
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGES 28 THROUGH 33, INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

PRELIMINARY DRAWING:

THIS PLAN IS FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION. VERIFY ALL DIMENSIONS BEFORE ANY CONSTRUCTION.

SITE CALCULATIONS:

LOT	= 10796	SQ. FT.
LIVING AREA	= 1512	SQ. FT.
ENTRY	= 28	SQ. FT.
GARAGE	= 390	SQ. FT.
LANAI	= 87	SQ. FT.
PATIO	= ---	SQ. FT.
POOL AREA	= ---	SQ. FT.
DRIVEWAY	= 669	SQ. FT.
A/C PAD	= 9	SQ. FT.
SIDEWALK	= 24	SQ. FT.
SIDE YARD SWALE	=	SQ. FT.
CONSERVATION AREA	=	SQ. FT.
LOT OCCUPANCY	=	%
AREA TO IRRIGATE	=	%

SURVEYORS NOTES:

1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
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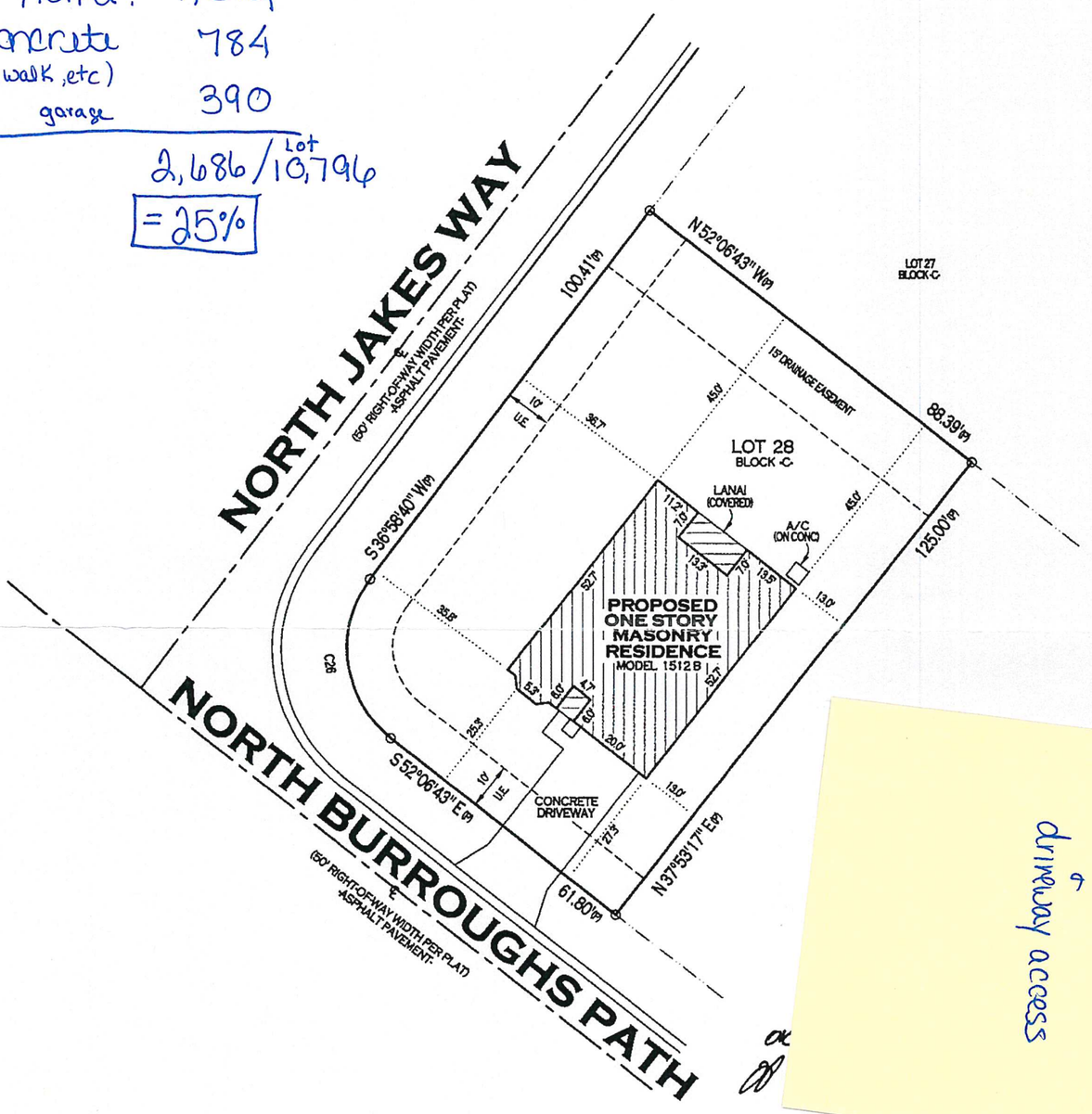
7. PURPOSE OF SKETCH: SITE PLAN.

home: 1,512
Concrete (drive, walk, etc) 784
garage 390
2,686 / 10,796 Lot
= 25%



Impervious Calcs
+
driveway access

RECEIVED
OCT 27 2021
V-22-02
Land Development Division

CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C26(P)	38.87'	25.00'	89°05'23"	S 07°34'01" E	35.07'

APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY PANEL No. 12017C0212D EFFECTIVE DATE: 09/26/2014

TLS SURVEYORS AND MAPPERS, INC.
LB#8009
PSM6929@GMAIL.COM
13167 SPRING HILL DRIVE
SPRING HILL, FL 34609 (352)-277-6550

DRAWN:	MJW
CHECKED BY:	ESS
SCALE:	1"=30'
FILE:	

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ERIC S. SMITH — License Number 6929 — DATE 03.29.21
PSM No. 6929 LB#8009

BASIS OF BEARINGS:	DATE OF SURVEY:	S-T-R:
		13 - 18S - 18E

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STATE OF FLORIDA — Registered Surveyor and Mapper

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Attachment: Applicant's submittal (19779 : V-22-02 Adams Homes of Northwest Florida, Inc.)

V-22-02

Adams Homes of Northwest Florida, Inc.

Attachment: Planner PowerPoint (19779 : V-22-02 Adams Homes of Northwest Florida, Inc.)

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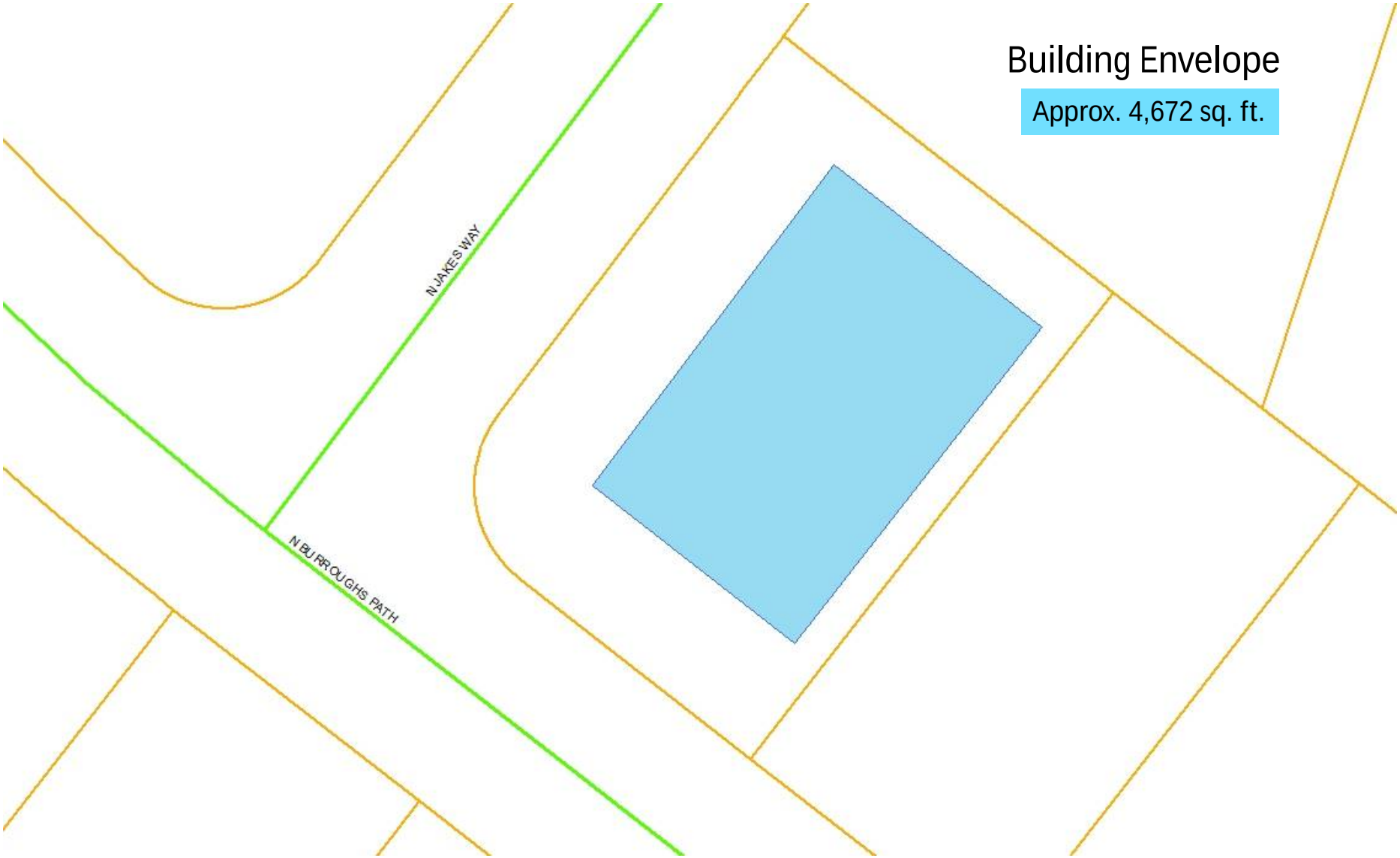

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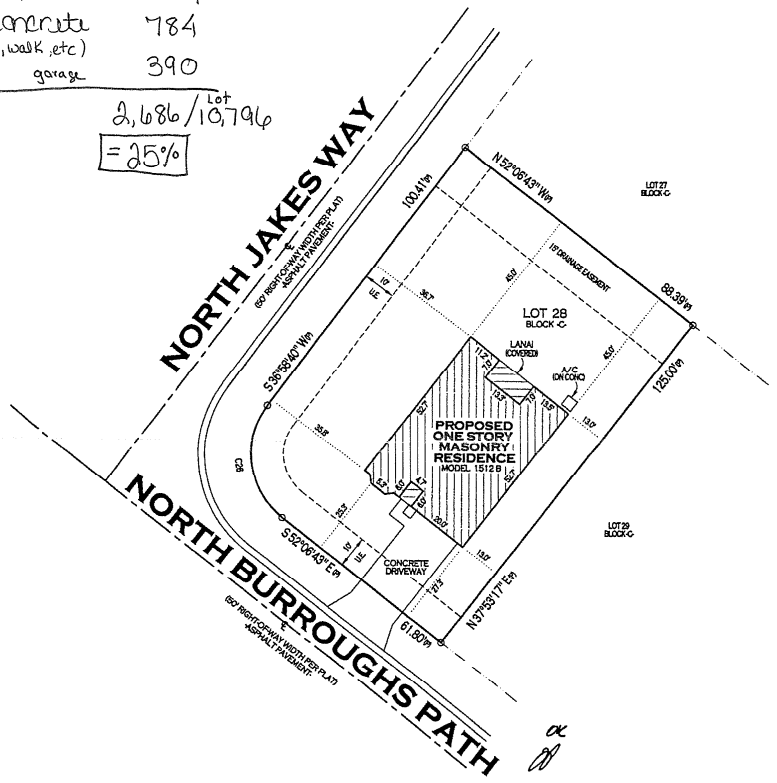

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BOUNDARY SURVEY

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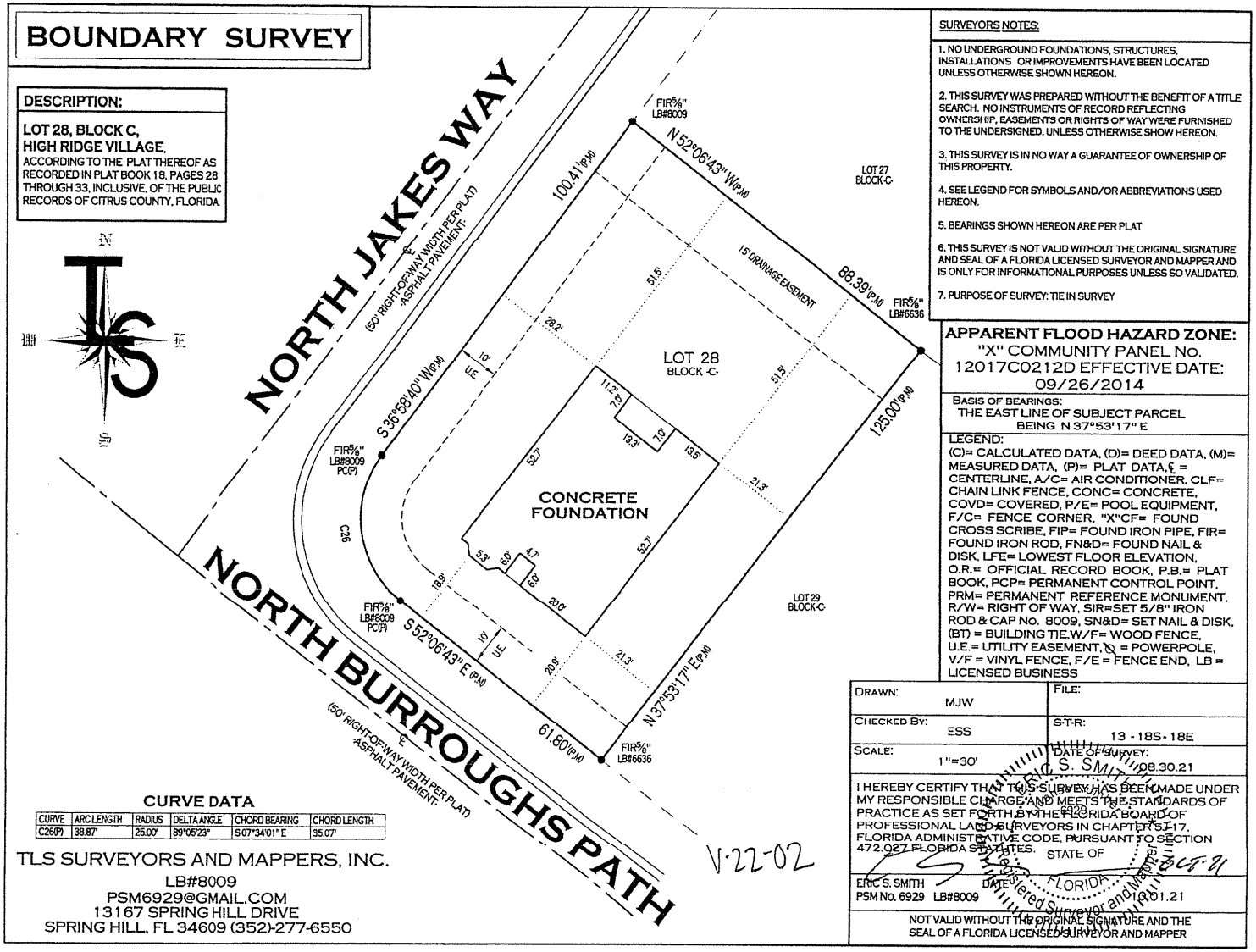

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7. PURPOSE OF SURVEY: TIE IN SURVEY

APPARENT FLOOD HAZARD ZONE:
"X" COMMUNITY PANEL No.
12017C0212D EFFECTIVE DATE:
09/26/2014

BASIS OF BEARINGS:
THE EAST LINE OF SUBJECT PARCEL
BEING N 37°53'17" E

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ERIC S. SMITH
PSM No. 6929 LB#8009

DATE: 10.01.21

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PM2-21-165

DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
STAFF FINDINGS REPORT
TO THE
PLANNING AND DEVELOPMENT COMMISSION

VARIANCE APPLICATION NO. V-22-02 Adams Homes of Northwest Florida, Inc.
DATE: December 16, 2021
PREPARED BY: Jennifer Perkins, Planner, Land Development Division
Amber Splitt, Planner, Land Development Division

VARIANCE REQUESTED	This request is for a Variance from the Citrus County Land Development Code (LDC) for the placement of a single-family dwelling having less than the required 50-foot setback from the centerline of the right-of-way, pursuant to Section 2300, Building Setback Requirements and Height Requirements for All Land Use Districts, as specified in the LDC. The applicant is requesting an 18-foot setback from the property line that abuts N. Burroughs Path (43 feet from the centerline).
SUBJECT PROPERTY	Section 13, Township 18 South, Range 18 East; specifically, Lot 28, Block C, of High Ridge Village, Plat Book 18, Page 28-33, (AK 3371463), which address is 3271 N. Burroughs Path, Beverly Hills, FL. A complete legal description of the property is on file with the Land Development Division.
ACREAGE	Approximately 10,796 square feet (0.25 acres).
LAND USE	PDR, Planned Residential Development District, on the LDC Atlas (single-family); RMU, Residential Mixed Use, on the Future Land Use Map
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), subject property is located in Zone X as found on Community Panel Number 12017C0 212D.
SURROUNDING AREA	North – Single-family dwelling South – N. Burroughs Path, Single-family dwelling East – Single-family dwelling West – N. Jake's Way, Single-family dwelling The site is located within the High Ridge Village subdivision, where there are single-family dwellings. Many of the lots in the subdivision have a similar or uniform size.
SOIL INFORMATION	According to the *Soil Survey of Citrus County* (1988), the soil type in the area is Candler fine sand 0-5 percent slopes. Limitations to development are slight.

Attachment: Staff report and locator map (19779 : V-22-02 Adams Homes of Northwest Florida, Inc.)

BACKGROUND

The subject property consists of a vacant lot with a concrete slab foundation in the High Ridge Village subdivision, which was platted in 2006. It abuts single-family dwellings to the North, South, East, and West. It gains access from N. Burroughs Path, a 50-foot wide, paved, public right-of-way, which has a setback of 50 feet from the centerline of the right-of-way. This is a corner lot and abuts N. Jake's Way, a 50-foot wide, paved, public right-of-way, which has a setback of 40 feet from the centerline. There is a 10-foot-wide utility easement along the front and a 15-foot-wide drainage easement at the rear. The site is in Flood Zone X.

The lot is approximately 88 feet wide by 125 feet deep, with a total lot area of approximately 10,796 square feet (0.25 acres), which is similar in size to other surrounding lots in the subdivision. The surrounding area contains single-family residences and a few vacant lots. In August 2021, permit number 202106406 was issued for a new single-family dwelling. This variance is for the concrete slab foundation that has been poured at 18.9 feet from the property line, which is less than the required 25 feet.

The subject property is located within a PDR (Planned Residential Development District). All the properties within the PDR are subject to the Master Plan and must uphold the plan as directed by the developer. The Master Plan for High Ridge Village states that properties must maintain a 50-foot setback from the centerline of the front right-of-way and a 40-foot setback from the centerline of the second right-of-way. All properties on N. Burroughs Path front and take access from said right-of-way.

ANALYSIS

The applicant is requesting a reduced right-of-way setback of 18 feet from the property line for a single-family dwelling to keep the foundation concrete slab which has already been poured. The existing slab is approximately 2,017 square feet and is at 18.9 feet from the property line that abuts N. Burroughs Path.

The surrounding area includes lots of similar size. None of the surrounding developed properties have been granted variances to the Master Plan for deviations to the setbacks. This proposal does not appear to be consistent with the surrounding developed lots.

The available building envelope is 4,672 square feet. With a proposed building footprint of 2,026 square feet (includes a 9 square-foot AC pad), the applicant has sufficient area to relocate the concrete foundation to comply with the Master Plan and LDC.

Building Envelope Analysis			
Available Building Envelope	**4,672 sf**	**Proposed Building Footprint (includes 9 sq-ft AC pad)**	**2,026 sf**
Existing Building Footprint (Existing poured concrete slab)		**2,017 sf**	

Attachment: Staff report and locator map (19779 : V-22-02 Adams Homes of Northwest Florida, Inc.)

SUMMARY OF PUBLIC COMMENTS:

Public comments received as of this writing are included in the packet of information for this application.

SUMMARY OF AGENCY COMMENTS:

The Engineering Division has reviewed the application and has no objections.

Consistency with the Comprehensive Plan - All development applications shall demonstrate complete compliance with the Comprehensive Plan. The application is inconsistent with the Comprehensive Plan goals, policies, and standards including:

Policy 17.5.7 The LDC shall be revised to include provisions for permitting later phases of a PD if the project is vested and continuing in good faith and provided the construction standards sought are substantially the same as construction standards previously approved for earlier phases of the development.

Staff comment: *Subject property does not propose the same construction standards previously approved. The structure is proposed to be built closer to the property line than that of other existing single-family dwellings in the subdivision.*

Consistency with the Land Development Code (LDC) - Staff reviewed this application per Section 2300, Building Setback Requirements and Height Requirements for All Land Use Districts, as specified in the LDC. This application is not consistent with the following provisions of the LDC.

2300.A A minimum setback from an abutting right-of-way shall be required for all buildings. The required minimum setback shall be measured from the centerline of the right-of-way. The distance is determined by the functional classification of the roadway, as specified on the Functional Classification Map in this LDC. Minimum distance is shown in the following table:

BUILDING SETBACK REQUIREMENTS	
Local Street (public or private)	50 feet
Minor Collector	65 feet
Major Collector	75 feet
Minor Arterial	100 feet
Principal Arterial	125 feet

Staff comment: *The proposed right-of-way setback for the single-family dwelling is less than the front average setback of 50 feet from the centerline of the right-of-way. The subject property is located within a PDR, in which properties must adhere to the Master Plan.*

Attachment: Staff report and locator map (19779 : V-22-02 Adams Homes of Northwest Florida, Inc.)

PROPOSED FINDINGS OF FACT

Pursuant to Section 4400, Variances, of the Citrus County Land Development Code (LDC), approval of a petition for variance from the provisions and requirements of this code shall be granted by the PDC only if all of the following are positive:

1. ***Special conditions and circumstances do not exist which are peculiar to the land, structure, or building involved and which are applicable to land, structures, or buildings in the same land use district.*** The subject property appears to be similarly sized in comparison with other lots that have been developed with single-family dwellings that have maintained the 50-foot setback from the centerline of the right-of-way.

2. ***The special conditions and circumstances do result from the actions of the applicants.*** The encroachment into the required minimum setback from the abutting right-of-way is the result of the applicant/property owner. By inadvertently pouring the concrete slab foundation 43.9 feet from the centerline of the right-of-way (18.9 feet from the property line), the applicant is creating a hardship and the request for a variance is based on convenience and not necessity.

3. ***A granting of the variance requested will confer on the applicant any special privilege that is denied by this code to other lands, buildings, or structures in the same land use district.*** All other single-family dwellings in the area adhere to the 50-foot setback from the centerline of the right-of-way.

4. ***Literal interpretation of the provisions of this code which would not deprive the applicant of rights commonly enjoyed by other similarly situated properties and would not work unnecessary and undue hardship on the applicant.*** The applicant is proposing a reduced setback due to concrete that has been poured which encroaches the 50-foot setback from the centerline of the right-of-way. There have been no variances granted for right-of-way setbacks in this subdivision.

5. ***The variance granted is not the minimum variance that will make possible the reasonable development and/or use of the land, building, or structure.*** It is possible for the applicant to place a similarly-sized concrete slab foundation a minimum of 50 feet from the centerline of the right-of-way which would eliminate the need for a variance.

6. ***The granting of the variance will not be in harmony with the general intent and purpose of this code and will be injurious to the area involved or otherwise detrimental to the public welfare.*** The current foundation does not meet the standards for Building Setback Requirements and Height Requirements for All Land Use Districts. This also does not meet the Master Plan conditions for High Ridge Village.

7. ***There will be full compliance with any additional conditions and safeguards which the PDC may prescribe, including but not limited to reasonable time limits within which the action for which the variance is required shall be begun or completed, or both.*** Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply. In addition, noncompliance with or any violation of the above referenced conditions, as may be determined by Citrus County Compliance may, in addition to any penalty imposed by Code Compliance and subsequent

Attachment: Staff report and locator map (19779 : V-22-02 Adams Homes of Northwest Florida, Inc.)

to the procedural requirements set forth in Section 1800 of the Citrus County Land Development Code being satisfied, render this Variance null, void, and of no force or effect.

8. **Granting of the variance will deviate from the clear intent of the adopted Comprehensive Plan.** The application is not consistent with the Comprehensive Plan, as discussed in this staff report.

JP/AS/cb

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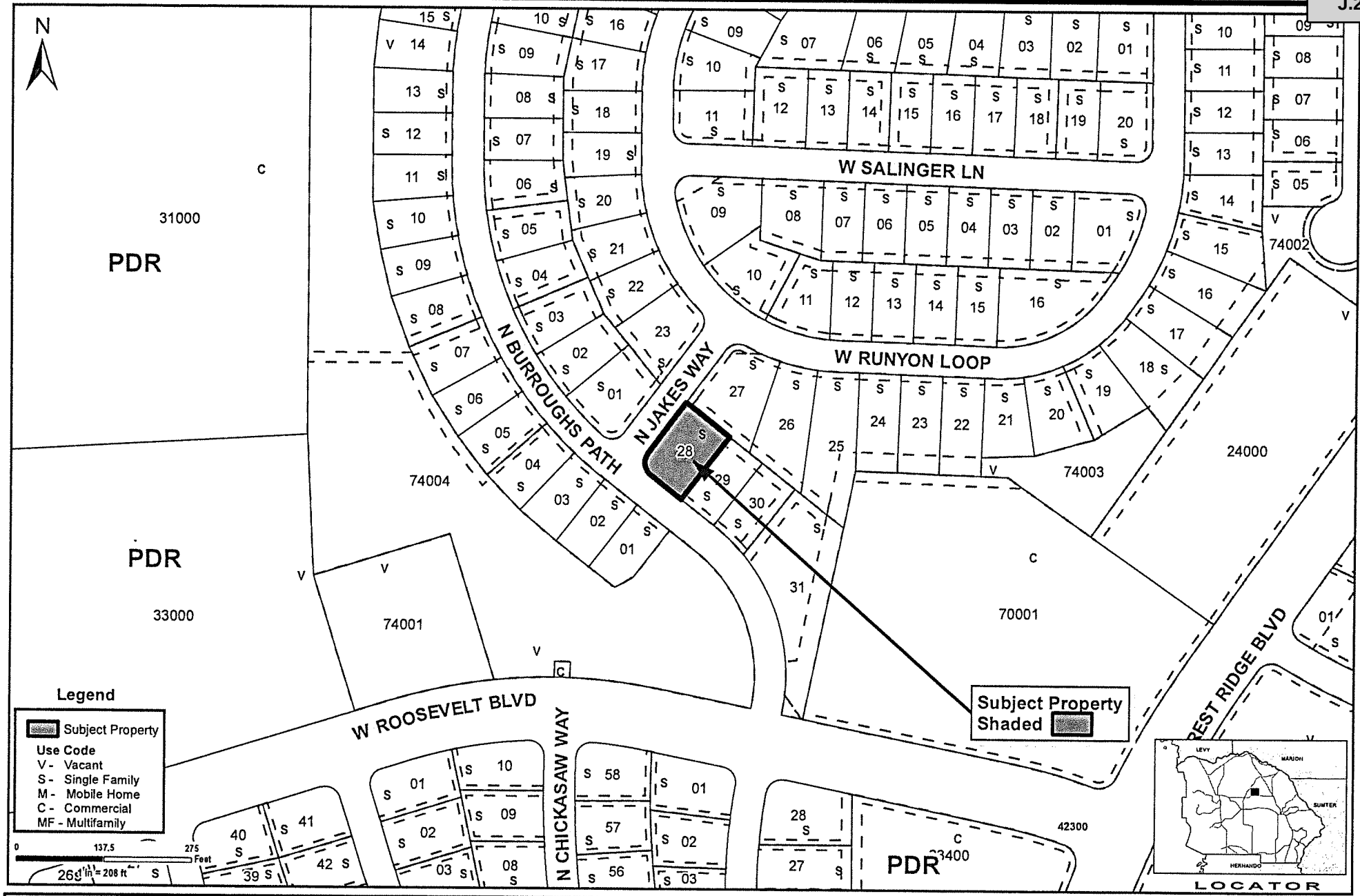

Application #: V-22-02	Applicant: Adams Homes of Northwest Florida, Inc.
Proposal: Right-of-way setback for house	Location: 3271 N. Burroughs Path, Beverly Hills, FL
Land Use Atlas: PDR, Planned Residential Development District	S-T-R - 13-18-18 SW

Planner Initials: JP/LB Date: 12/01/21

Geographic Information Systems

Prepared By : William Braunsch
Date: November 18, 2021
Source: Enterprise Geodatabase
Map Number: WB0000729

Cynthia P. Skelhorn, Director

This information is to be used for general purposes only. The Citrus County Geographic Information Systems District makes every effort to provide factual data to property and completeness as of the date it is printed. However, all information provided must be independently verified by the user.

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 for viewing, copying, or distributing of such information.

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AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	AA-22-01 John Kujan
AGENDA DATE:	**January 20, 2022**

BRIEF OVERVIEW:

Request to amend the Land Development Code (LDC) Atlas Map and the Master Plan of Sugarmill Woods Cypress Village from PDR, Planned Development Residential (multi-family designation), to PDR, Planned Development Residential (single-family designation)

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

Applicant Responsibility

RECOMMENDED ACTION:

Conduct a public hearing on January 20, 2022, to review and consider AA-22-01 John Kujan

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.citrusbocc.com

CITRUS COUNTY LAND DEVELOPMENT CODE
ATLAS AMENDMENT APPLICATION

Application No.: AA 22-01 Date: 11-3-2021

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

Applicant*
Name: JOHN KUJAN
Address: 3 BEVERLY COURT
City: Homosassa
State: FLORIDA Zip: 34446
Home No.: 352 503 6042 Cell No.: 516 946 1014
Work No.: Fax No.:
Email: MR KUJ34@YAHOO.com

Property Owner
Name: JOHN KUJAN
Address: 3 BEVERLY COURT
City: Homosassa
State: FLORIDA Zip: 34446
Home No.: 352 503 6042 Cell No.: 516 946 1014
Work No.: Fax No.:
Email: MR KUJ34@YAHOO.com

Property Description: Section: 17 Township: 20 South Range: 18 East
Legal Description: LOT 2 BLOCK B-M of SUGARMILL WOODS, CYPRESS VILLAGE
Subdivision: 001792 SUGARMILL WOODS Lot(s): 2 Block/Parcel: B-M
Alternate Key #: 1528976 CYPRESS villag Parcel ID: 18E20S 130010 000MO 0020
Acreage: 1.45

X Amendment to the Land Development code Atlas From: MULTI FAMILY 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 X
If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.

Applicant Request(s): REZONE FROM MULTI FAMILY to Single family

Directions to Property: ____

The Applicant is: X 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: ____

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 John M. Kujan who is personally known to me or provided NY DL. as identification and who did not take an oath. By Physical Presence. LD

WITNESS my hand and official seal this 3rd day of November, 2021

Lidisbeth Ramallo
Printed Name
Notary Public - State of Florida

Seal

LIDISBETH RAMALLO
Notary Public, State of Florida
Commission# HH 54098
My comm. expires Dec, 04, 2024

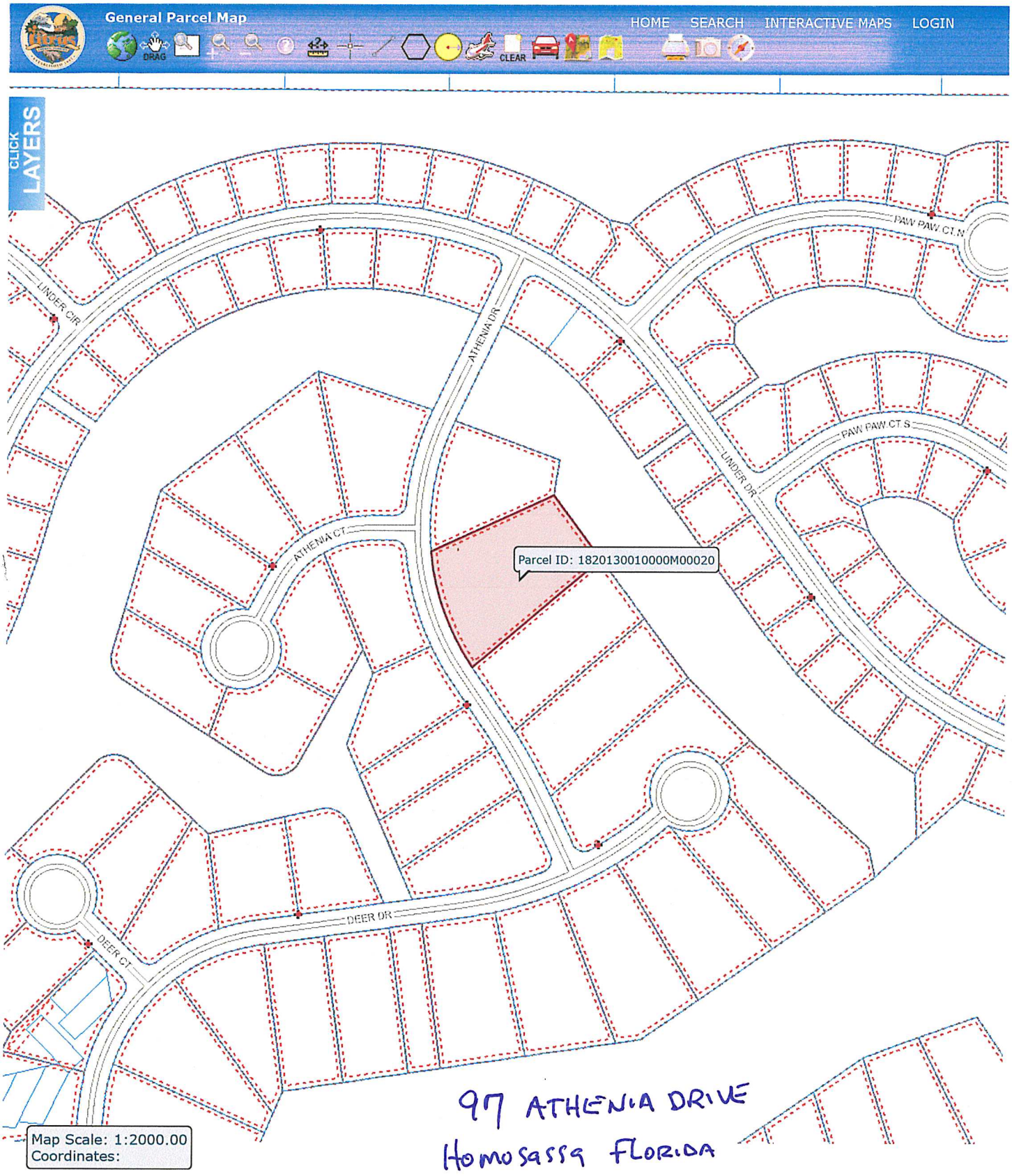
AA 22-01
RECEIVED
NOV 4 2021
Land Development Division

For Staff Use Only
Date: 11/4/21
Time: ____
Initials: MA

ATF: ____
QTR: ____
LUD: ____

GFLUM Des: ____
FZ: ____

Attachment: Applicant Submittal (19776 : AA-22-01 John Kujan)



97 ATHENIA DRIVE
HOMOSASSA FLORIDA
34446

RECEIVED
NOV 4 2021
AA 22-01

Land Devel

https://gis.citrusbocc.com/viewer.html?service=public/general&lotid=1820130010000M00020

Attachment: Applicant Submittal (19776 : AA-22-01 John Kujan)

CITRUS COUNTY PROPERTY APPRAISER

Home Parcel Search

Altkey: 1528976
MARONDA HOMES LLC

Parcel ID: 18E20S
97 ATHENIA

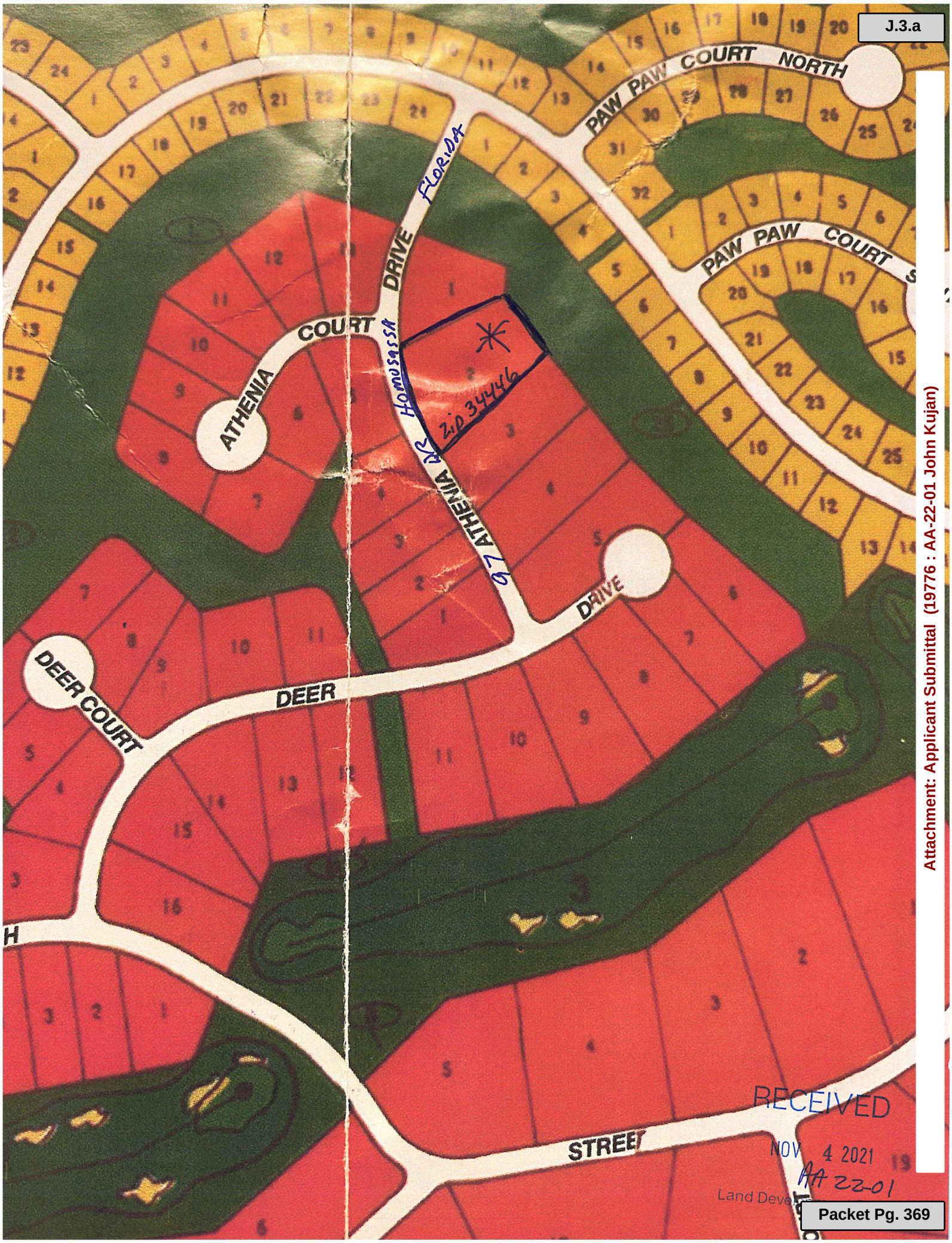
- Summary
- Legal
- Land & Agriculture
- Residential
- Commercial
- Misc
- Improvements
- Values
- Sketch
- Photos
- Permits
- Quick Links
- Map
- Pictometry

97 ATHENIA DR.
Homosassa FL.
34446

RECEIVED
NOV 4 2021
AA-22-01
Land Development Division

Attachment: Applicant Submittal (19776 : AA-22-01 John Kujan)

https://www.citruspa.org/_Web/maps/map.aspx?UseSearch=no&pin=1528976&jur=19&taxyr=2022&LMparent=20

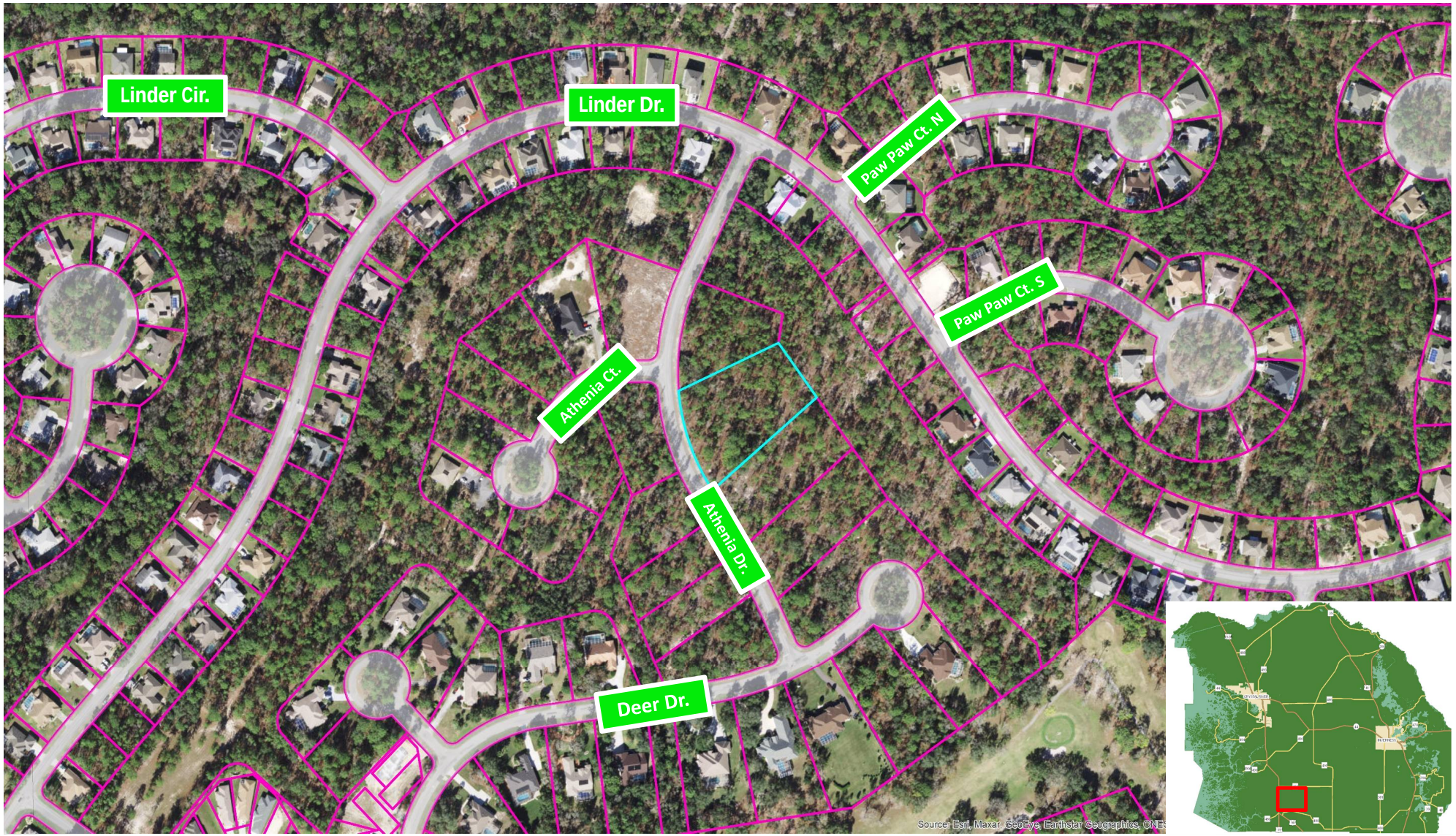


Attachment: Applicant Submittal (19776 : AA-22-01 John Kujan)

AA-22-01

John Kujan

Attachment: Coordinator powerpoint (19776 : AA-22-01 John Kujan)



Attachment: Coordinator powerpoint (19776 : AA-22-01 John Kujan)

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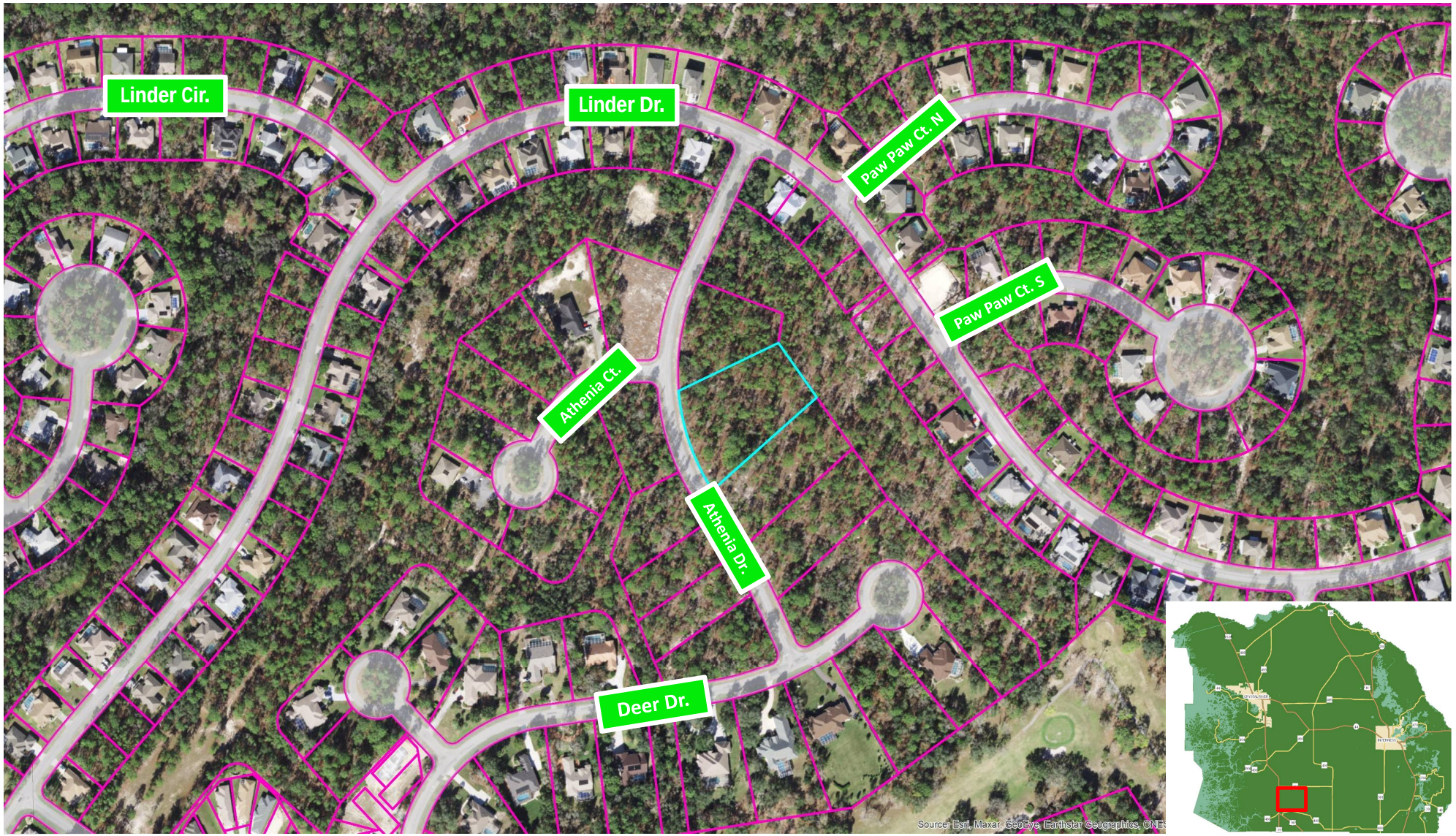
Attachment: Coordinator powerpoint (19776 : AA-22-01 John Kujan)

AA-22-01

John Kujan

Attachment: Planner powerpoint (19776 : AA-22-01 John Kujan)



Attachment: Planner powerpoint (19776 : AA-22-01 John Kujan)

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PM2-21-163

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

APPLICATION NUMBER AA-22-01 John Kujan
DATE: December 16, 2021
PREPARED BY: Joe Hochadel, Principal Planner; Land Development Division

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:	Section 17, Township 20 South, Range 18 East; more specifically, Lot 2, Block B-M, of the Sugarmill Woods Cypress Village subdivision, Plat Book 9, Page 137; also known as Alternate Key Number 1528976, which address is known as 97 Athenia Dr., Homosassa, FL. A complete legal description is on file with the Land Development Division.
ACREAGE:	Approximately 1.45 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 use) South – PDR, Planned Development Residential (single-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 single-family use East – Common area/buffer area West – Vacant multi-family use, Athenia Dr.

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 and Sparr 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 12017C0431E.

Attachment: PDC Staff Report (19776 : AA-22-01 John Kujan)

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 2, Block M. 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 1.45 acres in size. The adjacent lots to the north and south (Lots 1 and 3) both were part of application AA-20-03, which was approved to change the designations from multi-family to single-family. There is currently a residence under construction on Lot 1.

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, J, 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.

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 Athenia Dr. near 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 is being met by the application received.

Attachment: PDC Staff Report (19776 : AA-22-01 John Kujan)

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 Master Plan.*

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.*

Attachment: PDC Staff Report (19776 : AA-22-01 John Kujan)

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 Master Plan 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.*

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 1.45 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.

Attachment: PDC Staff Report (19776 : AA-22-01 John Kujan)

SUGGESTED CONDITIONS:

1. The Sugarmill Woods Planned Unit Development (PUD) is modified to allow single-family detached residential on Lot 2, Block B-M, of the Sugarmill Woods Cypress Village subdivision as outlined in this application date-stamped received November 4, 2021, by the Land Development Division.

2. Site development requires connection to central water and sewer.

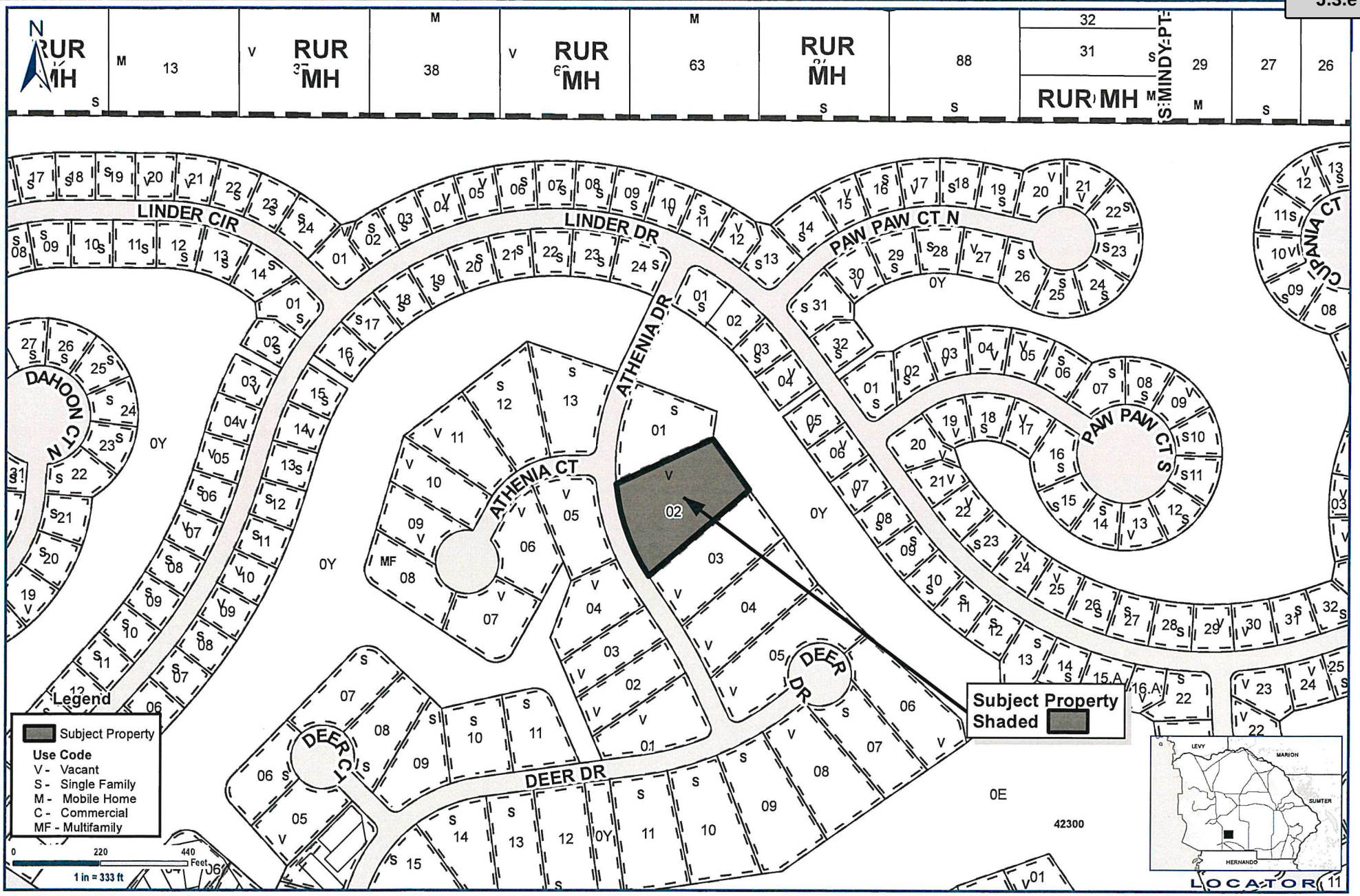
3. All other standards within the Sugarmill Woods Cypress Village Master Plan shall be met unless specifically outlined within these conditions.

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/cb

Attachment: PDC Staff Report (19776 : AA-22-01 John Kujan)



Application #: AA-22-01	**Applicant: John Kujan**
Proposal: Amend PUD from Multi-Family to Single-Family	**Location: 97 Athenia Dr., Homosassa, Florida 34446**
	S-T-R - 17-20-18 NW
Land Use Atlas: PDR Multi-Family	**Planner Initials:** JH **Date:** 12/1/21

Geographic Information Systems

Prepared By : William Braunsch
Date: November 22, 2021
Source: Enterprise Geodatabase
Map Number: WB0000732

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.

Attachment: Property Locator Map (19776 : AA-22-01 John Kujan)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water Campground Assoc Inc.
AGENDA DATE:	**January 20, 2022**

BRIEF OVERVIEW:

Future Land Use Map (FLUM) change from CL, Low Intensity Coastal and Lakes District to RVP, Recreational Vehicle Park/Campground District, and Land Development Code Atlas Map change from CL and PDR, Planned Residential Development District, to RVP District.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

N/A – applicant responsibility

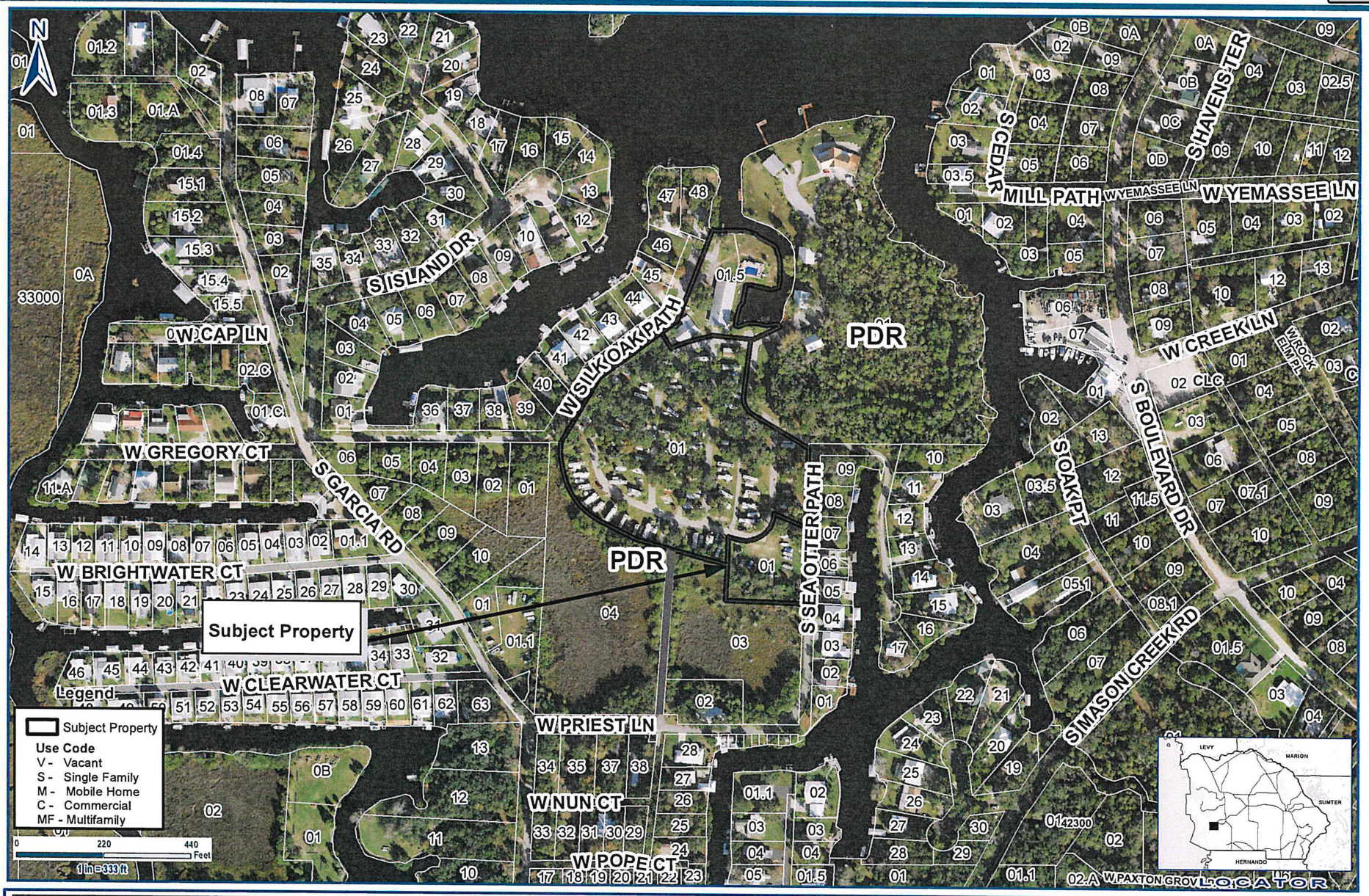
RECOMMENDED ACTION:

Conduct a public hearing on January 20, 2022, to review and consider CPA/AA/PUD-22-02, Law Office of Clark A. Stillwell for Camp N Water Campground Association Inc.

CPA/AA/PUD-22-02

Clark A. Stillwell for Camp N Water Association, Inc.

Attachment: PDC coordinator powerpoint (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water



Application #: CPA/AA/PUD-22-02	Applicant: Clark Stillwell for Camp N Water Campground Association Inc.
Proposal: PDR & CL to RVP	Location: 11465 W Priest Lane and 5680 S Sea Otter Path, Homosassa, FL 34446
Future Land Use: CL to RVP	S-T-R - 31-19-17 SE

Planner Initials: _____ Date: 12/2/21

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: November 24, 2021
Source: Enterprise Geodatabase
Map Number: WB0000737

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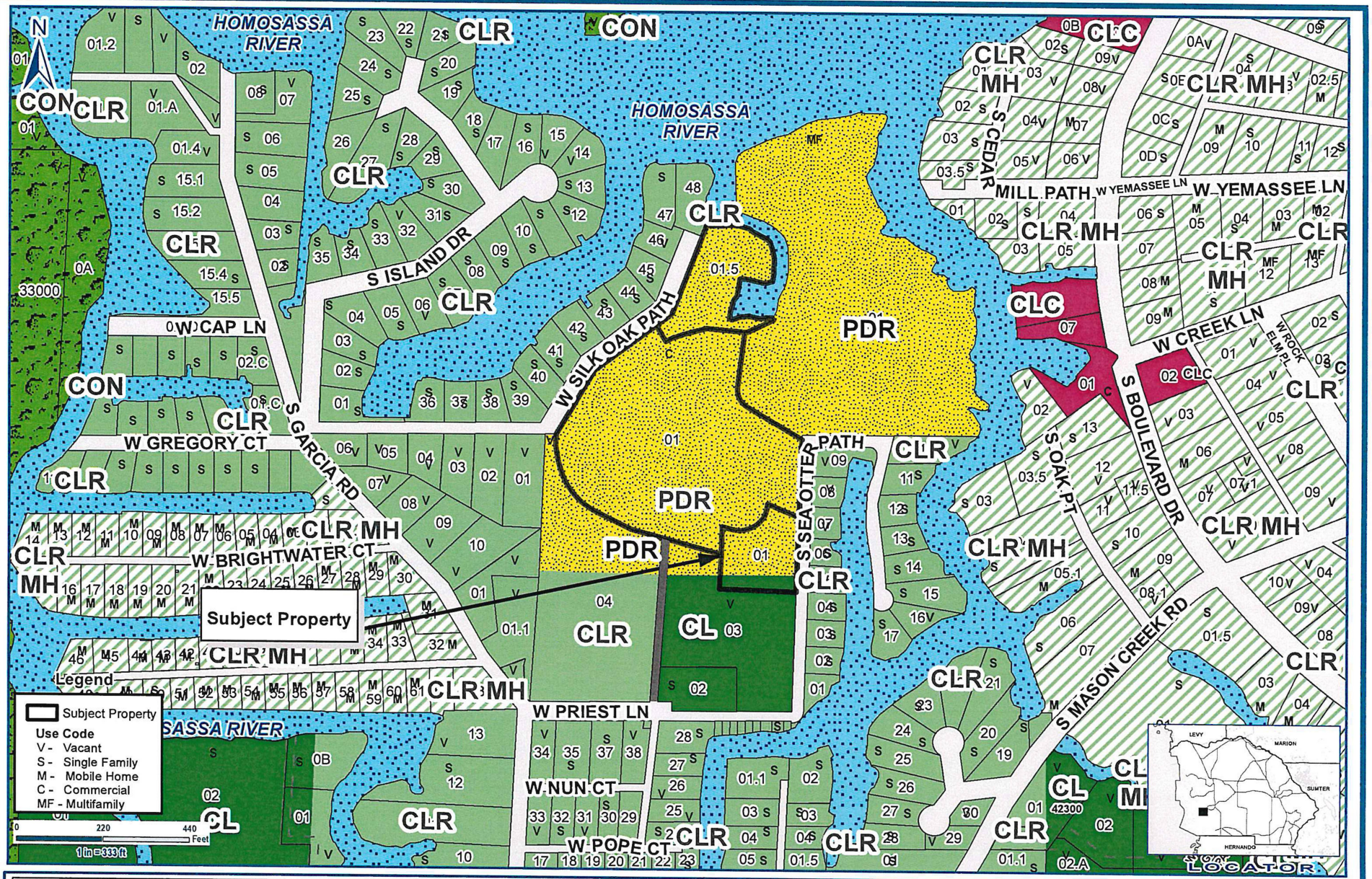

Application #: CPA/AA/PUD-22-02	Applicant: Clark Stillwell for Camp N Water Campground Association Inc.
Proposal: PDR & CL to RVP	Location: 11465 W Priest Lane and 5680 S Sea Otter Path, Homosassa, FL 34446
Future Land Use: CL to RVP	S-T-R - 31-19-17 SE

Planner Initials: _____ Date: 12/2/21

Geographic Information Systems

Prepared By : William Braunsch
Date: November 24, 2021
Source: Enterprise Geodatabase
Map Number: WB0000736

Cynthia P. Skelhorn
Director

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Attachment: PDC coordinator powerpoint (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water

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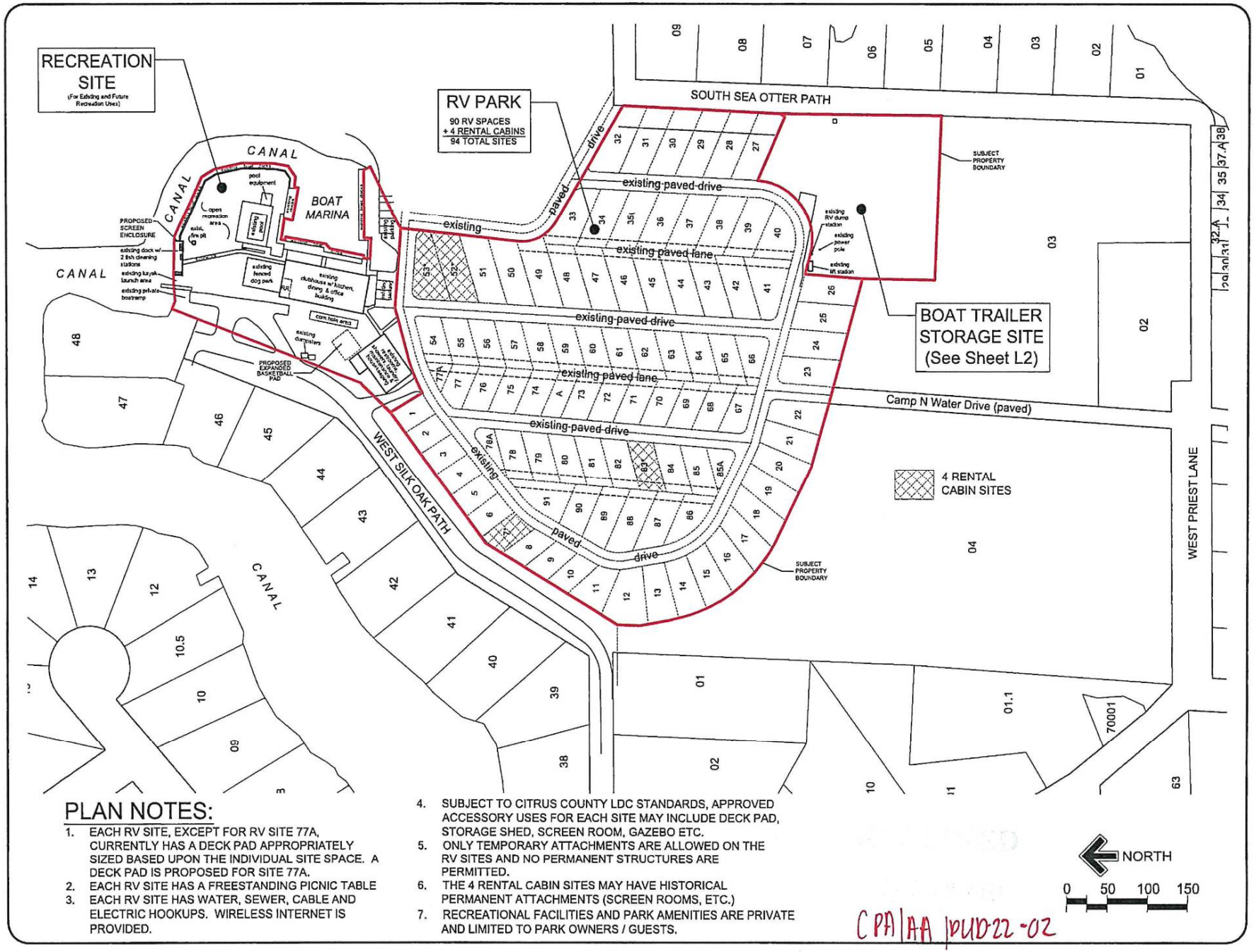


PLAN NOTES:

1. EACH RV SITE, EXCEPT FOR RV SITE 77A, CURRENTLY HAS A DECK PAD APPROPRIATELY SIZED BASED UPON THE INDIVIDUAL SITE SPACE. A DECK PAD IS PROPOSED FOR SITE 77A.
2. EACH RV SITE HAS A FREESTANDING PICNIC TABLE
3. EACH RV SITE HAS WATER, SEWER, CABLE AND ELECTRIC HOOKUPS. WIRELESS INTERNET IS PROVIDED.
4. SUBJECT TO CITRUS COUNTY LDC STANDARDS, APPROVED ACCESSORY USES FOR EACH SITE MAY INCLUDE DECK PAD, STORAGE SHED, SCREEN ROOM, GAZEBO ETC.
5. ONLY TEMPORARY ATTACHMENTS ARE ALLOWED ON THE RV SITES AND NO PERMANENT STRUCTURES ARE PERMITTED.
6. THE 4 RENTAL CABIN SITES MAY HAVE HISTORICAL PERMANENT ATTACHMENTS (SCREEN ROOMS, ETC.)
7. RECREATIONAL FACILITIES AND PARK AMENITIES ARE PRIVATE AND LIMITED TO PARK OWNERS / GUESTS.

CPA|AA|PUD22-02

Community Land Design, Inc.
Landscape Architecture
1773 East Cleveland Street
Hernando, FL 34442
Phone:352-637-1742
(E) paul.c62000@tampabay.rr.com
Paul C. Gibbs
Registered Landscape Architect
FLA#001169
State of Florida

CAMP 'N' WATER
Outdoor Resort
Camp 'N' Water Campground Association, Inc.
11645 West Priest Lane
Homosassa, FL 34448

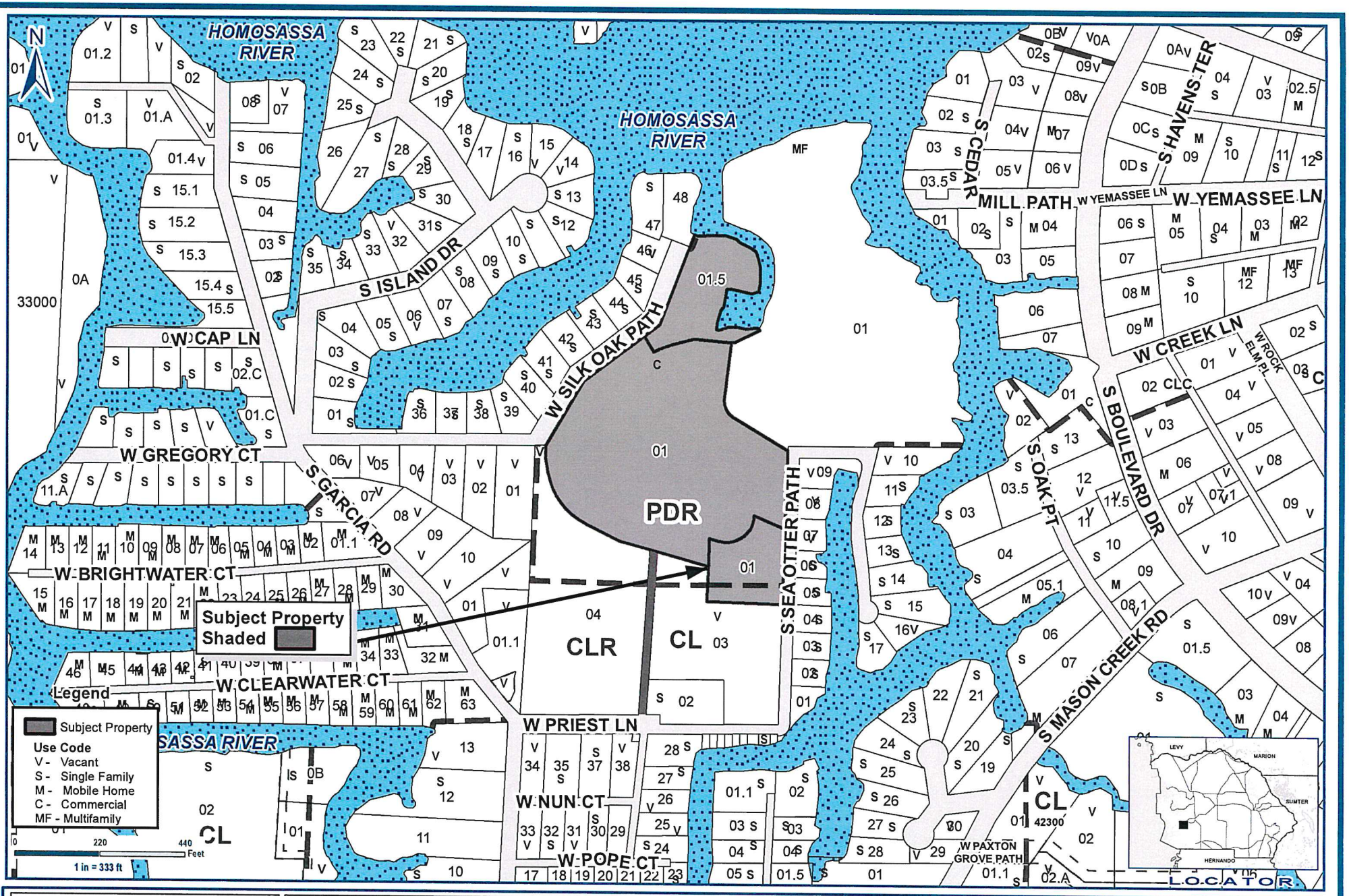
PLANS STATUS:
REVIEW
PERMITTING
CONSTRUCTION

DRAWN BY:	PCG
DATE:	10/27/21
KEY REVISIONS	DATE
SCALE:	1" = 50'

SITE PLAN

SHEET
L1 OF 2

Attachment: PDC coordinator powerpoint (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water


HOMOSASSA RIVER
HOMOSASSA RIVER
S CEDAR
S HAVENS TER
MILL PATH
W YEMASSEE LN
W YEMASSEE LN
S ISLAND DR
W SILK OAK PATH
W CAP LN
W GREGORY CT
S GARCIA RD
W BRIGHTWATER CT
W CLEARWATER CT
W PRIEST LN
W NUN CT
W POPE CT
S SEA OTTER PATH
W CREEK LN
W ROCK ELM PL
S BOULEVARD DR
S OAK PT
S MASON CREEK RD
W PAXTON GROVE PATH
PDR
CLR
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01

LAW OFFICE OF
CLARK A. STILLWELL, LLC
ATTORNEY AT LAW

BRANNEN BANK BUILDING
320 U.S. HIGHWAY 41 SOUTH
INVERNESS, FLORIDA 34450

TELEPHONE: (352) 726-6767
FAX: (352) 726-8283
caslaw@tampabay.rr.com

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FL 34451-0250

October 26, 2021

Hand Delivery

Joanna Coutu, Director
Land Development Division
3600 W. Sovereign Path
Lecanto, FL 34461

Re: Camp N Water Campground Association Inc. Cooperative
Alternate Key No.: 3220048 - 7.78 acres (MOL)

Dear Ms. Coutu:

On behalf of our client, Camp N Water Campground, I enclose the following multiple DDS applications pertinent to the subject parcel:

1. LDC atlas map amendment to RVP from PDR/CL; this is the entire parcel. Such conforms to existing Plan GFLUM land use district of RVP.
2. Small scale GFLUM/LDC map amendments on 0.82 acres (MOL) into RVP from C/L (this is existing historical unimproved boat/trailer storage area).
3. PUD application codifying the existing long-term RV park site plan to include No. 2 above.

The subject RV park is RVP per GFLUM; that is consistent with Plan/LDC. The LDC atlas is PDR which is problematic since there is no approved master site plan to tie-in to the PDR. In that regard please see Exhibit "G-1" to the application - a DDS memo reviewing the parcels land use issues and highlighting the need for an approved site plan.

As noted, a small portion of the RV park is C/L – 0.82 acres (MOL) (Exhibit "B-2"). To be internally consistent, this area is re-designated to RVP on GFLUM and LDC atlas maps. It's also incorporated into PUD map as an area for unimproved, grass open storage of trailers and boats – the existing use.

This cooperative campground started in the 1980's and precedes the 1986 County Land Use Plan and Zoning Ordinance (No. 86-12). The campground is both nonconforming and vested. However, the vested status currently prohibits even limited improvements such as new pads or a small fish cleaning shack at the marina site. The

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OCT 28 2021
CPA/AA/PUD-22-02
Land Develop

Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water Campground Assoc Inc.)

purpose of the PUD is to codify the existing, long-term uses. The site does not and can not meet current LDC (Section 2422) standards for a RV park. In particular both in size or density, the applicant can not meet current code standards. Rather, the PUD and other applications resolve lingering long-term land use issues and allows for limited park improvements beyond basic maintenance.

The application/MSP is consistent with FDOH licensing and does not represent an increase in park's long-term land use intensity. Please review for completeness and advise. The filing fee of $2,040.00, based upon Plan/LDC amendment and PUD, fee structure is enclosed. Thank you

Very truly yours,

LAW OFFICE of CLARK A. STILLWELL, LLC

Clark A. Stillwell

CAS/cv
Enclosure
cc: Client

RECEIVED
OCT 28 2021
CPA|AA|PUD-22-02
Land Development

Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water Campground Assoc Inc.)

LAW OFFICE OF
CLARK A. STILLWELL, LLC
ATTORNEY AT LAW

BANK OF INVERNESS BUILDING
320 U.S. HIGHWAY 41 SOUTH
INVERNESS, FLORIDA 34450

TELEPHONE: (352) 726-6767
FAX: (352) 726-8283
caslaw@tampabay.rr.com

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FLORIDA 34451

RECEIVED
NOV 22 2021
Land Development Division

MEMORANDUM

TO: **Joanna Coutu**

FROM: **Clark A. Stillwell, Esquire**
Law Office of Clark A. Stillwell, LLC

RE: **Camp N Water – CPA/AA/PUD-22-02**

DATE: **November 22, 2021**

Joanna:

My client has confirmed that the park has a "bathhouse" onsite with three (3) shower stalls each for men and women which includes restrooms. It's in the existing structure next to the clubhouse.

CAS/cv

Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water Campground Assoc Inc.)

Board of County Commissioners
Department of Growth Management
Land Development Division
3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461-8070

Telephone (352) 527-5239 TTY Dial 711
Web Address: www.citrusbocc.com

CITRUS COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE AMENDMENT APPLICATION

Application No.: CPA/AA/PUD-22-02 Date: 10/28/21

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

Applicant*
Name: Law Office of Clark A. Stillwell
Address: PO Box 250
City: Inverness
State: Florida Zip: 34451
Home No.: 352-726-6767 Cell No.:
Work No.: 352-726-6767 Fax No.: 352-726-8283
Email: caslaw@tampabay.rr.com

Property Owner
Name: Camp N Water Campground Association, I
Address: 11465 W Priest Lane
City: Homosassa
State: Florida Zip: 34448
Home No.: Cell No.:
Work No.: Fax No.:
Email:

Property Description: Section: 31 Township: 19 South Range: 17 East
Legal Description: See Exhibit "A"
Subdivision: 000955 Homosassa Company Lot(s): Block/Parcel:
Alternate Key #: 3220048 Parcel ID:
Acreage: 0.82 acres (MOL)

X New Planned Unit Development (PUD)
Amendment to Previously Approved PUD/PD Previous Application No.:
Land Development Code Atlas Designation From: C/L - PDR To: RVP/PUD
Generalized Future Land Use Map Designation From: C/L To: RVP/PUD

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): A small scale plan amendment from C/L to RVP with a PUD. Subject parcel per PUD MSP is to be used for unimproved vacant trailer storage.

Directions to Property:
See Exhibit "A-3"

The Applicant is: Owner of Tract X 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: Clark A. Stillwell

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 Clark A. Stillwell who is personally known to me or provided _____ as identification and who did not take an oath. WITNESS my hand and official seal this 22nd day of October, 2021

Carla Venard
Printed Name
Notary Public - State of Florida

Seal

CARLA VENARD
MY COMMISSION EXPIRES
MAY 4, 2023
#GG 322987
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

FLLUM Des: _____

Date: 10/28/21
Time: _____
Initials: MAIL

For Staff Use Only
ATF: _____
QTR: _____
LUD: _____

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CPA/AA/PUD-22-02
Land Development Division

Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water Campground Assoc Inc.)

Board of County Commissioners
Department of Growth Management
Land Development Division
3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461-8070
Toll Free (352) 489-2120 TTY (352) 527-5329
Web Address: www.citrusbocc.com

INSTRUCTIONS FOR COMPLETING THE REQUIRED INFORMATION PAGES

The following are the descriptions for the respectively numbered items from the pages titled "Required Information for a Comprehensive Plan Amendment."

1. The application form is provided as part of this packet. Complete all areas before submitting back to the County. The signature must be notarized and this can be done in the offices of the Department of Growth Management.

2. Legal descriptions are necessary to locate the property on the County's maps. This information is contained within property deeds and surveys. Either can be used to satisfy other information requirements to follow. Exhibit "B-1"

3. Proof of ownership is necessary to insure that the correct property is being changed and that the person requesting the change is authorized to submit the application. This can be a deed, copy of tax bill, or other document that legally identifies the owner of the property. Exhibit "A-2"

4. A survey will provide an accurate legal description to locate the property on the maps, plus, it provides the dimensions to calculate and confirm the total acreage under application. Wetlands and other special features are affected by specific Federal, State, and local regulations and are therefore needed on the survey to insure that all of these regulations are met. Exhibit "B-1"

5. Text amendments are generally proposed due to changes in other laws or individual circumstances that result in a possible conflict with the existing text of the Comprehensive Plan. New draft language must be provided. N/A

6. The comprehensive plan and state regulations require that changes to the County's map(s) must be reviewed to determine what method will be used to provide the services (i.e., water, sewer, roads, etc.) necessary to develop or use the property under application. Provide discussion for each of these facilities listed on how this property will be serviced. If these facilities exist and are proposed to be utilized by the property, discuss all impacts on the capacity of each facility type. Exhibit "G-2"

7. The County has guidelines that were set up to insure that there would be no negative impacts on affordable housing within the County. The impacts would include additions to, or the removal from, the total amount of dwelling units that are used for affordable housing. Check the appropriate space and describe the impacts in the space provided if 'YES' is checked. N/A

8. The objectives and policies of the Comprehensive Plan provide the guidelines for growth and development within the County. All amendments must be compatible with these objectives and policies. Check the space that fits this application. In the spaces provided, fill in the number of the objective(s) and policy(ies) that apply to the proposed amendment. Then describe how this change will or will not affect each objective and policy that was listed. Exhibit "G-2"

9. There are times when certain changes and projects are required to satisfy special regulations and rules (i.e. landfills must satisfy special environmental rules.) In the space provided, describe any special rules that apply to the request and where possible, attach copies of that information. Exhibit "G-2"

NOTE: More detailed and technical descriptions of these guidelines can be found in Chapter 163, Florida Statutes, the Florida Administrative Codes and the Citrus County Comprehensive Plan.

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Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water Campground Assoc Inc.)

Board of County Commissioners
Department of Growth Management
Land Development Division
3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461-8070
Toll Free (352) 489-2120 TTY (352) 527-5329
Web Address: www.citrusbocc.com

REQUIRED INFORMATION FOR A COMPREHENSIVE PLAN AMENDMENT

Applicants are encouraged to schedule a pre-application conference before submitting an application. Assistance and information on the following can be obtained at that time.

ALL applications for amendment to the Citrus County Comprehensive Plan are required to include the following information. Failure to do so will result in a delay of processing the application.

1. A completed Comprehensive Plan application form. (Included in this packet.)

2. If this application is for an amendment to the County's FLUM map(s), a complete legal description must be attached. Exhibits "B-1", "B-2" and "B-3"

3. If this application is for an amendment to the County's map(s), proof of ownership shall be provided. Exhibit "A-

4. If this application is for an amendment to the County's map(s), a certified boundary survey must be submitted. The survey must show all areas that have been identified as wetlands by Southwest Florida Water Management District (SWFWMD), Department of Environmental Protection (DEP), or US Army Corp of Engineers. Exhibits "B-1", "B-2" and "B-3"

5. If this application is for an amendment to the **text** of the County's Comprehensive Plan, the proposed new text must be submitted. Attach the proposed text on a separate page(s). N/A

6. If this application is for an amendment to the County's maps(s), what is the proposed new land use designation for the property? (i.e. GNC, MDR, IND, etc.).

   Designation: RVP/PUD

7. A map shall be submitted that shows all of the following: Exhibit "D-1", "D-2", "D-3" and "D-4"
   a. The boundary of the property plus all surrounding streets and roads.
   b. The existing use of the property and the surround properties.
   c. The designation of the existing property and the surrounding properties as it appears on the Future Land Use Map (FLUM).
   d. The designation of the existing property and the surrounding properties as it appears on the Land Development Code Atlas.

8. Letters from public facilities to the property and how much of a demand on those facilities this proposed change would create shall be submitted. Provide letters from the following public facilities:

   Sanitary Sewer: Central - Citrus County

   Potable Water: Central - Homosasasa Water

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Board of County Commissioners
Department of Growth Management
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Toll Free (352) 489-2120 TTY (352) 527-5329
Web Address: www.citrusbocc.com

Drainage: N/A - Per PUD no new impervious serfaces on C/L parcel.

Solid Waste: Exhibit "E-2"

9. Are there any anticipated impacts on Affordable Housing in Citrus County? ____Yes _X_No
If YES, describe what the impacts are anticipated to be and how you plan to address them.

10. Is this amendment compatible with the objectives and policies of the Future Land Use Element and other elements that may be affected by this proposed change? _X_Yes ____No

11. Briefly describe those objectives and policies that pertain to this application and how this proposal is compatible or is not compatible with them.

Objective: Exhibit "G-2"

Policy:

Policy:

Objective:

Policy:

Policy:

11. Any additional information that may apply to this application.

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CPA/AA/PUD-22-02
Land Development Division

Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water Campground Assoc Inc.)

Board of County Commisioners

DEPARTMENT OF GROWTH MANAGEMENT LAND
DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461
Telephone: (352) 527-5239
TTY Dial 771
Web Address: www.citrusbocc.com

CITRUS COUNTY LAND DEVELOPMENT CODE
PLANNED UNIT DEVELOPMENT APPLICATION

Application No.: Date: 10/28/21

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

Applicant*
Name: Law Office of Clark A. Stillwell
Address: PO Box 250
City: Inverness
State: Florida Zip: 34451
Phone: 352-726-6767
Email: caslaw@tampabay.rr.com

Property Owner
Name: Camp N Water Association, Inc.
Address: 11465 W Priest Lane
City: Homosassa
State: Florida Zip: 34448
Phone:
Email:

Property Description: Section: 31 Township: 19 South Range: 17 East
Legal Description: See Exhibit "A"
Subdivision: 000955 Homosassa Company Lot(s): Block/Parcel:
Alternate Key #: 3220048 Parcel ID:
Acreage: 7.78 acres (MOL)

X New Planned Unit Development
____ 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 X
If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.

Applicant Request(s): LDC atlas map amended to RVP from PDR/CL and approval of Master Site Plan (MSP) for existing 94 unit RV park with accessory uses.
Directions to Property: See Exhibit "A-3"

The Applicant is: ____ Owner of Tract X 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:

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 Clark A. Stillwell who is personally known to me or provided ____ as identification and who did not take an oath.
WITNESS my hand and official seal this 22nd day of October, 2021

Signature
Carla Venard
Printed Name

Seal

CARLA VENARD
MY COMMISSION EXPIRES
MAY 4, 2023
#GG 322987
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

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OCT 28 2021

For Staff Use Only

Date: Time: Initials:

CPA/AA/PUD-22-02

Land Development Division

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FILING REQUIREMENTS

x 1. Completed application (additional sheets may be added if more space is needed).
x 2. Applicable filing fee as required by Resolution adopted by the Board of County Commissioners. The applicant will also be billed for advertising and postage fees, to be billed at a later date. In accordance with the requirements of the Citrus County Land Development Code (Ord. 2012-06 as amended), the applicant is responsible for payment of all costs for public notification of the application review. These costs include notification of abutting property owners by mail and advertising in a newspaper of general circulation. Applicants shall be billed actual costs incurred for public notification. **No application shall be processed for final adoption until all fees are paid.**
x 3. Proof of ownership and legal description of property (tax notice or deed may suffice).
x 4. Site plan (**DRAWN TO SCALE**), which shall be no smaller than one inch equals 200 feet on a minimum of an 8 1/2 x 11 sheet. **If the site plans and/or booklets are larger than 8½ x 11, 30 copies will need to be submitted**. Include North arrow to indicate orientation. SITE PLANS SHALL SHOW THE FOLLOWING INFORMATION:

- x A. Lot area and percentage of lot covered (impervious surface ratio). ISR vested, no cha
- x B. Driveway access location and parking space arrangement included in the site plan.
- x C. All rights-of-way and easements adjacent to and crossing subject property.
- x D. All water courses, water bodies, jurisdictional wetlands, and floodplains. The mean high water line (tidal) or line of ordinary high water (non-tidal) must be shown when determining waterfront setbacks.
- N/A E. Proposed or existing potable water/well and waste disposal system/septic Central
- x F. Existing and proposed location of building/structures including heights and separation.
- x G. All setbacks between building/structures and property lines/waterbodies/jurisdictional wetlands.
- x H. Any walls or fences – give location, height, and material type.
- _____ I. Existing and proposed stormwater management systems including proposed or existing swales and/or berms. Vested; no new impervious areas
- _____ J. Proposed stormwater management systems.
- N/A K. Fire hydrant – give location (if provided).
- _____ L. Signs – give location, size, and height (as applicable). Existing
- _____ M. Loading – give location and dimensions (as applicable). Existing

x 5. "Letter of Authorization", if applicant is other than owner (form provided).
x 6. Written directions to the property from Department of Development Services office.
x 7. Signed "Appeal Notice" (form provided).
x 8. Flood Zone designation including base flood elevation.
x 9. A survey, no more than one year old or re-certified by the original surveyor no more than one year prior to the application date. (NOT applicable for residential applications).

I HEREBY ACKNOWLEDGE THAT FAILURE TO SUBMIT THE ABOVE INFORMATION ALONG WITH THE RETURN OF THIS FORM, AND/OR THAT THE INFORMATION SUBMITTED IS INSUFFICIENT FOR REVIEW MAY DELAY PROCESSING CAUSING THE APPLICATION TO BE SCHEDULED TO A LATER HEARING DATE. APPLICATIONS FOUND INCOMPLETE WILL BE RETURNED TO THE APPLICANT.

Return this application to:
CITRUS COUNTY LAND DEVELOPMENT DIVISION
3600 W Sovereign Path, Suite 140
Lecanto, FL 34461

Signature: Clark A. Stillwell

Date: 10/22/21

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CPA/AA/PUD-22-02
Land Development Division

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Exhibit List
Camp N Water Campground Association, Inc.

Exhibit "A-1" – PA printout
"A-2" – Applicant Deed(s)
"A-3" - Directions

Exhibit "B" – Legal Description - Sketch
"B-1" – Total Parcel
"B-2" – C/L Parcel

Exhibit "C" – Aerials (current)

Exhibit "D" – Land Use Maps
"D-1" – GFLUM – A. Existing B. Proposed
.82 from C/L to RVP
"D-2" - LDC Atlas – A. Existing B. Proposed
196 ft. x 32ft. approx. from C/L to PDR
"D-3" – Abutter Land Use Map
"D-4" – FIRM Map

Exhibit "E" – Concurrency Letters
"E-1" – Utility - Water
"E-2" – Solid Waste
"E-3" – Homosassa Water District

Exhibit "F" – PUD Map

Exhibit "G" –
"G-1" – DDS memo on history of Land Use districts
"G-2" - Application Text – Map Amendments/PUD

Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water Campground Assoc Inc.)

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OCT 28 2021
CPA/AA/PUD-22-02
Land Development Di

Exhibit "A-1"

Altkey: 3220048 **Parcel ID: 17E19S310010 00450 0010**
CAMP N WATER CAMPGROUND ASSOC INC **11465 W PRIEST LN , HOMOSASSA**

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	3600 - CAMPS
Bldg Counts	Res 0 / MH 9 / Comm 2
Nbhd	0090 - W OF HWY 19 TO END OF HALLS RIVER RD
Tax District	00WD - HOMOSASSA SPECIAL WATER
Subdivision	000955 - HOMOSASSA COMPANY
Short Legal	COM AT NE COR OF LOT 45 OF HOMOSASSA CO SUBD OF SEC31-19-17, TN S 2 DEG 28M 45S W AL E LN OF SD LOT 45 11.39FT TO POB, TN CONT S 2 D EG 28M 45S W AL SD E LN 196.06 FT,
Est. Parcel Sqft	338,704
Est. Parcel Acres	7.78
Map SC-TW-RG	31-19S-17E

Mailing Address

Name	CAMP N WATER CAMPGROUND ASSOC INC
Mailing Address	11465 W PRIEST LN HOMOSASSA FL 34448 4340

All Owners

Name	Owner Type
CAMP N WATER CAMPGROUND ASSOC INC	BU - Business

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2021	$1,647,110	$671,140	$2,318,250	$2,318,250	$0	$2,318,250	$0	$39,436.71	Link
2020	$1,647,110	$667,070	$2,314,180	$2,147,750	$0	$2,147,750	$0	$37,243.10	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$2,143.95
0154	STORMWATER	$1,141.50

DISCLAIMER

Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water Campground Assoc Inc.)

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
02/12/2019	201900778	REMOVE AND REPLACE SLAB ON LOT 84 ***NOC TO REMOVE AND REPLACE DAMAGED CONCRETE	$6,262	
01/27/2017	201611130	REPLACE 192' OF RIPRAP W/CONC CAP W/SOLID POUR CONC SEAWALL & REPLACE 3X192 FIXE	$28,500	
06/29/2016	201605679	HVAC C/O W/ELECT ONLY * NOC N/A * C/O BOYS & GIRLS RESTROOM ELECT WILL RUN NEW E	$3,600	
11/24/2015	201509766	SITE AND BUILDING TO INSTALL 12X20 OPEN CARPORT NO ELECTRIC NO SLAB TO PARK STAF	$1,285	07/21/2016
07/10/2015	201507060	A/C CHANGEOUT OFFICE ONLY * NOC N/A * FLOOD ZONE ___AE___, PRE-FIRM STRUCTURE, N	$4,000	
12/10/2013	201309208	SITE IMPROVEMENT AND BUILDING PERMIT FOR AND ADA R	$800	
05/16/2011	201103353	REPL EXISTING PILES ON DOCK #4-8 PILES	$2,300	
05/16/2011	201103352	REPL EXISTING PILES ON DOCK #3-10 PILES	$2,300	
05/16/2011	201103217	REPL EXISTING PILES ON DOCK #1-2 PILES	$2,300	
05/16/2011	201103351	REPL EXISTING PILES ON DOCK #2-5 PILES	$2,300	
02/09/2010	201000905	CHANGE OUT HVAC EQUIPMENT ****NO NOC REQ*****CABI	$3,748	
06/11/2008	200804888	RE-ROOF ONLY * TEAR OFF & INSTALL 25 YR SHINGLES*	$1,680	
05/16/2008	200804135	REROOF MH ONLY * TEAR OFF & INSTALL 25 YR SHINGLES	$1,680	
04/11/2008	200803047	RE-ROOF *REMOVE & REPLACE SHINGLES*NOC N/A *M.H.*	$1,680	
09/08/2006	200610688	REROOF CABIN #9, noc n/a!	$1,680	
10/01/1994	9406824	FENCE	$10	
08/01/1993	9305383	DOCK REPL STORM DAMAGE	$3,600	
08/01/1986	70803	DOCK	$6,000	
10/01/1985	61862A	POOL	$21,000	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	3604-RV PARK-CAMPGROUND	U-UNIT	78.00	.0					PDR
2	3604-RV PARK-CAMPGROUND	U-UNIT	10.00	.0					PDR
3	0009-COMMON AREA	U-UNIT	1.00	.0					PDR
4	3608-RV PARK-CAMPGROUND	S-SQUARE FOOT	40,920.00	.0					PDR

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1985
Total FLA	385

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Total Under Roof	385
Exterior Wall	29 - VINYL SIDING
Foundation	6 - MINIMAL
HVAC	000 - NONE SPECIFIED
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	01 - GABLE
Roof Cover	03 - ASPHALT SHINGLE
Fuel	-
Bedrooms/Full Baths/Half Baths	1/1/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	
RCNLD	

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1985	385

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
0	1	WOOD PRIVACY FENCE-[1-SF]	1992	6	330	1	1,980	
0	2	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1974			1	96	
0	3	SWIMMING POOL CONCRETE-[1-SF]	1987	18	30	1	540	
0	4	CHAIN LINK FENCE-[1-SF]	1987	4	168	1	672	
0	5	PAVING ASPHALT-[1-SF]	1987			1	2,000	
0	6	CHAIN LINK FENCE-[1-SF]	1987	4	176	1	704	
0	7	WOOD PRIVACY FENCE-[1-SF]	1992	6	564	1	3,384	
0	8	CURB STOPS-[3-UNIT]	1987			8	1	
0	9	CARPORT ALUM UNF W/O CONCRETE SLAB-[1-SF]	2015	12	20	1	240	
1	1	DECKING WOOD-[1-SF]	1985	8	11	1	88	
4	1	BOAT DOCK AVERAGE WOOD-[1-SF]	1980	10	40	1	400	
4	2	BOAT DOCK AVERAGE WOOD-[1-SF]	1990	4	32	1	128	
4	3	BOAT DOCK AVERAGE WOOD-[1-SF]	1980	4	10	1	40	
4	4	BOAT DOCK AVERAGE WOOD-[1-SF]	1980	10	36	1	360	
4	5	BOAT DOCK AVERAGE WOOD-[1-SF]	1980	14	50	1	700	
4	6	BOAT DOCK AVERAGE WOOD-[1-SF]	1980	12	45	1	540	
4	7	BOAT DOCK AVERAGE WOOD-[1-SF]	1980	8	65	1	520	
4	10	SEA WALL REINFORCED CONCRETE-[2-LINEAL]	2017			1	192	
4	11	BOAT DOCK AVERAGE WOOD-[1-SF]	2017	3	192	1	576	
5	1	SCRN PRCH WOOD ALUM W/O CONCRETE SLAB-[1-SF]	1986	10	35	1	350	
6	1	OPEN PORCH FIN WOOD/ALUM W/O CONC SLAB-[1-SF]	1985	8	8	1	64	
7	1	OPEN PORCH FIN WOOD/ALUM W/O CONC SLAB-[1-SF]	1985	10	8	1	80	

Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water Campground Assoc Inc.)

8	1	DECKING WOOD-[1-SF]	1986	6	7	1	42
9	1	DECKING WOOD-[1-SF]	1986	8	8	1	64
10	1	OPEN PORCH FIN WOOD/ALUM W/O CONC SLAB-[1-SF]	2002	8	10	1	80
11	1	DECKING WOOD-[1-SF]	2002	7	7	1	49

Total Misc Value

Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water Campground Assoc Inc.)

WARRANTY DEED

THIS WARRANTY DEED made and executed this 17th day of January, 1985, by Wolton Firchammer and Harry Aylesworth, hereinafter called the "Grantors", to Camp 'N' Water Campground Association, Inc., hereinafter called the "Grantee", whose mailing address is: Route 5, Box 25, Homosassa, Florida.

(Whenever used herein, the terms "Grantors" and "Grantee" shall be construed to include the masculine, feminine, singular or plural as the context indicates, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or partnerships.)

W I T N E S S E T H :

That the Grantors, for and in consideration of Ten Dollars and other good and valuable considerations, (the receipt whereof is hereby acknowledged by Grantee by acceptance of this deed), by these presents has granted, bargained, and sold unto the Grantee, all that certain real property located in Pinellas County, Florida, to-wit:

Commence at the NE corner of Lot 45 of Homosassa Company Subdivision of Section 31, Township 19 South, Range 17 East, Citrus County, Florida, thence S 2°28'45" W along the East line of said Lot 45 a distance of 11.39 feet to the Point of Beginning, thence continue S 2°28'45" W along said East line a distance of 196.06 feet, thence S 34°39'30" W 5.42 feet, thence N 66°29'05" W 82.62 feet to the P.C. of a curve concaved Northwesterly, having a central angle of 103°02'21" and a radius of 72.00 feet, thence Southwesterly along the arc of said curve a distance of 129.48 feet to the P.T. of said curve (chord bearing and distance between said points being S 53°59'55" W 112.72 feet), thence N 74°28'54" W 23.56 feet; thence S 04°11'05" W 71.39 feet, thence N 74°28'54" W 134.40 feet, thence S 4°50'40" W 422.38 feet, to a point on the North line of the South 25 feet of the West 355 feet of said Lot 45, thence S 89°29'40" W along said North line a distance of 20.09 feet, thence N 4°50'40" E 424.20 feet, thence N 4°11'05" E 3.83 feet, thence N 74°28'54" W 80.52 feet, thence N 63°30'51" W 98.94 feet to the P.C. of a curve concaved Northeasterly having a central angle of 53°46'31" and a radius of 178.62 feet, thence Northwesterly along the arc of said curve a distance of 167.63 feet to the P.T. of said curve (chord bearing and distance between said points being N 36°37'43" W 161.55 feet), thence N 09°44'36" W 40.24 feet, thence N 01°53'05" E 29.43 feet to a point on the Southeastorly right-of-way line of Oak Lane as shown on the plat of Homosassa Isle, as recorded in Plat Book 4, page 99, public records of Citrus County, Florida, thence along said Southeastorly right-of-way line the following courses and distances: N 30°43'30" E 192.94 feet, thence N 53°24'30" E 196.04 feet, thence leaving said Southeastorly right-of-way line S 30°26'53" E 47.09 feet to a point on a curve, concaved Southeasterly having a central angle of 14°05'15" and a radius of 195.22 feet, thence Northeastorly along the arc of said curve a distance of 48.00 feet to the P.T. of said curve (chord bearing and distance between said points being N 68°15'45" E 47.88 feet) thence N 75°18'19" E 60.15 feet, thence S 85°02'56" E 96.03 feet, thence S 06°52'45" W 143.20 feet to the P.C. of a curve concaved Northeasterly having a central

1345

Janice V. Stewart
200 1st Ave. N. Suite 203
St. Petersburg, Fl 33701

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
= 00.45
0 8 1 8 2 1

FREDDIE HARLING 4/12/85

RECORDING 13.00
DOC. STAMPS
INT. TAX

BOOK 666 PAGE 1464

This instrument prepared by:
JAMES V. STEWART, ESQ.
Jannus 200 Bldg. - Suite 203
200 First Avenue North
St. Petersburg, Fla. 33701
PLEASE RETURN TO THIS ADDRESS

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Land Development Division

Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water Campground Assoc Inc.)

angle of 65°44'29" and a radius of 48.69 feet, thence Southeasterly along the arc of said curve a distance of 55.87 feet to the P.T. of said curve (chord bearing and distance between these points being S 25°59'30" E 52.85 feet), thence S 58°51'44" E 163.29 feet to the Point of Beginning.

Plus an easement for ingress, egress and use of a road located on the properties described as:

Begin at the NE corner of Lot 45 of Homosassa Company Subdivision of Section 31, Township 19 South, Range 17 East, Citrus County, Florida, thence S 02°28'45" W along the East line of said Lot 45 a distance of 11.39 feet, thence N 58°51'44" W 163.29 feet to the P.C. of a curve, concaved Northeasterly, having a central angle of 65°44'29" and a radius of 48.69 feet, thence Northwesterly along the arc of said curve a distance of 55.87 feet to the P.T. of said curve (chord bearing and distance between said points being N 25°59'30" W 52.85 feet), thence N 6°52'45" E 143.20 feet, thence S 85°02'56" E 20.01 feet, thence S 6°52'45" W 143.87 feet to the P.C. of a curve concaved Northeasterly having a central angle of 65°44'29" and a radius of 28.69 feet, thence Southeasterly along the arc of said curve a distance of 32.92 feet to the P.T. of said curve (chord bearing and distance between said points being S 25°59'30" E 31.14 feet), thence S 58°51'44" E 174.21 feet to a point on the North line of Otter Slide Subdivision, as recorded in Plat Book 7, page 91, of the public records of Citrus County, Florida, thence S 89°43'51" W along said North line a distance of 19.19 feet to the Point of Beginning.

and

Commence at the NE corner of Lot 45 of Homosassa Company Subdivision of Section 31, Township 19 South, Range 17 East, Citrus County, Florida, thence S 02°28'45" W along the East line of said Lot 45, a distance of 717.43 feet to the SE corner of said Lot 45, thence S 89°29'40" W along the South line of said Lot 45 a distance of 305.40 feet, thence N 3°03'25" E parallel to the West line of said Lot 45 a distance of 25.00 feet, thence S 89°29'40" W parallel to said South line of Lot 45 a distance of 37.00 feet to the Point of Beginning, thence N 4°50'40" E 422.35 feet, thence N 74°28'54" W 20.40 feet, thence S 4°11'05" W 3.83 feet, thence S 4°50'40" W 424.20 feet, thence N 89°29'40" E parallel to said South line of Lot 45 a distance of 20.09 feet to the Point of Beginning.

To have and to hold the same in fee simple forever.

And, the Grantors hereby covenant with the Grantee that they are lawfully seized of that real property in fee simple; that they have good and lawful authority to sell and convey the property; that they hereby fully warrant the title to the real property and will defend the title against the lawful claims of all persons whomsoever; and that the real property is free and clear of all encumbrances less and except the following:

1. Real estate taxes and county special tax district assessment for 1985.

2. Restrictions, conditions, reservations, limitations and utility easements of record.

FREDDIE HAHLING 4/12/85

Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water Campground Assoc Inc.)

In Witness Whereof, the Grantors have caused these presents to be executed in their name the day and year first above written.

Witnesses:

Alice H. Barnett

Alice H. Barnett

WELTON FIREHAMMER

HARRY AYLESWORTH

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me personally appeared Welton Firehammer and Harry Aylesworth, to me well known and known to me to be the persons described in and who executed the foregoing instrument, and acknowledged to and before me that they executed said instrument for the purposes therein expressed.

Sworn to and subscribed before me this 15th day of January, 1985.

Notary Public
My Commission Expires:

FREDDIE HARLING 4/12/85

FILED & RECORDED
CITRUS COUNTY FLORIDA
BRENDA CARPENTER, CLERK
'85 APR 11 PM 2 19

408502

VERIFIED BY:

D.C.

BOOK 656 PAGE 1466

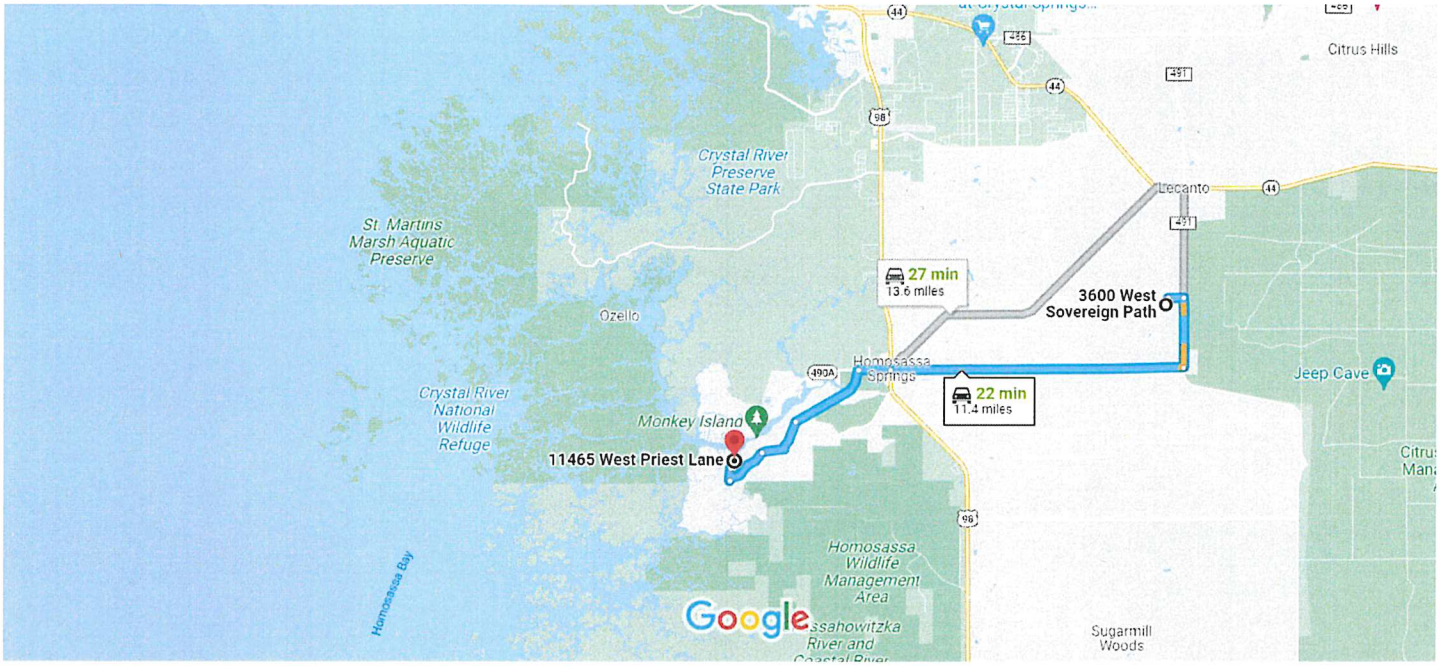
Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water Campground Assoc Inc.)

Exhibit "A-3"

Google Maps

3600 West Sovereign Path, Lecanto, FL to 11465 W Priest Ln, Homosassa, FL 34448

Drive 11.4 miles, 22 min



Map data ©2021 INEGI, Google 2 mi

3600 W Sovereign Path

Lecanto, FL 34461

Take Saunders Way to Co Rd 491

2 min (0.4 mi)

1. Head northeast on W Sovereign Path toward Saunders Way

0.1 mi

2. Turn right onto Saunders Way

0.3 mi

Take W Grover Cleveland Blvd to S Garcia Rd in Homosassa

18 min (10.6 mi)

3. Turn right onto Co Rd 491

1.3 mi

4. Turn right onto W Grover Cleveland Blvd

5.4 mi

5. Continue onto W Halls River Rd

0.6 mi

6. Turn left onto W Fishbowl Dr

1.6 mi

7. W Fishbowl Dr turns slightly left and becomes W Yulee Dr

1.0 mi

Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water Campground Assoc Inc.)

8. Continue onto S Mason Creek Rd

0.8 mi

Continue on S Garcia Rd to your destination

2 min (0.4 mi)

9. Turn right onto S Garcia Rd

0.2 mi

10. Turn right onto W Priest Ln

328 ft

11. Turn left onto Camp N Water Dr

⚠ Restricted usage road

0.1 mi

12. Turn right

⚠ Restricted usage road

85 ft

13. Turn left

⚠ Restricted usage road

ⓘ Destination will be on the left

174 ft

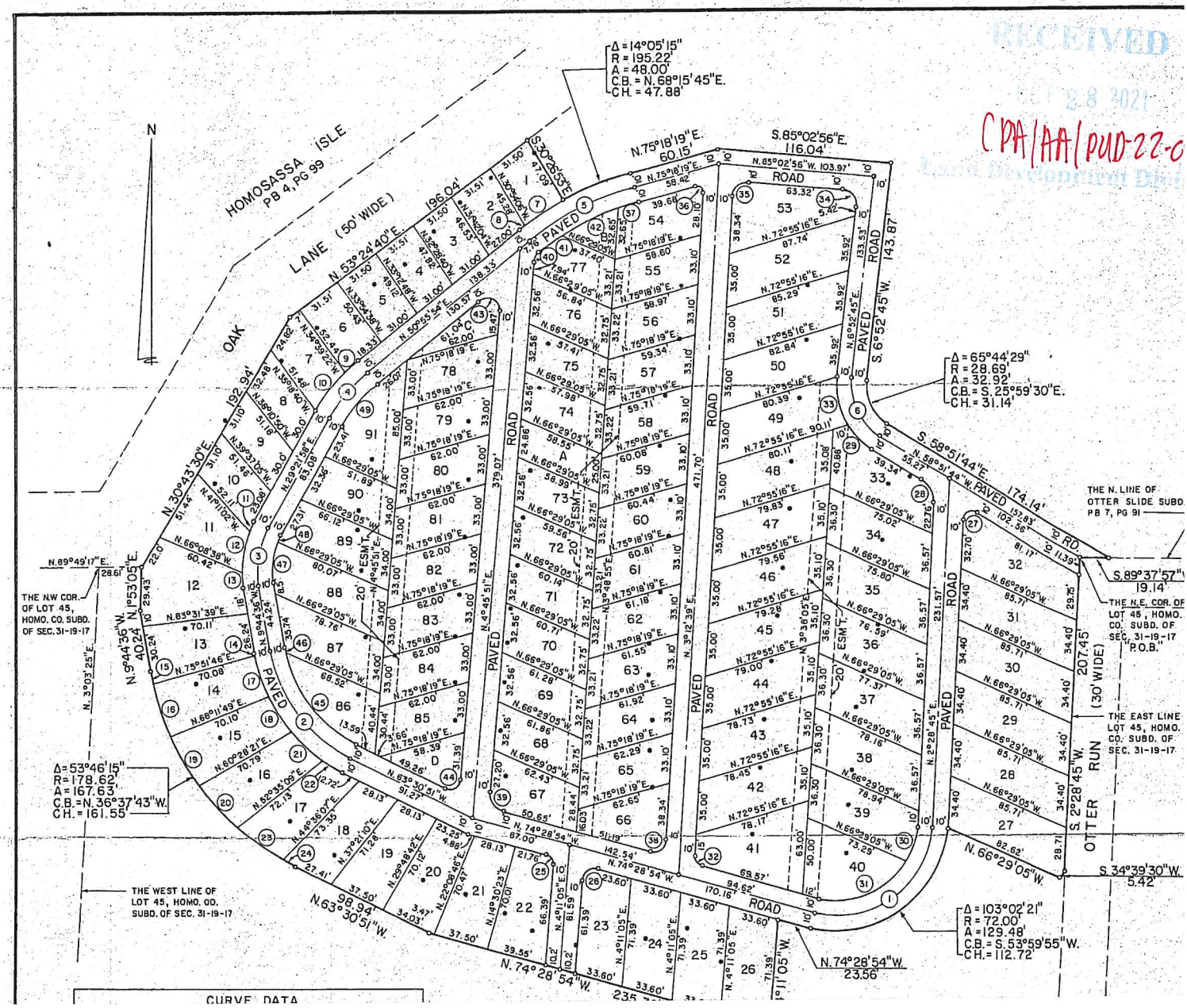
11465 W Priest Ln

Homosassa, FL 34448

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water Campground Assoc Inc.)

Exhibit 'B-1"



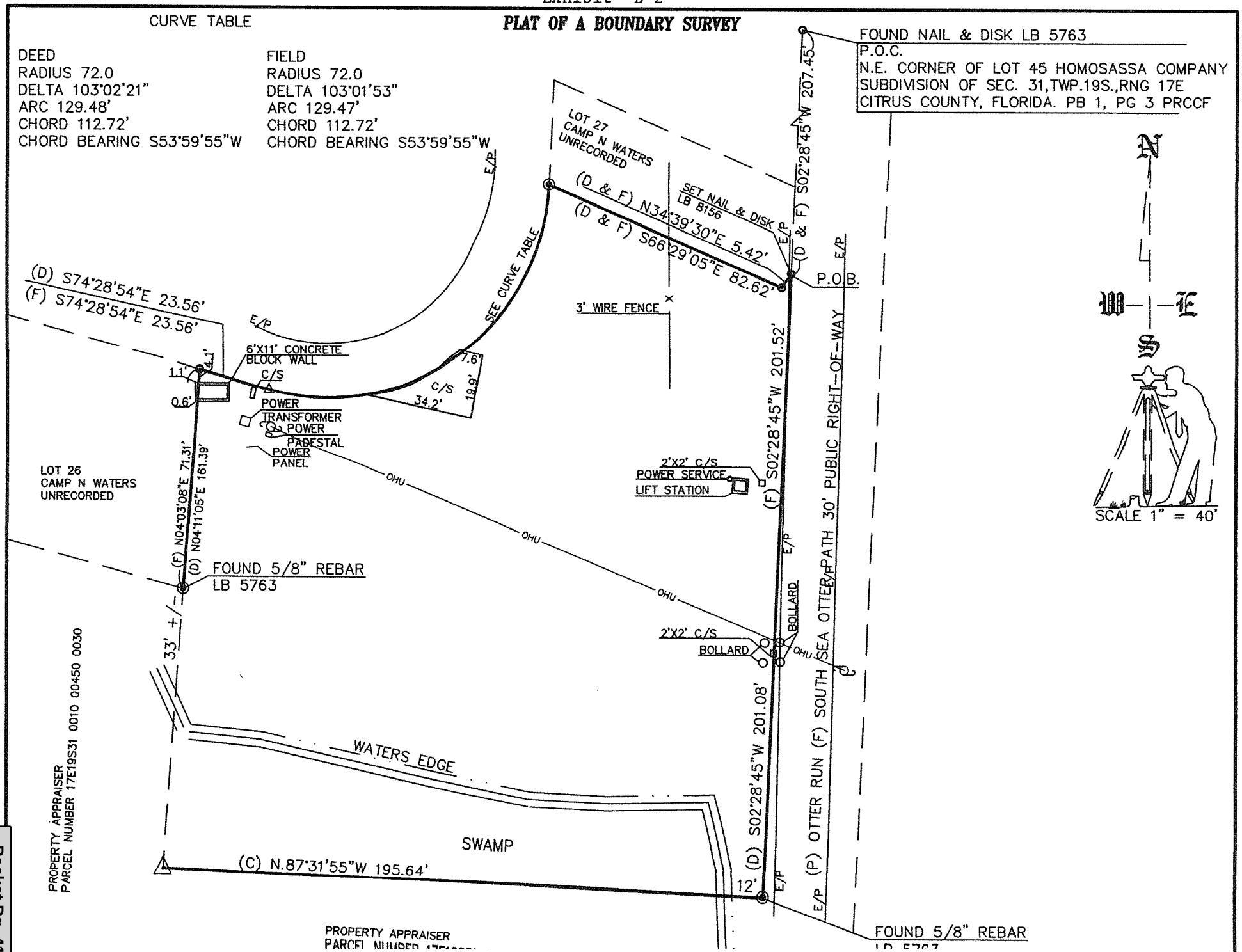
Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water Campground Assoc Inc.)

Exhibit "B-2"

PLAT OF A BOUNDARY SURVEY

CURVE TABLE

DEED	FIELD
RADIUS 72.0	RADIUS 72.0
DELTA 103°02'21"	DELTA 103°01'53"
ARC 129.48'	ARC 129.47'
CHORD 112.72'	CHORD 112.72'
CHORD BEARING S53°59'55"W	CHORD BEARING S53°59'55"W



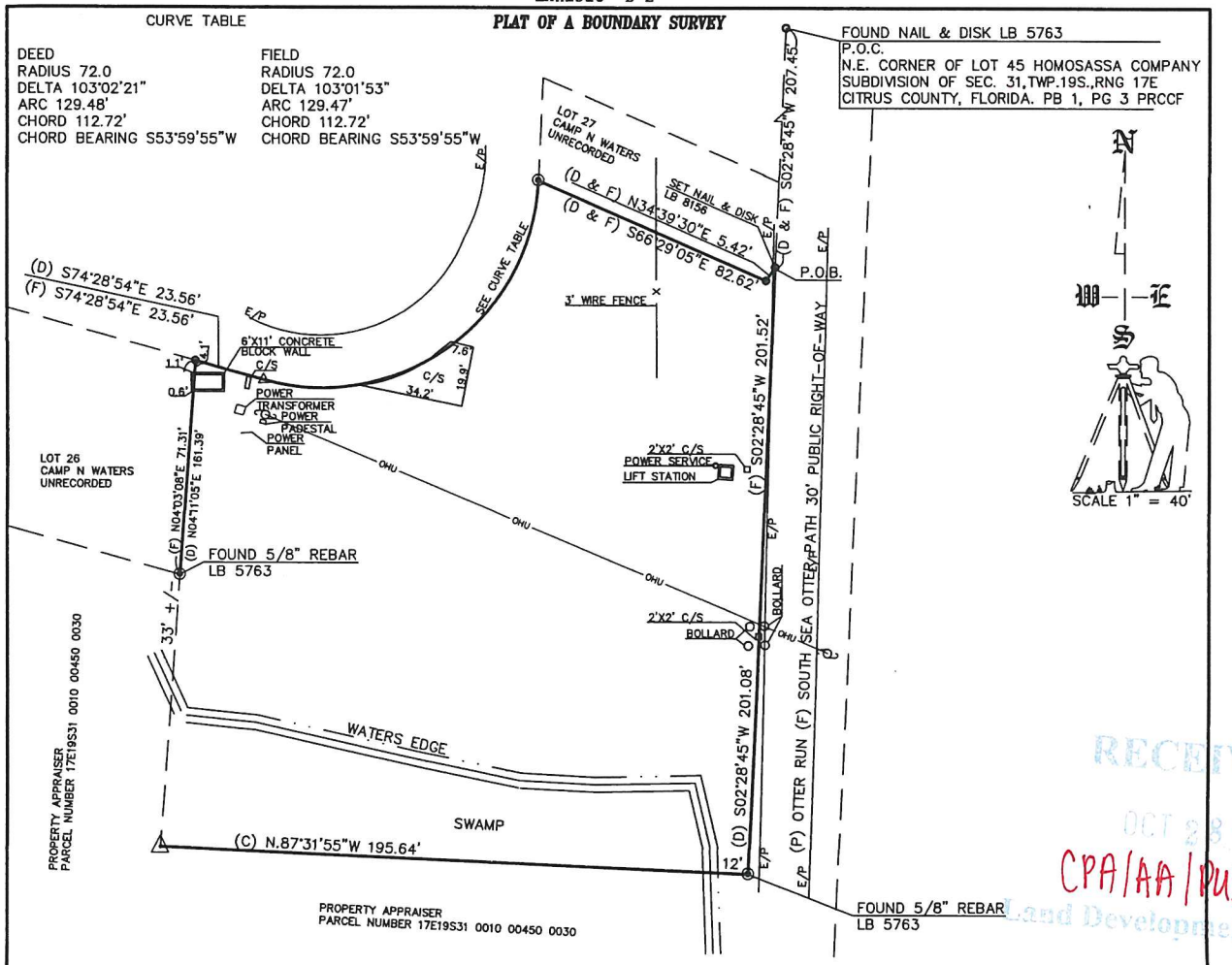
Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water Campground Assoc Inc.)

Exhibit "B-2"

PLAT OF A BOUNDARY SURVEY

CURVE TABLE

DEED	FIELD
RADIUS 72.0	RADIUS 72.0
DELTA 103°02'21"	DELTA 103°01'53"
ARC 129.48'	ARC 129.47'
CHORD 112.72'	CHORD 112.72'
CHORD BEARING S53°59'55"W	CHORD BEARING S53°59'55"W



SURVEYORS NOTES:

1. BASIS OF BEARING– FIELD BEARINGS SHOWN HEREON ARE BASED ON THE EAST BOUNDARY LINE OF THE PROPERTY DESCRIBED HEREON HAVING AN ASSUMED BEARING S. 02°28'45" W AS SHOWN ON THE UNRECORDED PLAT OF CAMP N WATERS AND ALONG THE WEST RIGHT–OF–WAY LINE OF SEA OTTER PATH AS SHOWN ON THE RECORDED PLAT OF OTTER SLIDE AS RECORDED IN PLAT BOOK 7 PAGE 91 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
2. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED OR SHOWN.
3. ADDITION OR DELETIONS TO THIS SURVEY DRAWING BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT THE WRITTEN CONSENT OF SIGNED PARTY OR PARTIES.
4. ELEVATIONS AS SHOWN HEREON (IF ANY) ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND MAY NOT INDICATE CURRENT OWNERSHIP, ENCUMBRANCES, OR OTHER MATTERS OF RECORD.
6. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP
7. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) No. 12017C0313E AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), EFFECTIVE DATE OF JANUARY 15, 2021 THE SUBJECT PROPERTY APPEAR TO LIE IN FLOOD ZONE AE FLOOD ZONE AE (SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION 11.0 DETERMINED).
8. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF IMPROVEMENTS OVER SCALED POSITIONS.
9. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINE OTHER THAN AS SHOWN, THAT THE IMPROVEMENTS HAVE BEEN LOCATED AS SHOWN
10. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN CHAPTER 5J–17.050 THRU 5J–17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES IS "SUBURBAN" THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.

LEGAL DESCRIPTION

A PORTION OF LOT 45 HOMOSASSA COMPANY SUBDIVISION OF SECTION 31 TOWNSHIP 19 SOUTH, RANGE 17 EAST CITRUS COUNTY, FLORIDA AND RECORDED IN PLAT BOOK 1 PAGE 3 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 45 HOMOSASSA COMPANY SUBDIVISION OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 17 EAST CITRUS COUNTY, FLORIDA; THENCE S. 02°28'45" W. ALONG THE EAST BOUNDARY LINE OF SAID LOT 45, A DISTANCE OF 207.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST BOUNDARY LINE OF SAID LOT 45 S. 02°28'45" W., A DISTANCE OF 201.08 FEET; THENCE DEPARTING SAID EAST BOUNDARY LINE N. 87°31'55" W. A DISTANCE OF 196.00 FEET; THENCE N 04°11'05" E A DISTANCE OF 161.39 FEET; THENCE S. 74°28'54" E., A DISTANCE OF 23.56 FEET TO THE BEGINNING OF A CURVE CONCAVED NORTHWESTERLY HAVING A RADIUS OF 72.00 FEET AND A CENTRAL ANGLE OF 103°02'21" THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 129.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N. 53°59'56" E., 112.73 FEET) THENCE S. 66°29'05" E., A DISTANCE OF 82.62 FEET THENCE N. 34°37'02" E., A DISTANCE OF 5.42 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 35,623 SQUARE FEET (0.82 ACRES) MORE OR LESS.

JOB No. 21–173	THIS SURVEY IS CERTIFIED TO: CAMP N WATERS CAMPGROUND ASSOCIATION, INC.
PROJ. No.	
DRAW BY: PLH	
APPROVED BY:	
MAP DATE: 10/4/2021	
SCALE: 1" = 40'	
SHEET No. 1 OF 1	
FIELD DATE: 9/30/2021	
FIELD BOOK: 60	
PAGE: 74	
SEC.31 TWP.19S RNG.17E	

Anderson Specialty Services, Inc.
9200 East Orange Avenue
Floral City, Florida 34436
(352) 220–0146
Florida Licensed Business No. 8156

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREIN DESCRIBED LAND SURVEY AND PLAT ARE TRUE AND CORRECT AND WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J–17.050 THRU 5J–17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATED THIS 5 DAY OF October 2021

Patrick L Henson

PATRICK L. HENSON, REGISTERED LAND SURVEYOR
FLORIDA REGISTRATION No. 4547

THIS SURVEY INVALID UNLESS EMBOSSED WITH A SURVEYORS IMPRESSION SEAL FOR PAPER COPIES OR DIGITAL SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE FOR ELECTRONIC COPIES.

■ = FOUND 4" UNIDENTIFIED CONCRETE MONUMENT UNLESS OTHERWISE NOTED
□ = SET 4"X4" CONCRETE MONUMENT LB 8156
△ = DESCRIPTIVE POINT
◉ = FOUND UNIDENTIFIED 5/8" REBAR UNLESS OTHERWISE NOTED
○ = SET 5/8" REBAR LB 8156
(P)= PLAT DATA (D)= DEED DATA (F)= FIELD MEASURED (C) = CALCULATED DATA
N.=NORTH E.=EAST S.=SOUTH W=WEST
R/W = RIGHT–OF–WAY
℄ = CENTERLINE
Ⓦ = WELL
P.O.B. = POINT OF BEGINNING
⬭ = ELEVATION
⌖ = BENCHMARK
Ø = POWER POLE —) = GUY ANCHOR
P.O.C. = POINT OF COMMENCEMENT
P.B. = PLAT BOOK
P.R.M. = PERMANENT REFERENCE MONUMENT
O.R.B. = OFFICIAL RECORD BOOK
CBS = CONCRETE BLOCK STRUCTURE
PRCCF = PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA
LB = LICENSED BUSINESS
CM = CONCRETE MONUMENT
ID = IDENTIFICATION
PG = PAGE
PB = PLAT BOOK ' = FOOT
TBM = TEMPORARY BENCHMARK " = INCH
C/S = CONCRETE SLAB No.= NUMBER
PCP = PERMANENT CONTROL POINT
A/C= AIR CONDITIONER
FKA = FORMERLY KNOWN AS
OHU=OVERHEAD UTILITIES
E/P=EDGE OF PAVEMENT

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OCT 18 2021

Aerial

Geographic Information Systems

Prepared By : Web User
Date: 10/11/2021
Source: Enterprise Geodatabase

Cynthia Skelhorn
Director

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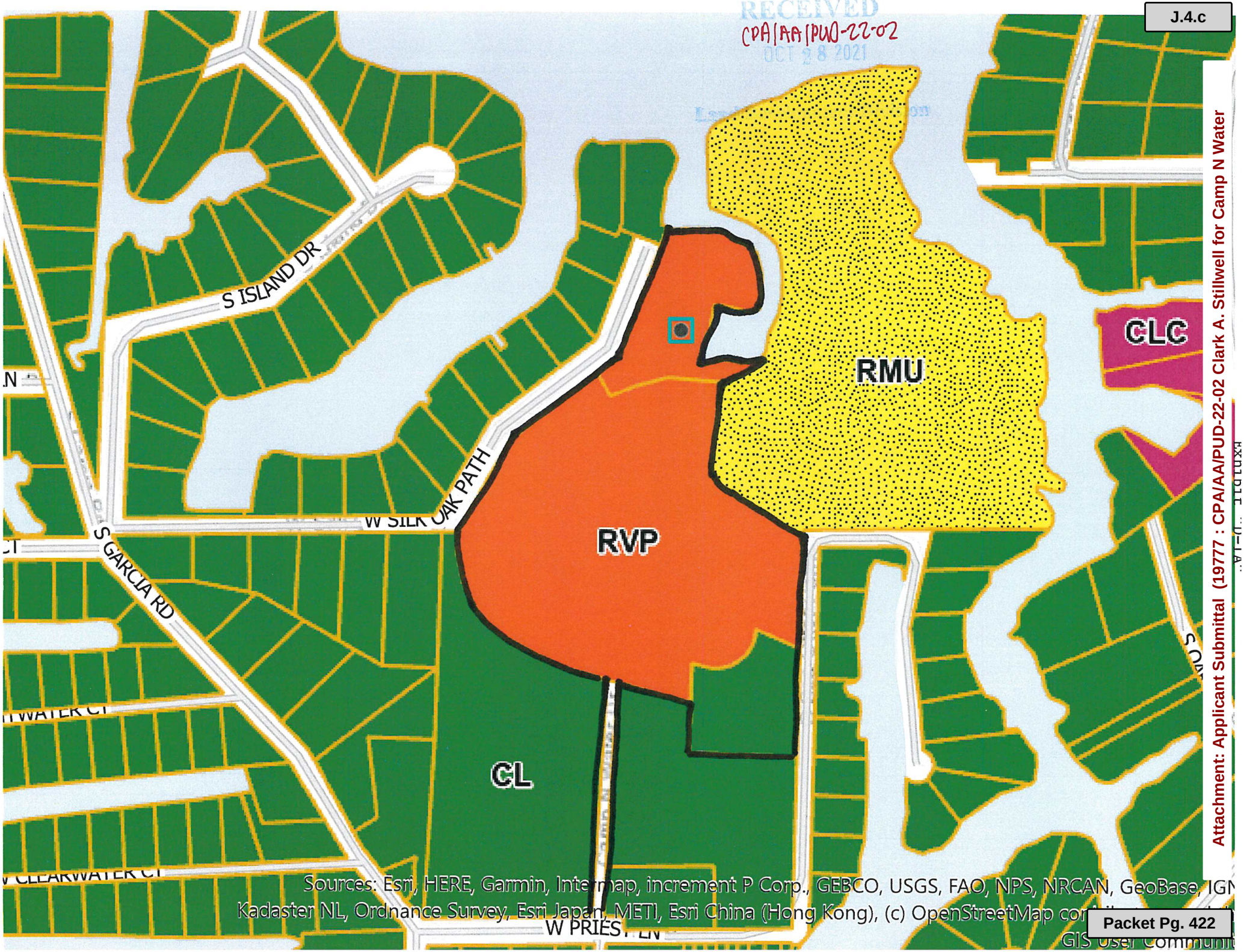

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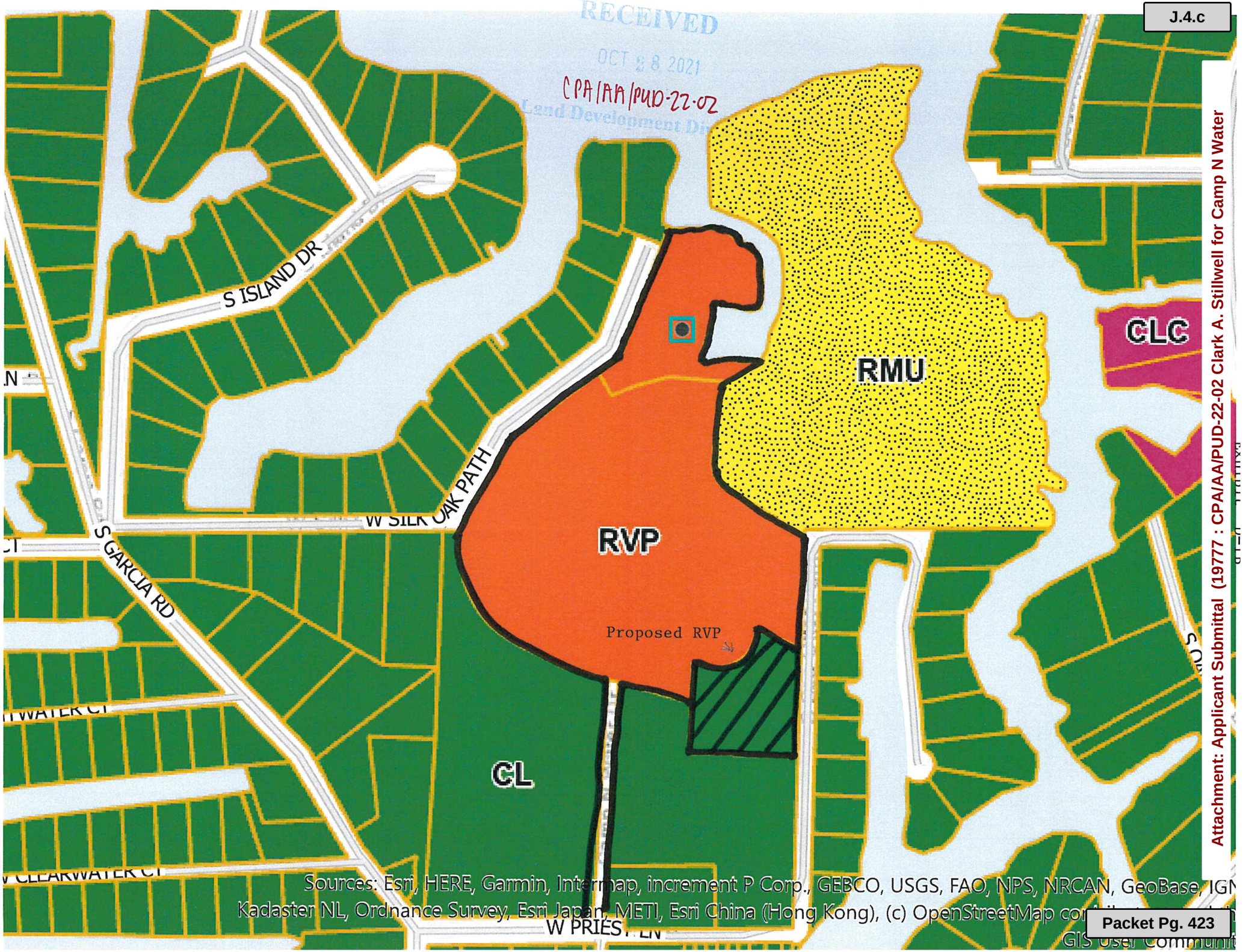
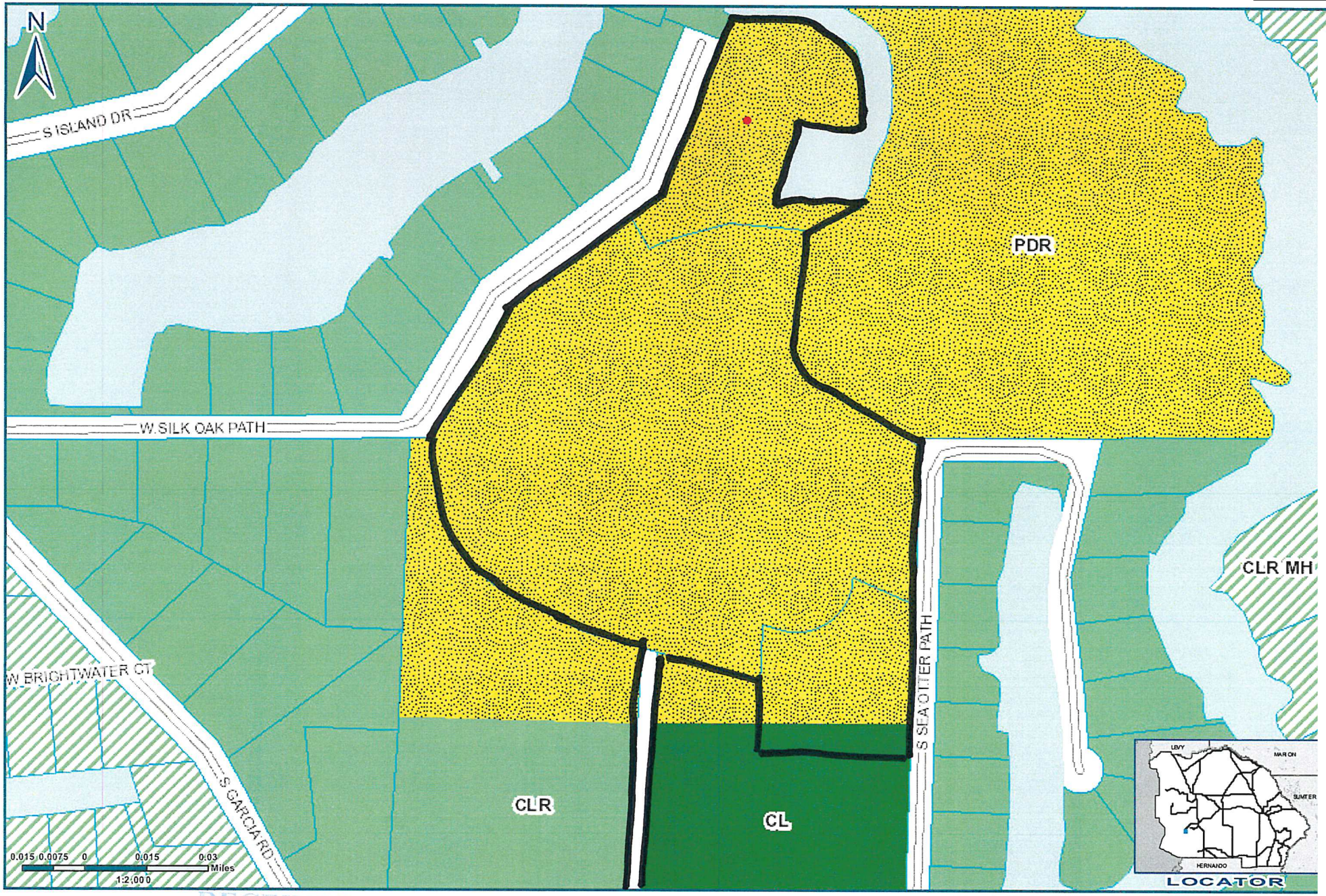
Land Development Div



Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water



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Land Development Division

LDC Atlas
Existing

Geographic Information Systems

Prepared By : Web User
Date: 10/21/2021
Source: Enterprise Geodatabase

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Director

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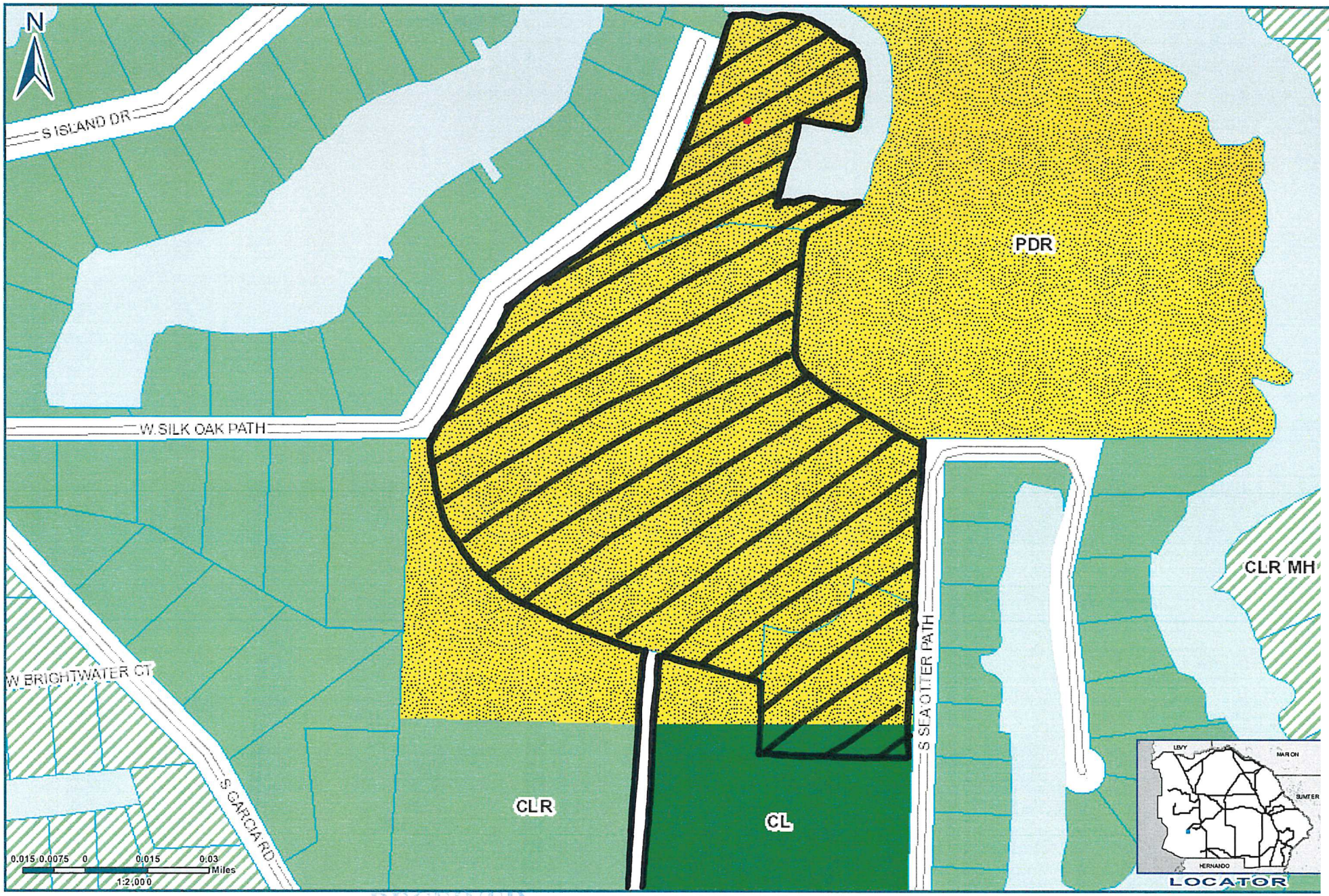
Exhibit "D-2A"



Proposed RVP

LDC Atlas
Proposed

Geographic Information Systems

Prepared By : Web User
Date: 10/21/2021
Source: Enterprise Geodatabase

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Director

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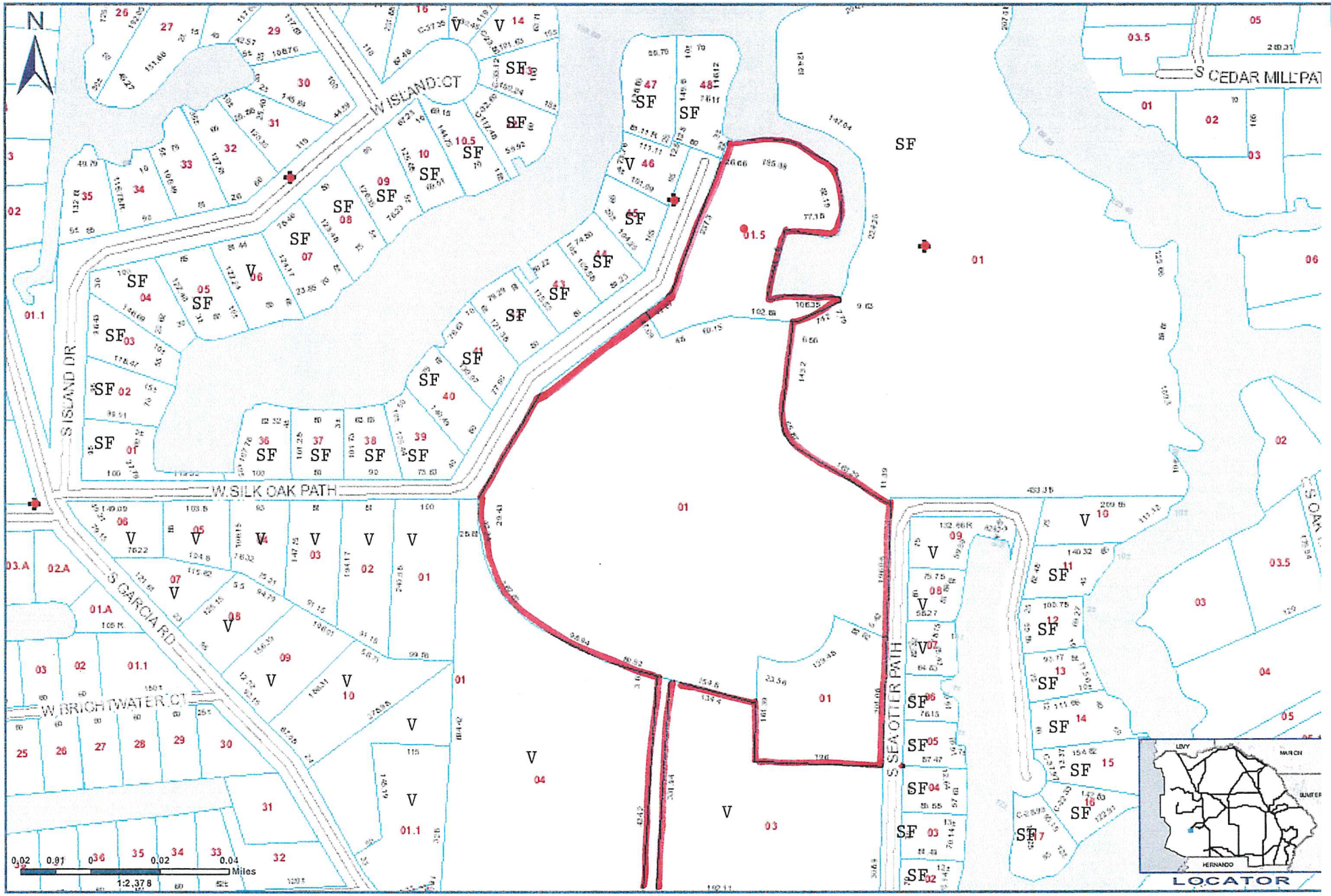
Exhibit "D-28"



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Abutter Land Use Map

Geographic Information Systems

Prepared By : Web User
Date: 10/21/2021
Source: Enterprise Geodatabase

Cynthia Skelhorn
Director

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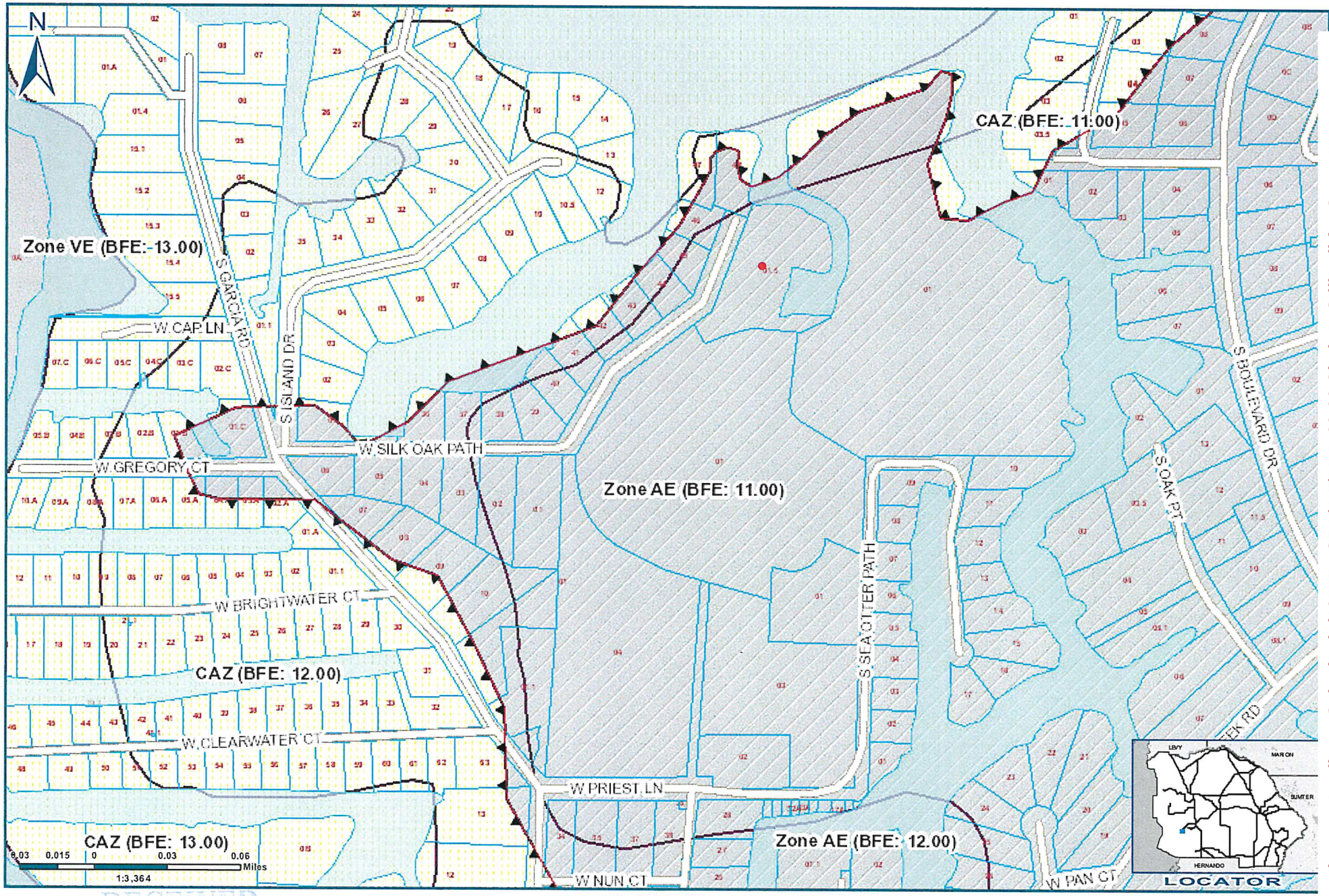

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CPA/AA/PUD-22-02
OCT 28 2021
Land Development Division

FIRM Map

Geographic Information Systems

Prepared By : Web User
Date: 10/11/2021
Source: Enterprise Geodatabase

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Director

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Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water

Exhibit "E-1"

Board of County Commissioners
DEPARTMENT OF WATER RESOURCES
UTILITY PLANNING AND ENGINEERING DIVISION
3600 W. Sovereign Path, Suite 291
Lecanto, Florida 34461-7788
Telephone: (352) 527-7650 Fax: (352) 527-7644
TTY Telephone: (352) 527-5312
www.bocc.citrus.fl.us
E-mail Address: WaterResources@bocc.citrus.fl.us

10/13/2021

Mr. Clark A. Stillwell, Esquire
Law Office of Clark A. Stillwell, LLC
P.O. Box 250
Inverness, FL 34451
caslaw@tampabay.rr.com

RE: Camp N Water Campground Association, Inc.
Land Use Plan Map/LDC Atlas Amendment
Alternate Key No.: 3220048
Crystal River, Florida 7.78 acres (MOL)
Section 31, Township 19, Range 17

Dear Mr. Stillwell:

Citrus County Utilities currently provides wastewater service to the above referenced property and has adequate capacity to continue doing so, including the described land use amendment changes.

Wastewater service to the campground is currently provided by a County owned pressure force main system that has recently been upgraded as part of an ongoing program to phase out septic systems in the area. Treatment is provided by the County's Southwest Regional Wastewater Reclaimation Facility (Permit No.: FLA011903), having a current permitted capacity of 1.5 million gallons per day (MGD) annual average daily flow (AADF). This facility has adequate reserve capacity to treat flows from the facilities described in your October 13, 2021 letter.

Please let us know if this information is not responsive to your request.

CITRUS COUNTY DEPT. OF WATER RESOURCES

Layne C. Cady, P.E. - Senior Engineer

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Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water Campground Assoc Inc.)

Exhibit "E-2"

Board of County Commissioners

DEPARTMENT OF PUBLIC WORKS
SOLID WASTE MANAGEMENT DIVISION

October 12, 2021

Law Office of Clark A. Stillwell, LLC.
Brannen Bank Building
320 U.S. Highway 41 South
Inverness, FL 34450

Re: Camp N Water Campground Association, Inc.
Land Use Plan Map/LDC Atlas Amendment
Alternate Key No.: 3220048
Crystal River, Florida 7.78 acres (MOL)
Section 31, Township 19, Range 17

Dear Mr. Stillwell,

This letter is in response to your request on October 12, 2021, for a determination of whether sufficient landfill capacity exists for the above referenced Alternate Key Numbers.

The Citrus County Central Landfill has sufficient capacity to accommodate this project.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Henry C. Norris, Jr.
Citrus County Solid Waste Management Director

HCN:jly

Henry C. Norris, Jr. Director
Citrus County Division of Solid Waste Management
PO Box 340
Lecanto, FL 34460
Telephone: (352) 527-7670 Fax: (352) 527-7672
Henry.Norris@citrusbocc.com

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Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water Campground Assoc Inc.)

Exhibit "E-3"

Homosassa Special Water District

PO Box 195
Homosassa, FL 34487

Business Hours: 7:00 AM - 5:30 PM, Monday - Thursday
Excepting Holidays
Phone (352) 628-3740 hswd@tampabay.rr.com Fax (352) 628-4865

October 18th 2021

Clark A Stillwell
Attorney at Law
Post Office Box 250
Inverness, Fl 34451

Re: Camp N Water Campground Association, Inc
Land Use Plan Map/LDC Atlas Amendment
Alternate Key No.: 3220048
Crystal River, Fl 7.78 acres (MOL)
Section 31, Township 19, Range 17

Mr. Clark A. Stillwell,

Per your requested letter dated October 13, 2021 Homosassa Special Water District will be able to serve the above-mentioned development with the understanding there will be no increase in the demand the District has historically provided to this property mentioned above.

Please let us know if there is any other information you may need from our District. Thank you.

Sincerely,

Jennifer Roberts

Jennifer Roberts
Office Manager
Homosassa Special Water District
352-628-3740

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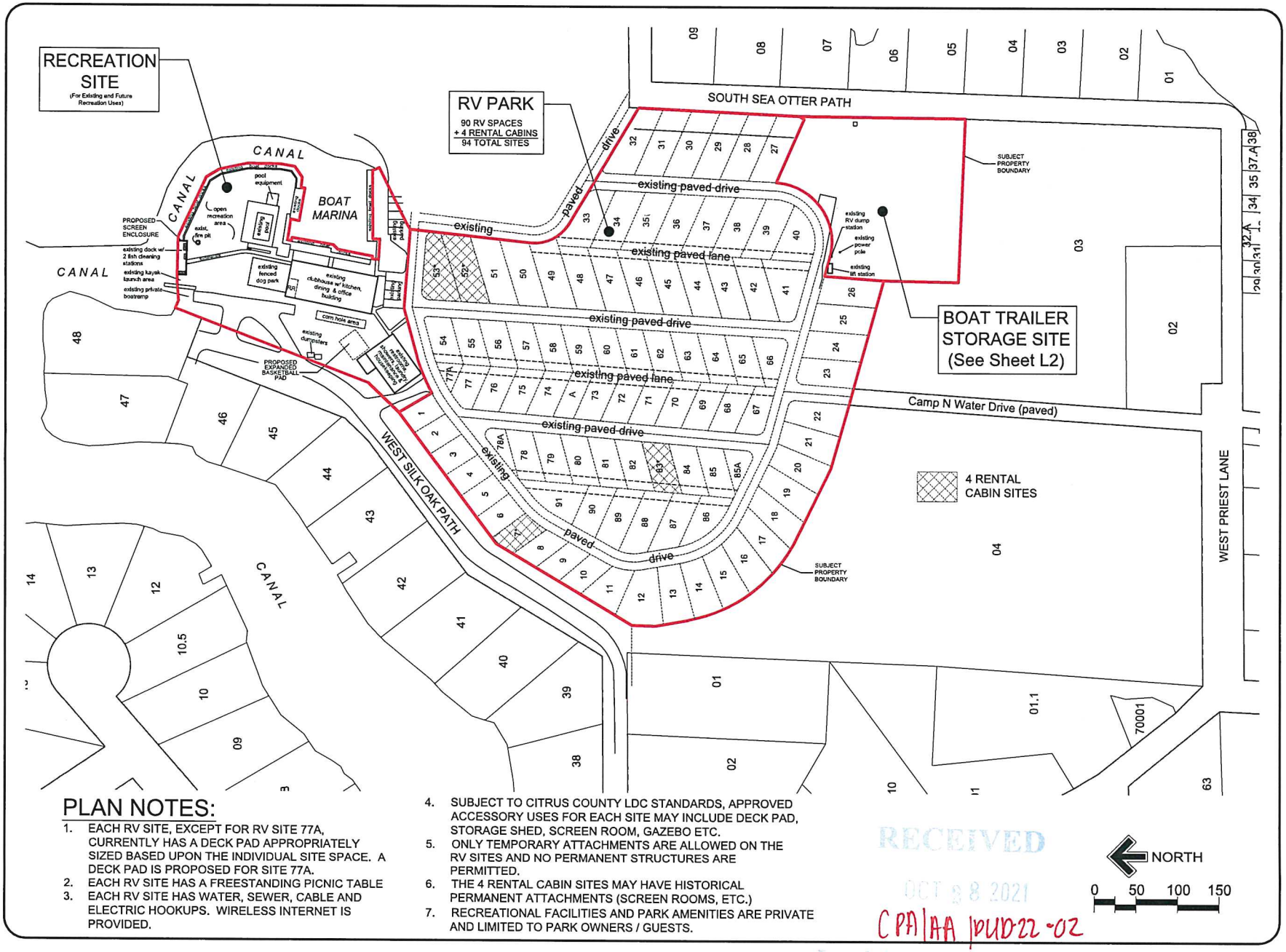
Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water Campground Assoc Inc.)



PLAN NOTES:

1. EACH RV SITE, EXCEPT FOR RV SITE 77A, CURRENTLY HAS A DECK PAD APPROPRIATELY SIZED BASED UPON THE INDIVIDUAL SITE SPACE. A DECK PAD IS PROPOSED FOR SITE 77A.
2. EACH RV SITE HAS A FREESTANDING PICNIC TABLE
3. EACH RV SITE HAS WATER, SEWER, CABLE AND ELECTRIC HOOKUPS. WIRELESS INTERNET IS PROVIDED.
4. SUBJECT TO CITRUS COUNTY LDC STANDARDS, APPROVED ACCESSORY USES FOR EACH SITE MAY INCLUDE DECK PAD, STORAGE SHED, SCREEN ROOM, GAZEBO ETC.
5. ONLY TEMPORARY ATTACHMENTS ARE ALLOWED ON THE RV SITES AND NO PERMANENT STRUCTURES ARE PERMITTED.
6. THE 4 RENTAL CABIN SITES MAY HAVE HISTORICAL PERMANENT ATTACHMENTS (SCREEN ROOMS, ETC.)
7. RECREATIONAL FACILITIES AND PARK AMENITIES ARE PRIVATE AND LIMITED TO PARK OWNERS / GUESTS.

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CPA|AA|PUD22-02
Land Development Division

Community Land Design, Inc.
Landscape Architecture
1773 East Cleveland Street
Hernando, FL 34442
Phone:352-637-1742
(E) paulc52000@tampabay.rr.com
Paul C. Gibbs
Registered Landscape Architect
#LA0001189
State of Florida

CAMP 'N' WATER
Outdoor Resort
Camp 'N' Water Campground Association, Inc.
11645 West Priest Lane
Homosassa, FL 34448

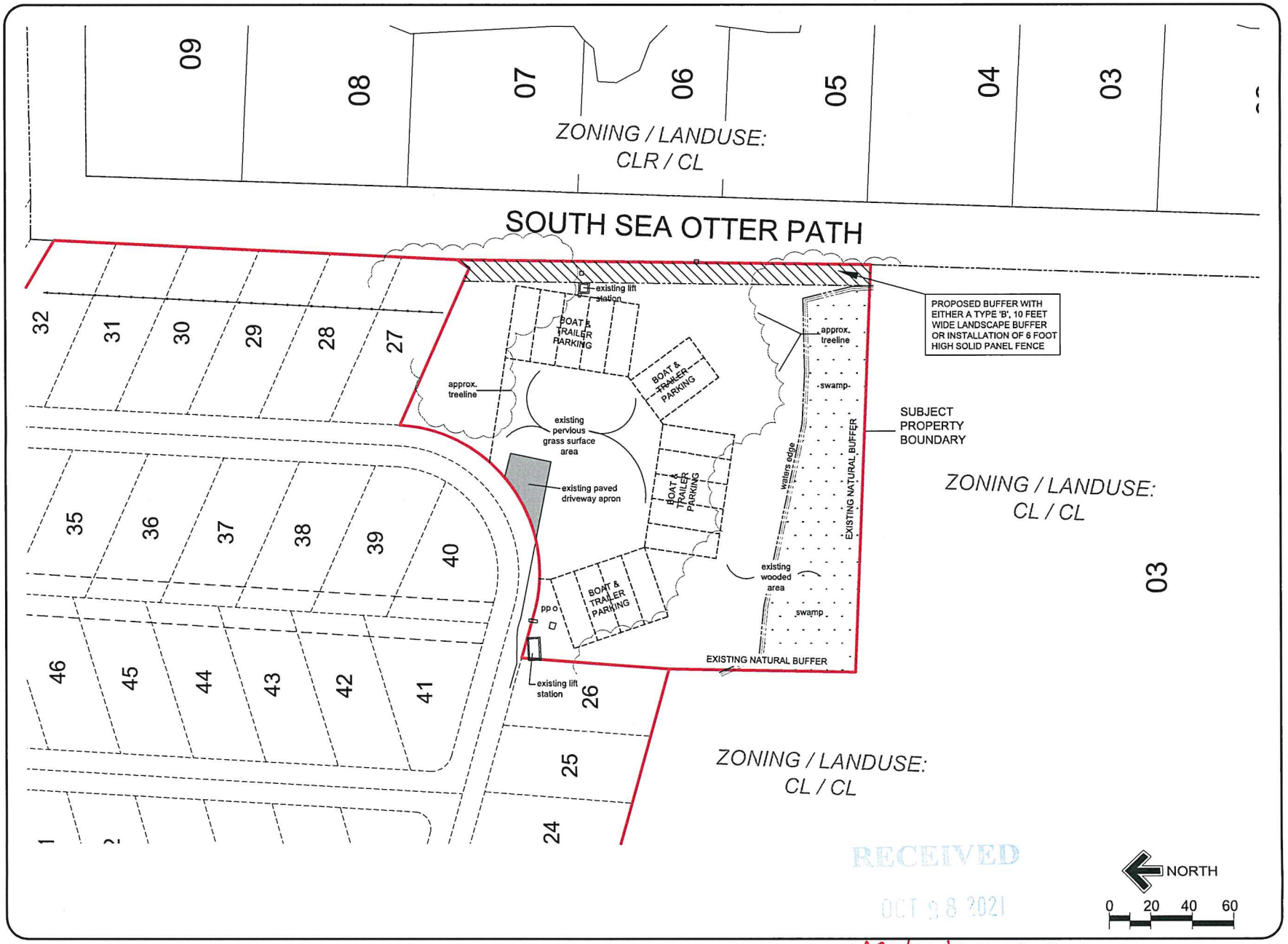
PLANS STATUS:
REVIEW
PERMITTING
CONSTRUCTION

DRAWN BY:	PCG
DATE:	10/27/21
KEY REVISIONS	DATE
SCALE:	1" = 50'

SITE PLAN

SHEET L1 OF 2

Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water



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CAMP 'N' WATER
Outdoor Resort
Camp 'N' Water Campground Association, Inc.
11645 West Priest Lane
Homosassa, FL 34448

PLANS STATUS:
- REVIEW
- PERMITTING
- CONSTRUCTION

DRAWN BY:	PCG
DATE:	10/27/21
KEY REVISIONS	DATE
SCALE:	1" = 20'

BOAT & TRAILER STORAGE SITE PLAN

SHEET L2 OF 2

Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water

Exhibit "G-1"

Clark A. Stillwell

From: COLIN DELANEY <colindelaney24@hotmail.com>
Sent: Monday, October 19, 2020 1:23 PM
To: caslaw@tampabay.rr.com
Subject: CNW RVP Communication
Attachments: JOANNA L. COUTU.pdf

OBJ Original documents and communication from March 21, 2013. From county about Unconforming Site/RVP rezoning.

Get Outlook for iOS

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Land Development Division

Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water Campground Assoc Inc.)

JOANNA L. COUTU

From: JOANNA L. COUTU
Sent: Thursday, March 21, 2013 9:02 AM
To: 'Jennifer Pinner'
Subject: RE: Camp N Water

I apologize for the delay in my response. This particular site is difficult, since it is considered a non-conforming use rather than an allowable use by right. This means that any changes to the site would need to meet the requirements of Chapter Ten of the Land Development Code, which outlines the standards for nonconforming development. Basically, the site can continue in operation but cannot be expanded or modified except for strengthening of a structure if it is declared unsafe by a public official. In 2008 County staff proposed to amend the zoning designation on this site to RVP (Recreational Vehicle Park), which would have provided more flexibility in accordance with the allowable uses within an RV park. Unfortunately, at that time the property owner requested that the zoning change not be adopted which resulted in this current nonconforming situation.

I really wish I had better news for you, but as a nonconforming site any changes are extremely limited. The owner could apply for an Atlas Amendment to change the site to the RVP district and submit a proposed Master Plan if desired.

If you have any questions please feel free to contact me.

Joanna L. Coutu, AICP
Principal Planner
Citrus County Land Development Division
(352) 527-5259

From: Jennifer Pinner [mailto:jennifer@bobtplumbing.com]
Sent: Monday, March 18, 2013 10:00 AM
To: JOANNA L. COUTU
Subject: Camp N Water

Per conversation with Bob, please see attached

--
Thank you!

Jennifer Pinner

Bob Tsacrios Plumbing, Inc.
4079 South Ohio Avenue
Homosassa, FL 34446
Phone: 352-621-7705
Fax: 352-621-7708
License#: CFC1426410

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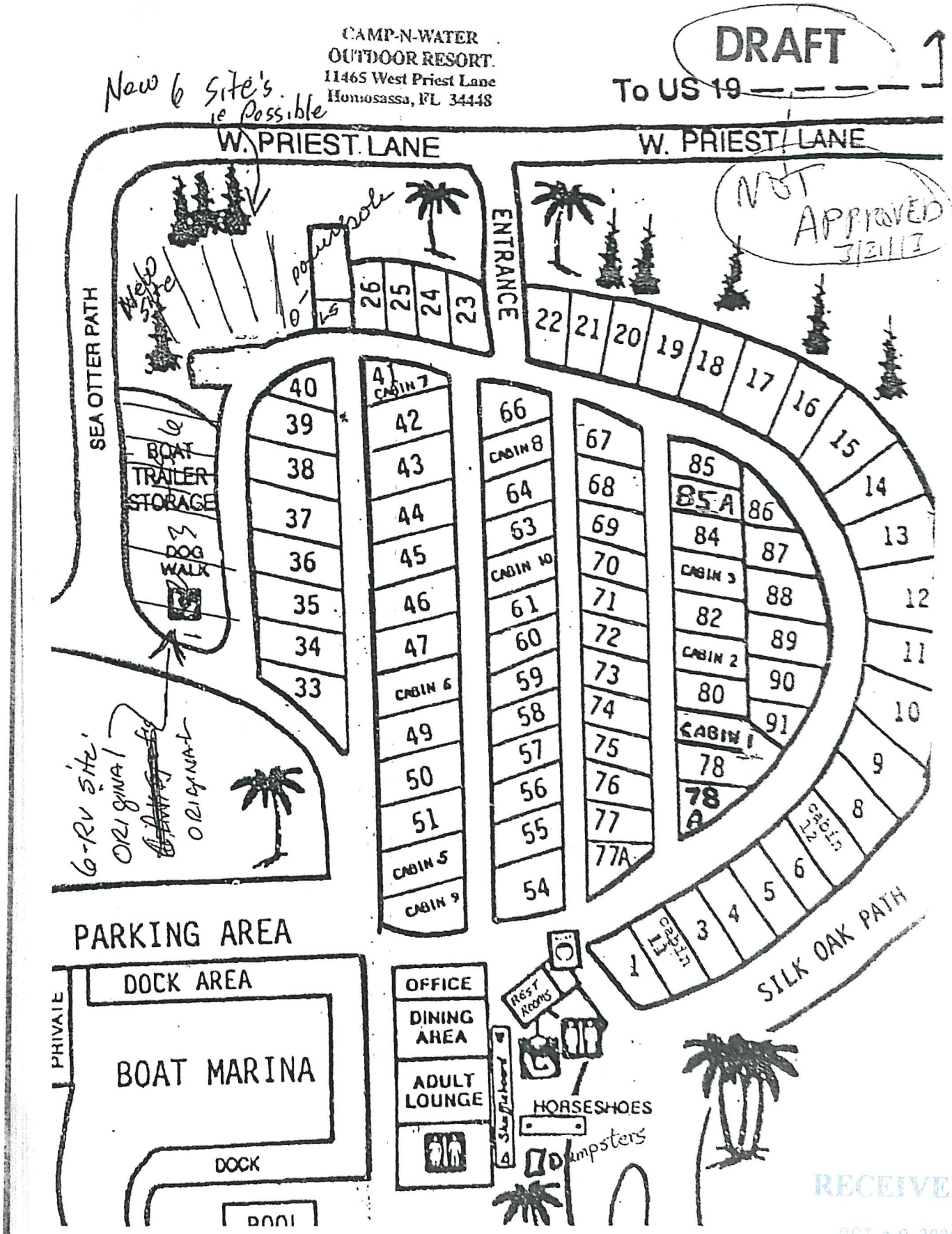
CPA/AA/PUD-22-02
Land Development Division

Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water Campground Assoc Inc.)



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Land Development

Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water Campground Assoc Inc.)

From: Timothy Pitts
To: Amy Pace; Joyce Henderson
CC: Joanna Coutu; Kevin Smith
Date: 09/05/2008 3:27 PM
Subject: CPA-08-23 withdrawal

Joyce and Amy:

Per discussion with Kevin, we are going to withdraw CPA-08-23. There's no course of action that could create consistency between the GFLUM and the Atlas given the action of the BOCC on AA-08-02, so we are just going to leave the property as it is.

Tim

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Land Development Division

Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water Campground Assoc Inc.)

(Recreational Vehicle Park) has been adopted in the Comprehensive Plan since 1997 and is included on the 2006 adopted GFLUM. Wherever lands designated RVP on the GFLUM are not so depicted on the LDCA, they are proposed for redesignation.

Supporting Documentation for item 2G

Proof of Publication for item 2G

Development Services Director Gary Maidhof read the ordinance preamble into the record. Community Development Division Senior Planner Timothy C. Pitts stated that each parcel in this application was to bring the LDCA into conformity with the GFLUM. He addressed only the Camp 'N' Water Campground application due to an issue with the property owner. He provided a history of the property since 1972, and explained that it was staff's opinion that the park was inappropriately designated as PDR (Planned Development Residential) on the LDCA because there was not an approved master plan. He requested Board direction for establishing conformity on this property.

He and Mr. Maidhof responded to comments and questions from Board members concerning compatibility issues of the GFLUM and the LDCA, surrounding land uses, development rights, the property never having an approved master plan, and so on.

The Chairwoman opened the hearing to the public. John Nelson, representing Camp 'N' Water Campground, requested that the LDCA designation remain PDR and direct staff to change the GFLUM back to the original designation (Coastal and Lakes).

Discussion ensued regarding the number and ownership of the RVs on the site; traffic, sewer, and water issues; conflicts with the PDR designation; vested rights of the property owners; changes to an RV park requiring Board approval, and so on.

Motion by Commissioner Gary Bartell, seconded by Second Vice Chairman John Thrumston, to deny application AA-08-02 for Camp 'N' Water Campground. Motion carried unanimously.

Motion by Commissioner Gary Bartell, seconded by Second Vice Chairman John Thrumston, to direct staff to initiate an application to change the Generalized Future Land Use Map reflecting the Board's decision today. Motion carried unanimously.

CPA-08-23

Mr. Maidhof pointed out that this ordinance amendment involved six other applications (Lake Rousseau RV Park, Quail Roost, Encore Super Park, B & B RV Park, and Turtle Creek Resort & Manatee Pub Campground). Commissioner Bartell affirmed that his motion was to deny only the Camp 'N' Water Campground portion.

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Land Development Divisi

Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water Campground Assoc Inc.)

DEPARTMENT OF DEVELOPMENT SERVICES
COMMUNITY DEVELOPMENT DIVISION
MEMORANDUM

PM2-08-166

TO: Citrus County Board of County Commissioners
FROM: Timothy C. Pitts, Ph.D., Senior Planner; Community Development Division
DATE: June 4, 2008
RE: AA-08-02 Atlas Amendment to the Land Development Code for consistency with the adopted Generalized Future Land Use Map (GFLUM)

The following is a timeline of development on the Camp N Water Campground properties. This has been reconstructed from the Department of Development Services and Environmental Health files. Environmental Health records on the park only go back to 1986 and indicate that the State of Florida recognizes 91 RV sites and two mobile homes. Community Development records recognize 95 RV sites only.

1972 The oldest site plan in Community Development files is dated October 3, 1972; the park was then named "Camp N Air" (a.k.a., "River Park").

1974 An aerial photograph from January of 1974 indicates the presence of what appears to be an RV park with a similar layout to the current park.

1985 An application was filed by W. F. Firehammer, Harry Aylesworth, the Camp N Water Campground Association, Inc., and River Camp Resort Associates, Inc. for a zoning change from R-1, Single Family Residential to PD-C, Planned Development-Commercial for a recreational vehicle park. That application (Z-85-21) encompassed six parcels (the three lots subject to application AA-08-02 plus Lots 2, 3, and 4 of Block 1-45).

Application Z-85-21 was approved by the Citrus County Planning Commission at their meeting of June 27, 1985, but withdrawn by the applicant at the public hearing before the Board of County Commissioners on July 16, 1985.

Lot 1-29-1 (Riverpark Village) was not proposed as a part of that application nor is it a part of application AA-08-02; instead it was subject to a separate special exception application that was denied by the Planning Commission but approved by Court order in 1986.

1986 The Zoning Atlas designated this property RVCPD, Recreational Vehicle Commercial Planned Development.

1990 The land use designation on the subject properties was changed to PDR, Planned Development-Residential (RVCPD was eliminated as a category).

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2006 The property was included in CPA-06-16, which updated the GFLUM as a part of the EAR-based changes and DCA recommendations.

2007 The property was included in AA-07-02 as one that had incompatible designations on the GFLUM and the LDC Atlas. AA-07-02 was withdrawn by staff.

2008 The property was included in AA-08-02 which included a manageable subset of properties from AA-07-02.

ANALYSIS

The original staff research that resulted in CPA-06-16 had not discovered that Z-85-21 was not approved by the BOCC. The 1986 Zoning Atlas classified the subject property as RVCPD, Recreational Vehicle Commercial Planned Development, despite the fact that the park in question had withdrawn its request for a zoning change in the previous year. In addition, there is no evidence of the approval of any number of single family dwellings at a public hearing in the past.

So, in summary, this park does not appear to have ever had an approved master plan on file with the Department of Development Services. It was a nonconforming use in the early 1980s that was made conforming by the atlas of 1986. The zoning category was eliminated in 1990, and it appears to have been designated a part of the PDR district despite the fact that it is not a residential land use and has no approved master plan. Currently, it is a nonconforming use within the PDR district on the Atlas, but is designated RVP on the GFLUM as a result of CPA-06-16.

RECOMMENDATION:

The Board is faced with a decision whether to change the designation on the Atlas for this property to RVP. If the Board chooses not to change it, then staff would need some direction regarding how to gain consistency between the maps. In that case, the appropriate designation on the GFLUM may be its original CL designation.

The LDC Atlas is a stickier problem: the PDR designation appears inappropriate for the property (it is designated Planned Development with no master plan and is therefore un-developable under the LDC without establishing a master plan for the property at a public hearing before the BOCC); CLR could be appropriate, as could CL, but the RV Park would still be a non-conforming use; and CLC could be possible, but it is more intense than the current use.

The land use issues are ambiguous, so staff has no recommendation beyond laying out the options for the Board. This is a policy decision that is rightfully in the hands of the BOCC. On the one hand, the Board could approve the RVP designation which would bring about conformity between the maps and the actual land use and allow the property owner to establish a master plan

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on the property and make minor changes administratively. However, that approves a land use designation that seems to have been assigned in error (though an error that goes back more than 20 years) and appears to be against the wishes of the property owner.

On the other hand, the Board could direct staff to change the future land use designation back to CL and either to leave the Atlas designation as is or to change it to CL, CLR or something else. This would seem to be in accordance with the property owners' wishes; however the current use on the property would then be nonconforming. Were the property owner then to wish to continue use of the property as an RV Park, he would be required to meet the requirements of LDC Section 3100, Nonconforming Uses and Structures and would not be allowed to expand or modify the park. Should the property ever be redeveloped, it would be limited to one residence on each of the three lots (or one of the other uses allowed under the land use designation). Since this area is within the CHHA, there could be no increase in density beyond the existing number of lots under LDC Section 4166, Coastal High Hazard Area (CHHA) and the relevant Sections between 4620-4630, Land Use and Zoning Districts.

Staff will be available at the scheduled meeting to address any questions.

TCP/kmy

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Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water Campground Assoc Inc.)

Exhibit "G-2" –Application Text
Camp N Water Campground Association, Inc.
Alternate Key No.: 3220048
Crystal River, Florida 7.78 acres (MOL)

I. General Facts/Site Characteristics: The subject parcel is 7.78 acres (MOL). It is RVP on GFLUM for existing RV park and C/L for storage area – 0.80 acres. The LDC Atlas is PDR and C/L respectively. There is no approved Master Site Plan (MSP) with PDR. The RV park is a cooperative that started in year 1985. The co-op documents are at O.R. Book 665, Page 1356, O.R. Book 700, Page 0661. Exhibit "B-1" is the original map of RV sites. Exhibit "G-1" sets forth the parks land use history – which why the park is proceeding with this application to correct this historical inconsistency between maps. The applications also allow for storage area so sites can do regular maintenance without vesting issues as to expansion.

FIRM map is AE; base flood elevation is 11.00. The park is serviced by central water and sewer. The current density per FDOH license is 94 units of which three (3) are "cabins" (park models). Serving the RV units is a 3,818 sq. ft. clubhouse and varied recreational amenities to include boat/trailer storage area (C/L), docks and a boat ramp.

The request is three (3) fold – (1) LDC Atlas to RVP with PUD map (2) Plan GFLUM/LDC Atlas for 0.80 acres from C/L to RVP for unimproved boat/trailer storage area (3) PUD – Master Site Plan for existing units. There is no material increase in density or intensity. New Items in MSP are (1) a screened fish cleaning table and (2) expanded basketball pad. The boat /trailer storage is not new to the site but new to permitting.
Surrounding land uses and districts are as follows:

(1) North – SF residential/wetlands
(2) East – SF residential/wetlands
(3) South – vacant wetlands
(4) West- SF residential

II. Plan Consistency: Given existing GFLUM of RVP – all proposed amendments are consistent with GFLUM map. The RVP district is authorized in coastal zone. The size of parcel and density are vested but Park's vested use does not meet current LDC RVP standards.

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III. Concurrency: The site has central water/sewer. No new impervious surfaces – thus no new stormwater impacts. Existing building, sheds, roads etc. are vested for stormwater.

IV. Compatibility: The area is a mixed use of waterfront single family, RV parks, coastal commercial and wetland areas. The park predates a majority of all abutting uses. Park is isolated given large abutting wetland areas and its imited access. See aerials Exhibit "C".

V. PUD: The PUD map codifies existing uses with minimal new items (listed thereon).

VI. Conclusion: The application meets statutory test of consistency with Plan. It is and has been compatible over the course of years. The PUD map corrects the lack of a Master Plan for the PDR district. It will allow for regular maintenance of vested sites without a legal discussion of whether the intended use is an "expansion". By example – one site was denied a permit for a concrete pad similar to all other RV sites.

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LAW OFFICE OF
CLARK A. STILLWELL, LLC
ATTORNEY AT LAW

BANK OF INVERNESS BUILDING
320 U.S. HIGHWAY 41 SOUTH
INVERNESS, FLORIDA 34450

TELEPHONE: (352) 726-6767
FAX: (352) 726-8283
caslaw@tampabay.rr.com

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FLORIDA 34451

MEMORANDUM

TO: **Joanna Coutu**

FROM: **Clark A. Stillwell, Esquire**
Law Office of Clark A. Stillwell, LLC

RE: **Camp N Water – CPA/AA/PUD-22-02**

DATE: **November 19, 2021**

Joanna:

Attached is a photo of the existing fish cleaning area which would be screened in per master site plan.

CAS/cv
Enclosure

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Attachment: Applicant Submittal (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water Campground Assoc Inc.)

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LAW OFFICE OF
CLARK A. STILLWELL, LLC
ATTORNEY AT LAW

BANK OF INVERNESS BUILDING
320 U.S. HIGHWAY 41 SOUTH
INVERNESS, FLORIDA 34450

TELEPHONE: (352) 726-6767
FAX: (352) 726-8283
caslaw@tampabay.rr.com

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FLORIDA 34451

MEMORANDUM

TO: **Joanna Coutu**

FROM: **Clark A. Stillwell, Esquire**
Law Office of Clark A. Stillwell, LLC

RE: **Camp N Water – CPA/AA/PUD-22-02**

DATE: **December 3, 2021**

Joanna:

Please find attached the revised site plan for total parcel and site specific C/L parcel (AK #3220048) for the noted file. Please include in the back up material. The amendment adds a recreational limited amenity - pickle ball court. The total parcel's ISR remains below 35%. The thought was given, limited issue, to request such up front to avoid a post approval issue of minor versus major amendments. Like screened fish cleaning table and basketball court. Thanks

CAS/cv
Enclosure
cc: Client

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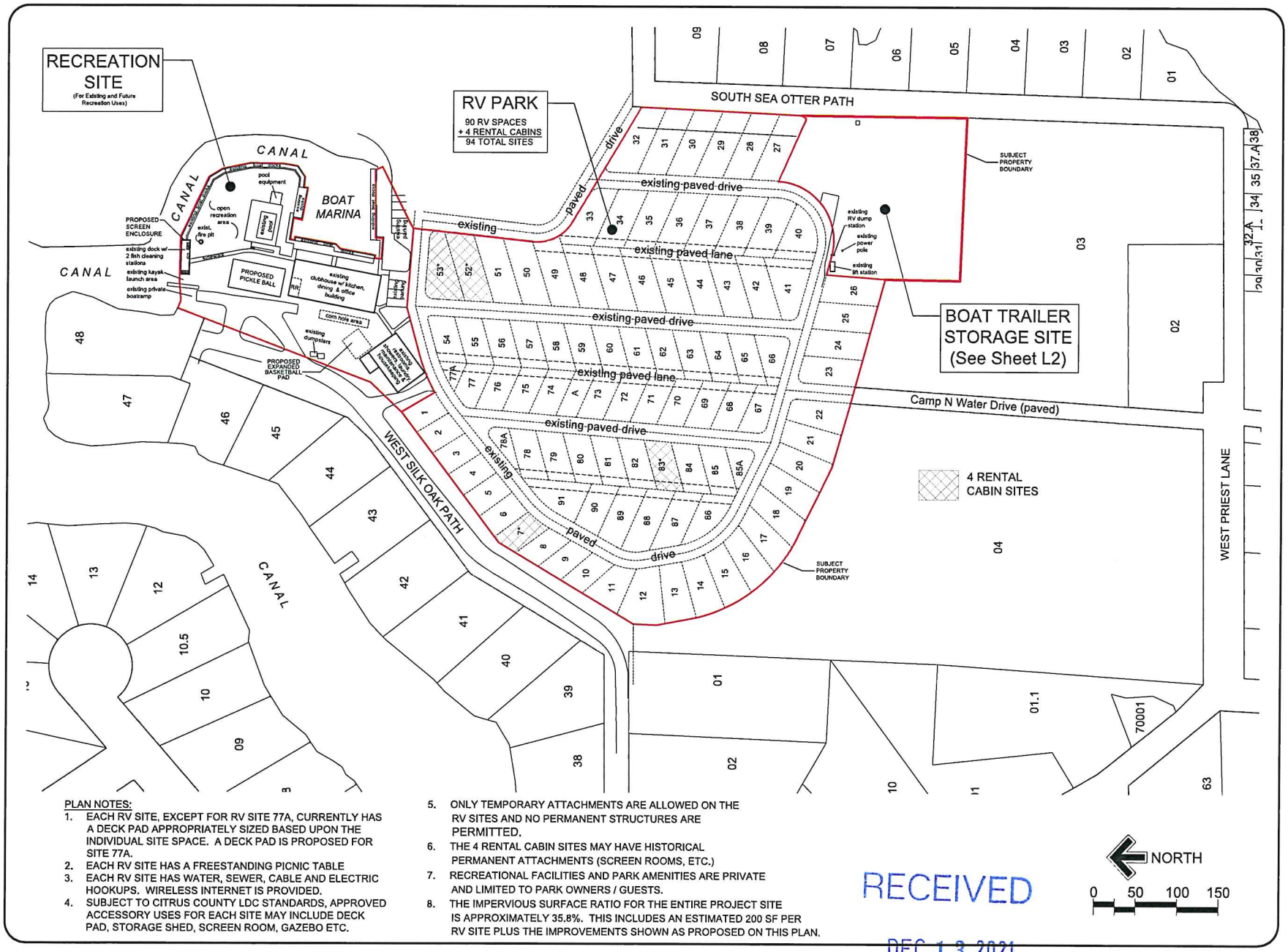
CPA AA PUD 22-02
Land Development Division

Attachment: Revised site plan Dec 13 2021 (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water Campground Assoc Inc.)



PLAN NOTES:

1. EACH RV SITE, EXCEPT FOR RV SITE 77A, CURRENTLY HAS A DECK PAD APPROPRIATELY SIZED BASED UPON THE INDIVIDUAL SITE SPACE. A DECK PAD IS PROPOSED FOR SITE 77A.
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7. RECREATIONAL FACILITIES AND PARK AMENITIES ARE PRIVATE AND LIMITED TO PARK OWNERS / GUESTS.
8. THE IMPERVIOUS SURFACE RATIO FOR THE ENTIRE PROJECT SITE IS APPROXIMATELY 35.8%. THIS INCLUDES AN ESTIMATED 200 SF PER RV SITE PLUS THE IMPROVEMENTS SHOWN AS PROPOSED ON THIS PLAN.

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DEC 13 2021
CPA AA PUD 2202
Land Development Division

Community Land Design, Inc.
Landscape Architecture
1773 East Cleveland Street
Hernando, FL 34442
Phone:352-637-1742
(E): pauldd2000@tampabay.rr.com

Paul C. Gibbs
Registered Landscape Architect
#LA0001189
State of Florida

This item has been electronically signed and sealed by Paul C. Gibbs, Registered Landscape Architect using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Paul C. Gibbs, Landscape Architect LA0001189, State of Florida

Digitally signed by Paul C. Gibbs, Landscape Architect LA0001189, State of Florida
Date: 2021.12.02 16:21:24 -05'00'

CAMP 'N' WATER Outdoor Resort
Camp 'N' Water Campground Association, Inc.
11645 West Priest Lane
Homosassa, FL 34448

PLANS STATUS:
REVIEW
PERMITTING
CONSTRUCTION

DRAWN BY:	PCG
DATE:	12/02/21
KEY REVISIONS	DATE
SCALE:	1" = 50'

SITE PLAN

SHEET L1 OF 2

Attachment: Revised site plan Dec 13 2021 (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N

Community Land Design, Inc.
Landscape Architecture
1773 East Cleveland Street
Hernando, FL 34442
Phone:352-637-1742
(E): paul82000@tampabay.rr.com

Paul C. Gibbs
Registered Landscape Architect
#LA0001189
State of Florida

This item has been electronically signed and sealed by Paul C. Gibbs, Registered Landscape Architect using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Paul C. Gibbs, Landscape Architect LA0001189, State of Florida

Digitally signed by Paul C. Gibbs, Landscape Architect LA0001189, State of Florida
Date: 2021.12.02 16:22:14 -05'00'

CAMP 'N' WATER Outdoor Resort

Camp 'N' Water Campground Association, Inc.
11645 West Priest Lane
Homosassa, FL 34448

PLANS STATUS:
- REVIEW
- PERMITTING
- CONSTRUCTION

DRAWN BY:	PCG
DATE:	12/02/21

KEY	REVISIONS	DATE
1		
2		

SCALE: 1" = 20'

BOAT & TRAILER STORAGE SITE PLAN

SHEET L2 OF 2

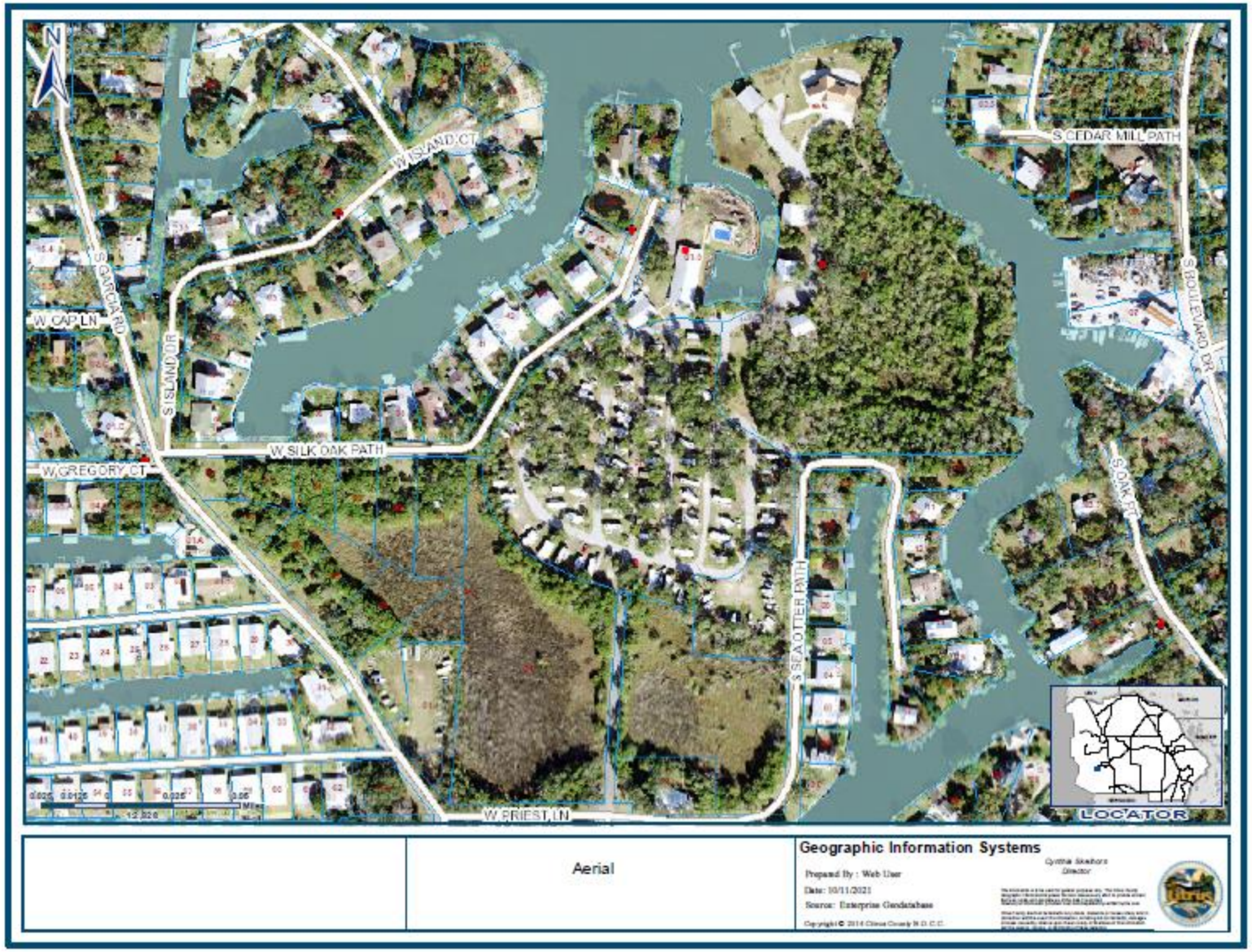
RECEIVED
DEC 13 2021
Land Development Di
CPAA PUD 22-0

Attachment: Revised site plan Dec 13 2021 (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N

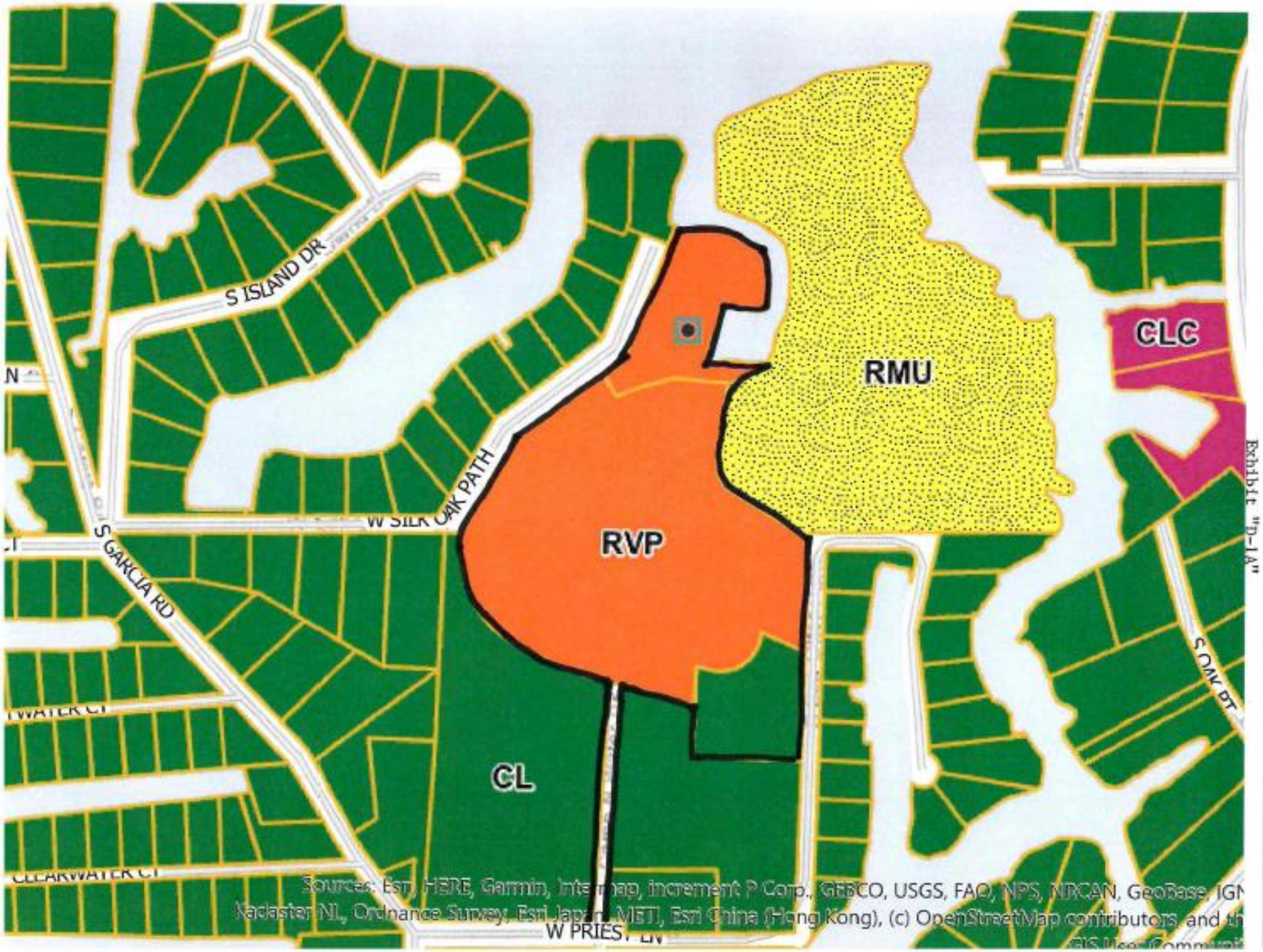
CPA/AA/PUD-22-02
Camp N Water Campground

Clark A. Stillwell
Law Office of Clark A. Stillwell
320 US Hwy 41 South
Inverness, Florida 34450
caslaw@tampabay.rr.com

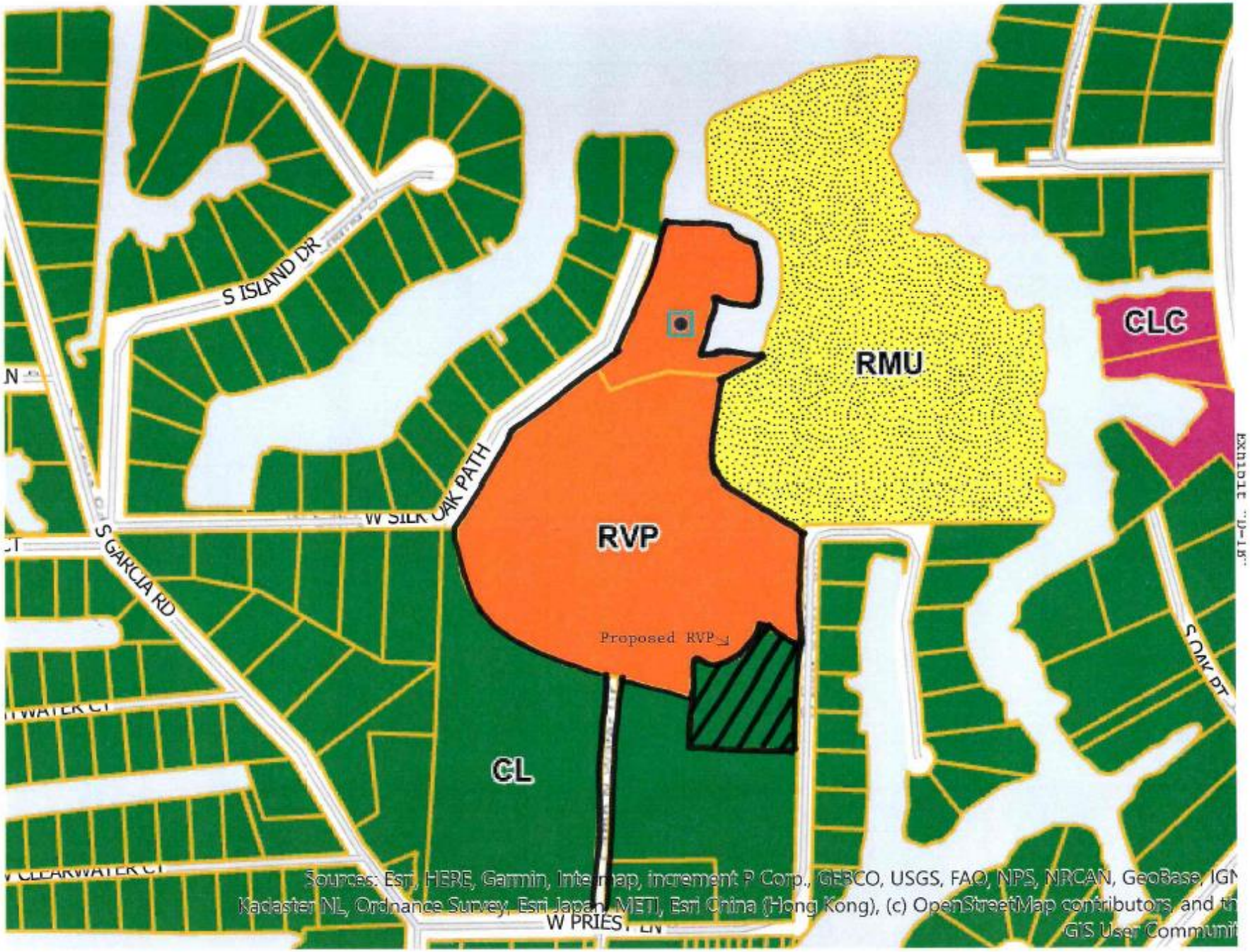
Attachment: Applicant powerpoint (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp



Attachment: Applicant powerpoint (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp



Attachment: Applicant powerpoint (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp



Attachment: Applicant powerpoint (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp

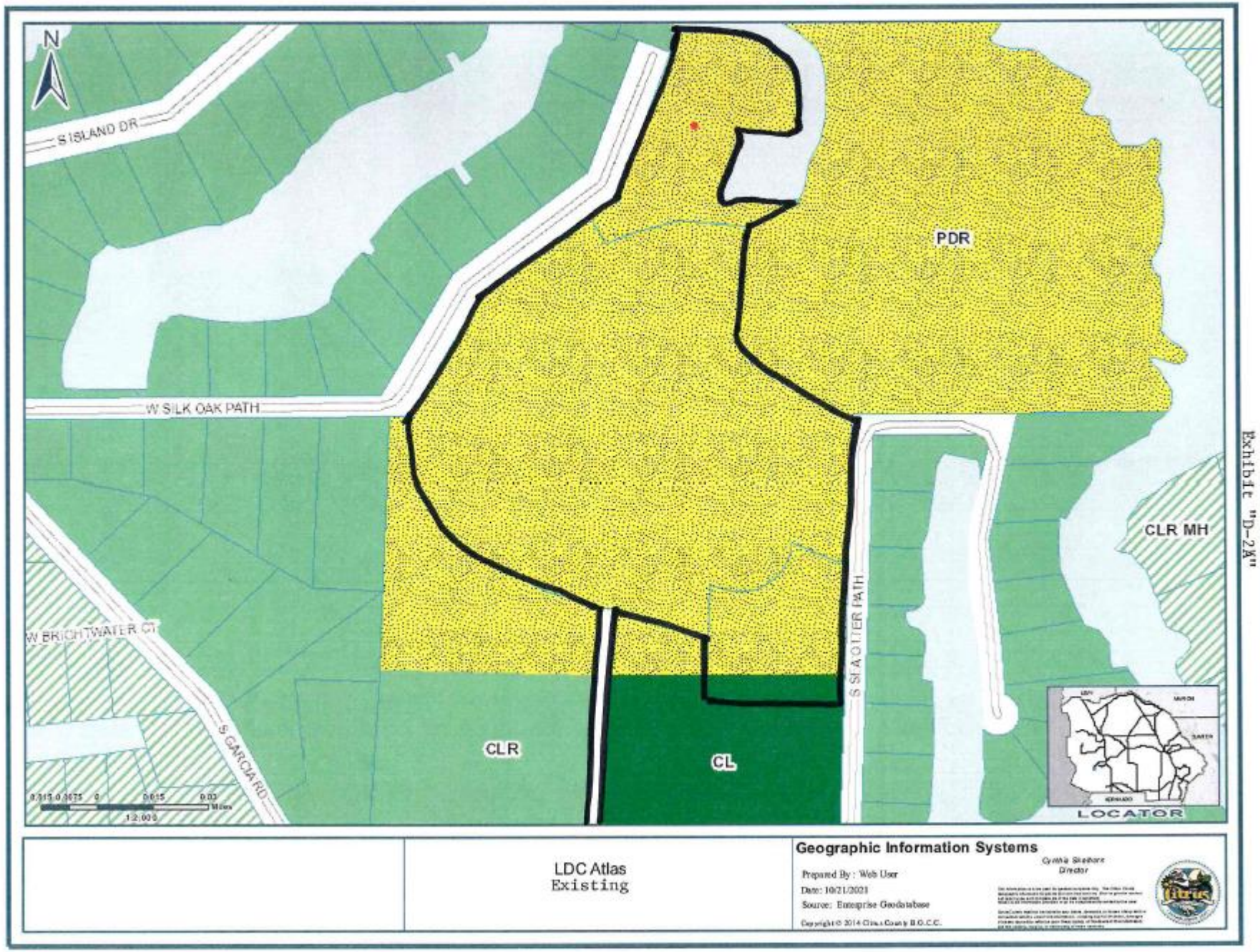


Exhibit "D-2A"

Attachment: Applicant powerpoint (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp

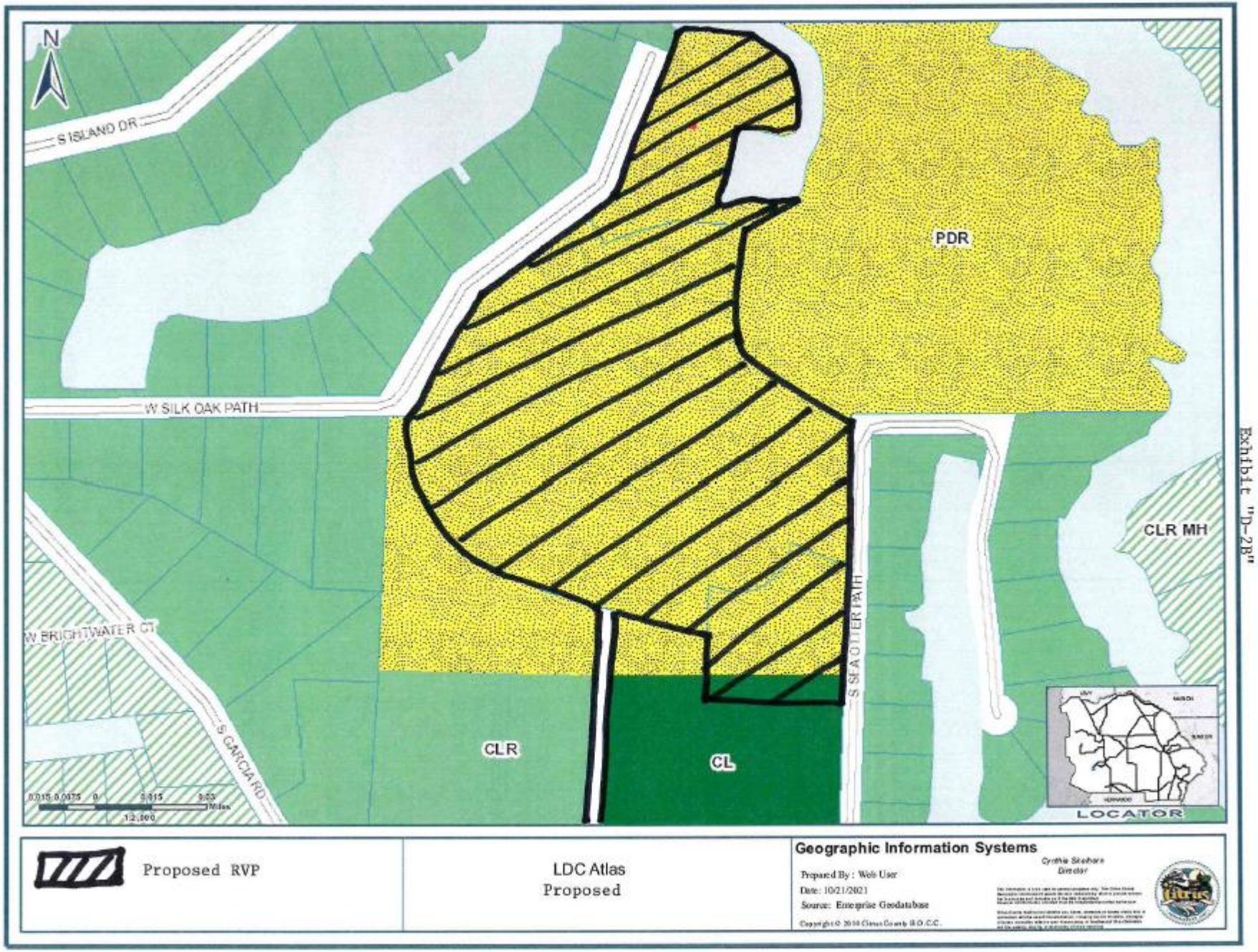
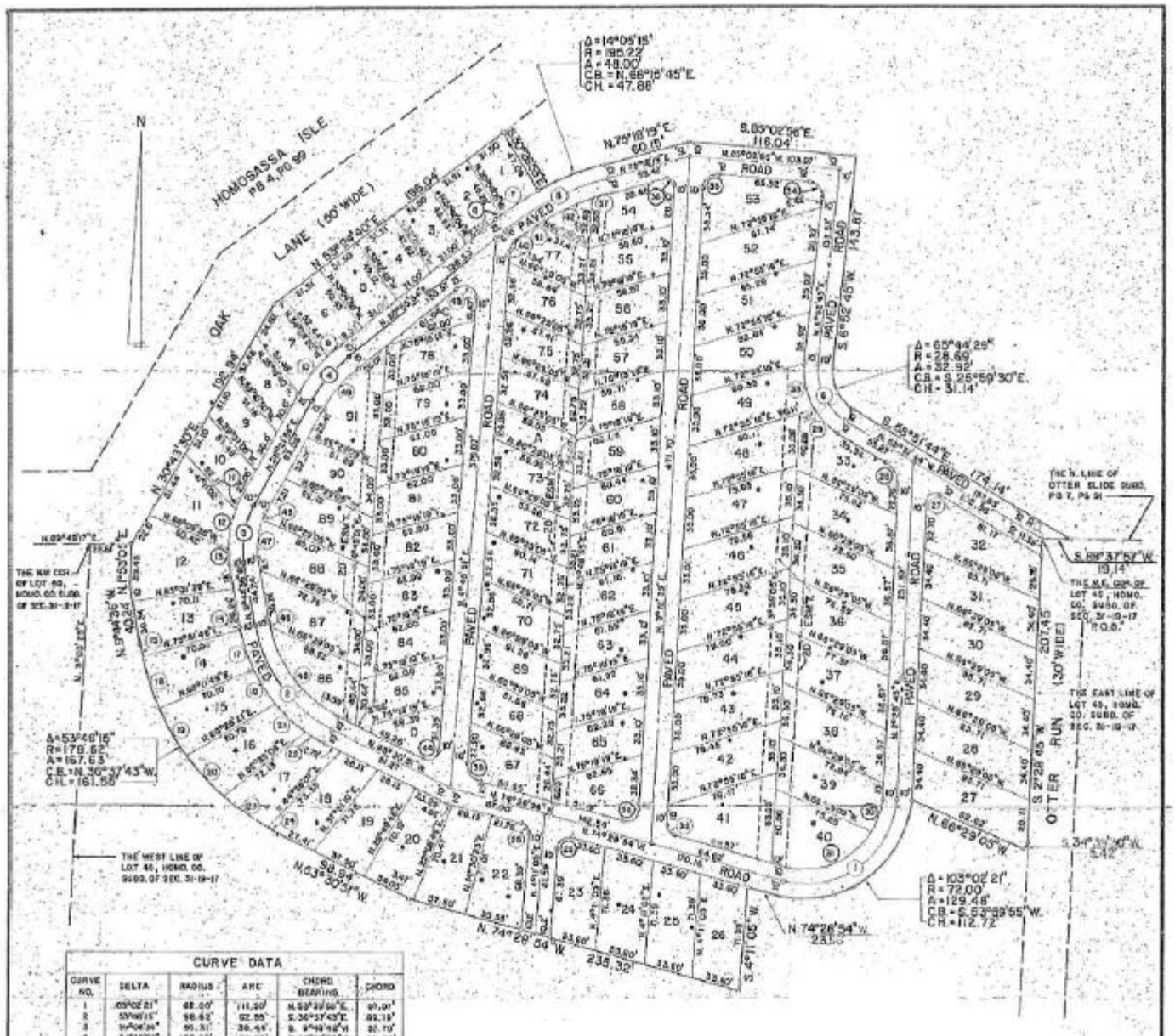


Exhibit "D-2B"

Attachment: Applicant powerpoint (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp



CURVE DATA

CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
1	03°02'21"	68.00'	118.50'	N.53°38'55"E.	90.01'
2	53°46'15"	98.62'	92.55'	S.36°37'43"E.	89.18'
3	34°06'36"	90.31'	36.44'	S. 8°48'48"W.	35.70'
4	21°33'06"	106.02'	39.53'	S.40°08'06"W.	39.30'
5	59°02'09"	168.22'	73.73'	S.63°01'01"W.	73.80'
6	53°44'29"	36.69'	34.34'	S.25°59'30"E.	42.00'
7	9°06'08"	196.22'	31.00'	S.58°39'30"W.	31.00'
8	1°40'42"	185.22'	6.01'	S.51°30'47"W.	6.01'
9	6°16'25"	115.02'	12.86'	S.47°49'30"W.	12.87'
10	15°15'13"	85.02'	40.62'	S.35°59'28"W.	40.23'
11	6°56'25"	66.31'	8.02'	S.28°46'19"W.	8.02'
12	26°08'53"	66.31'	30.26'	S.10°18'36"W.	30.00'
13	6°56'45"	66.31'	8.03'	S. 6°16'58"E.	8.01'
14	0°58'49"	106.52'	1.82'	S.10°14'20"E.	1.82'
15	2°18'49"	176.62'	7.28'	S.10°39'52"E.	7.28'
16	12°03'04"	174.62'	37.43'	S.18°05'52"E.	37.50'
17	14°53'48"	106.62'	28.21'	S. 19°10'48"E.	28.13'
18	14°53'48"	106.62'	28.21'	S.33°04'37"E.	28.13'
19	12°03'05"	178.62'	37.57'	S.30°26'06"E.	37.50'
20	12°03'05"	178.62'	37.57'	S.42°29'00"E.	37.50'
21	14°52'48"	106.62'	28.21'	S.47°36'23"E.	28.13'
22	8°06'02"	106.62'	15.42'	S.39°28'01"E.	15.41'
23	12°03'03"	178.62'	37.57'	S.34°31'03"E.	37.50'
24	3°41'15"	178.62'	10.99'	S.41°53'44"E.	10.99'
25	73°38'58"	6.12'	8.50'	S.35°08'54"E.	7.14'
26	101°30'00"	6.00'	14.49'	S.84°56'35"W.	12.66'
27	119°39'31"	5.93'	12.26'	S.81°44'30"E.	10.20'
28	6°40'09"	16.89'	10.05'	S.28°11'28"E.	17.20'
29	28°15'42"	48.69'	23.24'	S.49°44'26"E.	23.10'
30	57°54'06"	22.00'	23.23'	S.07°22'04"W.	23.00'
31	75°15'15"	22.00'	28.27'	S.81°54'39"W.	26.47'
32	76°41'23"	6.21'	8.31'	S.35°20'00"E.	7.72'
33	28°30'41"	46.69'	23.50'	S.02°22'37"E.	23.25'
34	21°55'46"	5.97'	15.52'	S.28°05'00"E.	13.95'
35	21°44'25"	5.70'	13.23'	S.29°04'52"W.	13.35'
36	10°56'20"	3.44'	6.85'	S.50°44'31"E.	5.69'
37	4°25'45"	175.22'	13.75'	S.73°03'28"W.	13.75'
38	108°18'27"	8.05'	14.28'	S.54°21'55"W.	12.55'
39	79°11'45"	12.05'	16.72'	S.54°35'32"E.	15.41'
40	46°40'05"	8.50'	6.81'	S.21°50'43"W.	6.63'
41	6°35'50"	170.22'	20.18'	S.56°03'45"W.	20.17'
42	13°38'48"	175.22'	40.61'	S.66°10'08"W.	40.52'
43	123°48'01"	0.52'	13.91'	S.22°50'00"E.	10.65'
44	11°43'15"	8.70'	15.23'	S.60°37'30"W.	11.22'
45	51°58'00"	88.62'	80.38'	S.37°28'31"E.	77.65'
46	1°49'15"	88.62'	2.79'	S.10°38'45"E.	2.79'
47	22°52'46"	45.31'	26.51'	S. 8°46'51"W.	26.21'
48	6°43'30"	45.31'	5.04'	S.26°14'14"W.	5.03'
49	21°33'06"	95.02'	35.75'	S.40°08'06"W.	35.54'

DESCRIPTION:

BEGIN AT THE NE. CORNER OF LOT 45 OF HOMOSASSA COMPANY SUBDIVISION OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, THENCE S.02°28'45"W. ALONG THE EAST LINE OF SAID LOT 45 A DISTANCE OF 207.45 FEET, THENCE S.34°39'30"W. 5.42 FEET, THENCE N.66°29'05"W. 82.62 FEET TO THE PC OF A CURVE CONCAVED NORTHWESTERLY HAVING A CENTRAL ANGLE OF 103°02'21" AND A RADIUS OF 72.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 129.48 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S.53°38'55"W. 112.72 FEET), THENCE N.74°26'54"W. 23.56 FEET, THENCE S.09°10'05"W. 71.39 FEET, THENCE N.74°26'54"W. 235.32 FEET, THENCE N.63°30'51"W. 98.94 FEET TO THE PC OF A CURVE CONCAVED NORTHEASTERLY HAVING A CENTRAL ANGLE OF 53°46'15" AND A RADIUS OF 178.62 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 167.63 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N.36°37'43"W. 161.55 FEET), THENCE N.09°46'36"W. 40.24 FEET, THENCE N.01°55'00"E. 29.43 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF OAK LANE AS SHOWN ON THE PLAT OF HOMOSASSA ISLE AS RECORDED IN PLAT BOOK 4, PAGE 99 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES, N.30°43'30"E. 192.94 FEET, THENCE N.63°24'40"E. 196.04 FEET, THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE S.30°26'93"E. 47.09 FEET TO A POINT ON A CURVE CONCAVED SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 14°05'15" AND A RADIUS OF 195.22 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.00 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N.68°19'45"E. 47.88 FEET), THENCE N.75°18'19"E. 60.15 FEET, THENCE S.85°02'56"E. 116.04 FEET, THENCE S.06°02'45"W. 143.87 FEET TO THE PC OF A CURVE CONCAVED NORTHEASTERLY HAVING A CENTRAL ANGLE OF 65°44'25" AND A RADIUS OF 28.69 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 32.92 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S.25°59'30"E. 31.14 FEET), THENCE S.59°51'44"E. 174.14 FEET TO A POINT ON THE NORTH LINE OF OTTER SLIDE SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 91 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE S.89°37'59"W. ALONG SAID NORTH LINE A DISTANCE OF 19.14 FEET TO THE POINT OF BEGINNING.

NOTES:

1.) THE BEARINGS SHOWN HEREON ARE BASED ON A SURVEY BY HALL-FARNER & ASSOCIATES FOR FIRST FEDERAL OF LAKE COUNTY, DATED DECEMBER 21, 1977.

2.) ESM'T. = EASEMENT

LEGEND:

● INDICATES SEWER OUTLET.

RIVER PARK INVESTORS, LTD.

CAMP'N'WATER CAMPGROUND

HENIGAR & RAY ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS · LAND SURVEYORS · LAND PLANNERS
640 EAST HWY. 44, CRYSTAL RIVER, FLORIDA

DRAWN: R. K. G.	SCALE:	J.O. 84-323
APPROVED:	1" = 50'	P.B. 2-A, PG. 487
DATE: MAR. 19, 1984		

FIGURE #6

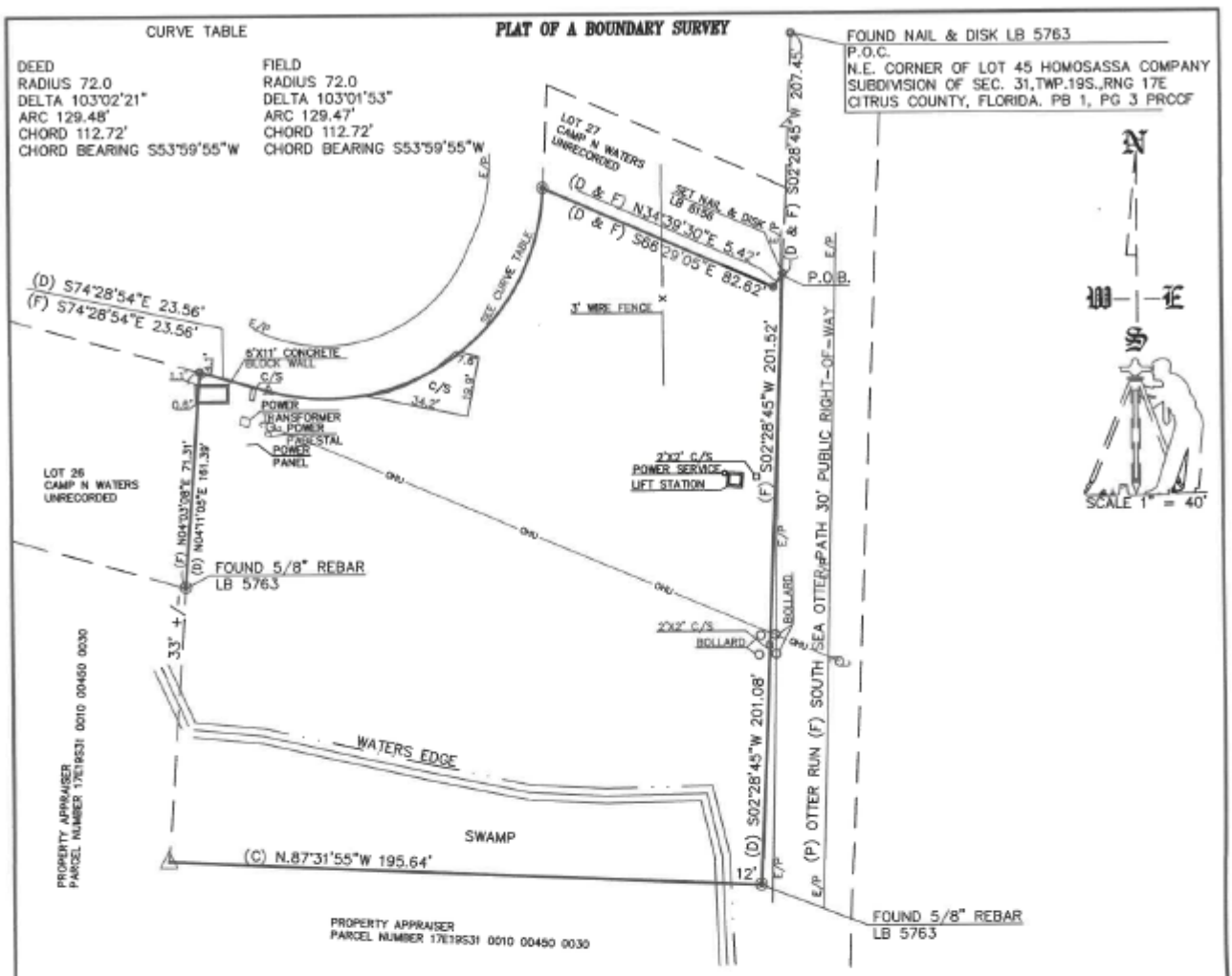
1984

Attachment: Applicant powerpoint (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp

PLAT OF A BOUNDARY SURVEY

CURVE TABLE

DEED	FIELD
RADIUS 72.0	RADIUS 72.0
DELTA 103°02'21"	DELTA 103°01'53"
ARC 129.48'	ARC 129.47'
CHORD 112.72'	CHORD 112.72'
CHORD BEARING S53°59'55"W	CHORD BEARING S53°59'55"W



SURVEYORS NOTES:

1. BASIS OF BEARING- FIELD BEARINGS SHOWN HEREON ARE BASED ON THE EAST BOUNDARY LINE OF THE PROPERTY DESCRIBED HEREON HAVING AN ASSUMED BEARING S. 02°28'45" W AS SHOWN ON THE UNRECORDED PLAT OF CAMP N WATERS AND ALONG THE WEST RIGHT-OF-WAY LINE OF SEA OTTER PATH AS SHOWN ON THE RECORDED PLAT OF OTTER SLIDE AS RECORDED IN PLAT BOOK 7 PAGE 91 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
2. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED OR SHOWN.
3. ADDITION OR DELETIONS TO THIS SURVEY DRAWING BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT THE WRITTEN CONSENT OF SIGNED PARTY OR PARTIES.
4. ELEVATIONS AS SHOWN HEREON (IF ANY) ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND MAY NOT INDICATE CURRENT OWNERSHIP, ENCUMBRANCES, OR OTHER MATTERS OF RECORD.
6. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP
7. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) No. 12017C0313E AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), EFFECTIVE DATE OF JANUARY 15, 2021 THE SUBJECT PROPERTY APPEAR TO LIE IN FLOOD ZONE AE FLOOD ZONE AE (SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION 11.0 DETERMINED).
8. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF IMPROVEMENTS OVER SCALED POSITIONS.
9. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINE OTHER THAN AS SHOWN, THAT THE IMPROVEMENTS HAVE BEEN LOCATED AS SHOWN
10. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN CHAPTER 5J-17.050 THRU 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES IS "SUBURBAN" THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.

LEGAL DESCRIPTION

A PORTION OF LOT 45 HOMOSASSA COMPANY SUBDIVISION OF SECTION 31 TOWNSHIP 19 SOUTH, RANGE 17 EAST CITRUS COUNTY, FLORIDA AND RECORDED IN PLAT BOOK 1 PAGE 3 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 45 HOMOSASSA COMPANY SUBDIVISION OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 17 EAST CITRUS COUNTY, FLORIDA; THENCE S. 02°28'45" W. ALONG THE EAST BOUNDARY LINE OF SAID LOT 45, A DISTANCE OF 207.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST BOUNDARY LINE OF SAID LOT 45 S. 02°28'45" W., A DISTANCE OF 201.08 FEET; THENCE DEPARTING SAID EAST BOUNDARY LINE N. 87°31'55" W. A DISTANCE OF 198.00 FEET; THENCE N 04°11'05" E A DISTANCE OF 161.39 FEET; THENCE S. 74°28'54" E., A DISTANCE OF 23.56 FEET TO THE BEGINNING OF A CURVE CONCAVED NORTHWESTERLY HAVING A RADIUS OF 72.00 FEET AND A CENTRAL ANGLE OF 103°02'21" THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 129.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N. 53°59'55" E., 112.73 FEET) THENCE S. 66°29'05" E., A DISTANCE OF 82.82 FEET THENCE N. 34°37'02" E., A DISTANCE OF 5.42 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 35,623 SQUARE FEET (0.82 ACRES) MORE OR LESS.

JOB No. 21-173	THIS SURVEY IS CERTIFIED TO: CAMP N WATERS CAMPGROUND ASSOCIATION, INC.
PROJ. No.	
DRAW BY: PLH	
APPROVED BY:	
MAP DATE: 10/4/2021	Anderson Specialty Services, Inc.
SCALE: 1" = 40'	9200 East Orange Avenue
SHEET No. 1 OF 1	Floral City, Florida 34436
FIELD DATE: 9/30/2021	(352) 220-0146
FIELD BOOK: 60	Florida Licensed Business No. 8156
PAGE: 74	
SEC.31 TWP.19S RNG.17E	

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREIN DESCRIBED LAND SURVEY AND PLAT ARE TRUE AND CORRECT AND WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THRU 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

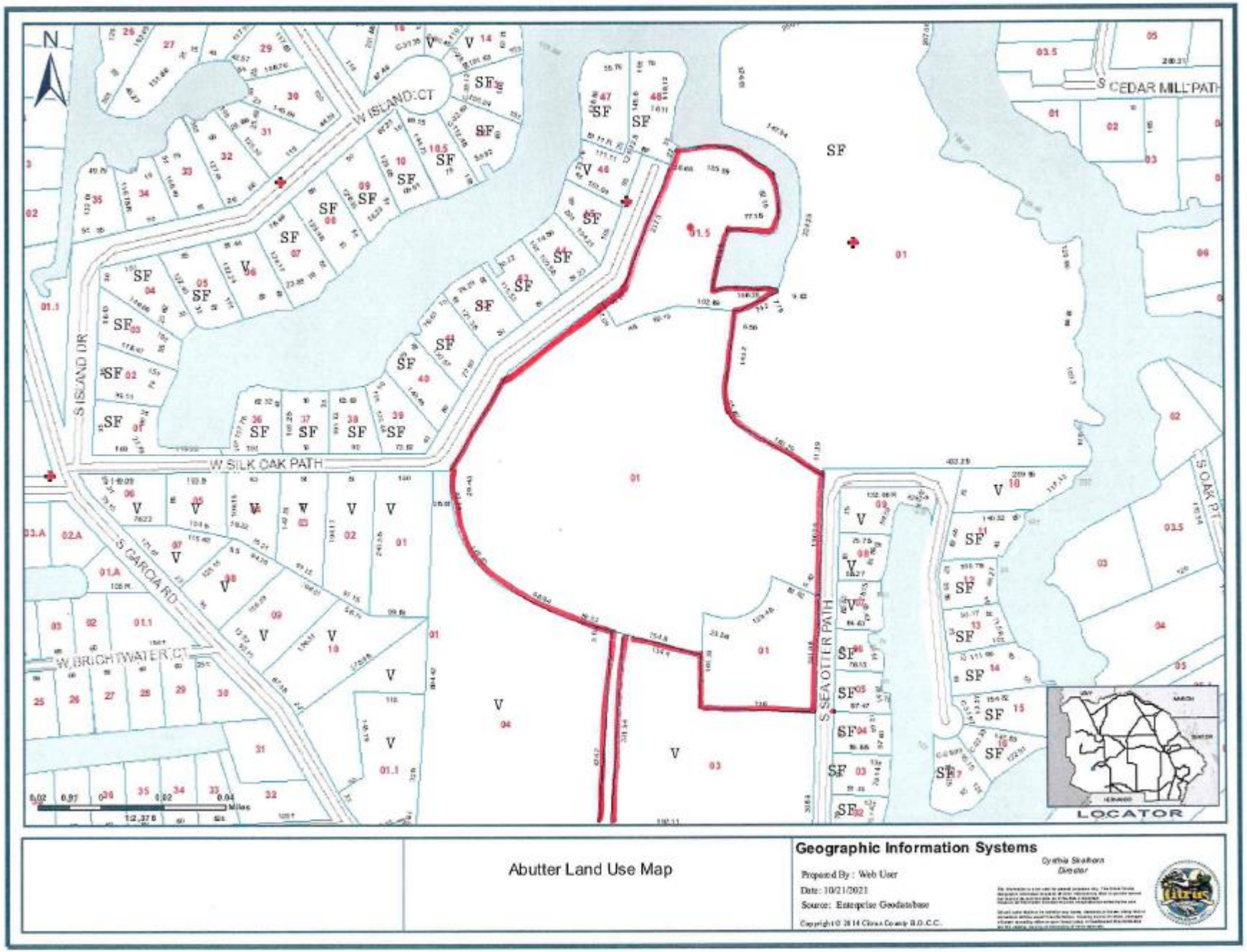
DATED THIS 5 DAY OF October 2021

Patrick L Henson

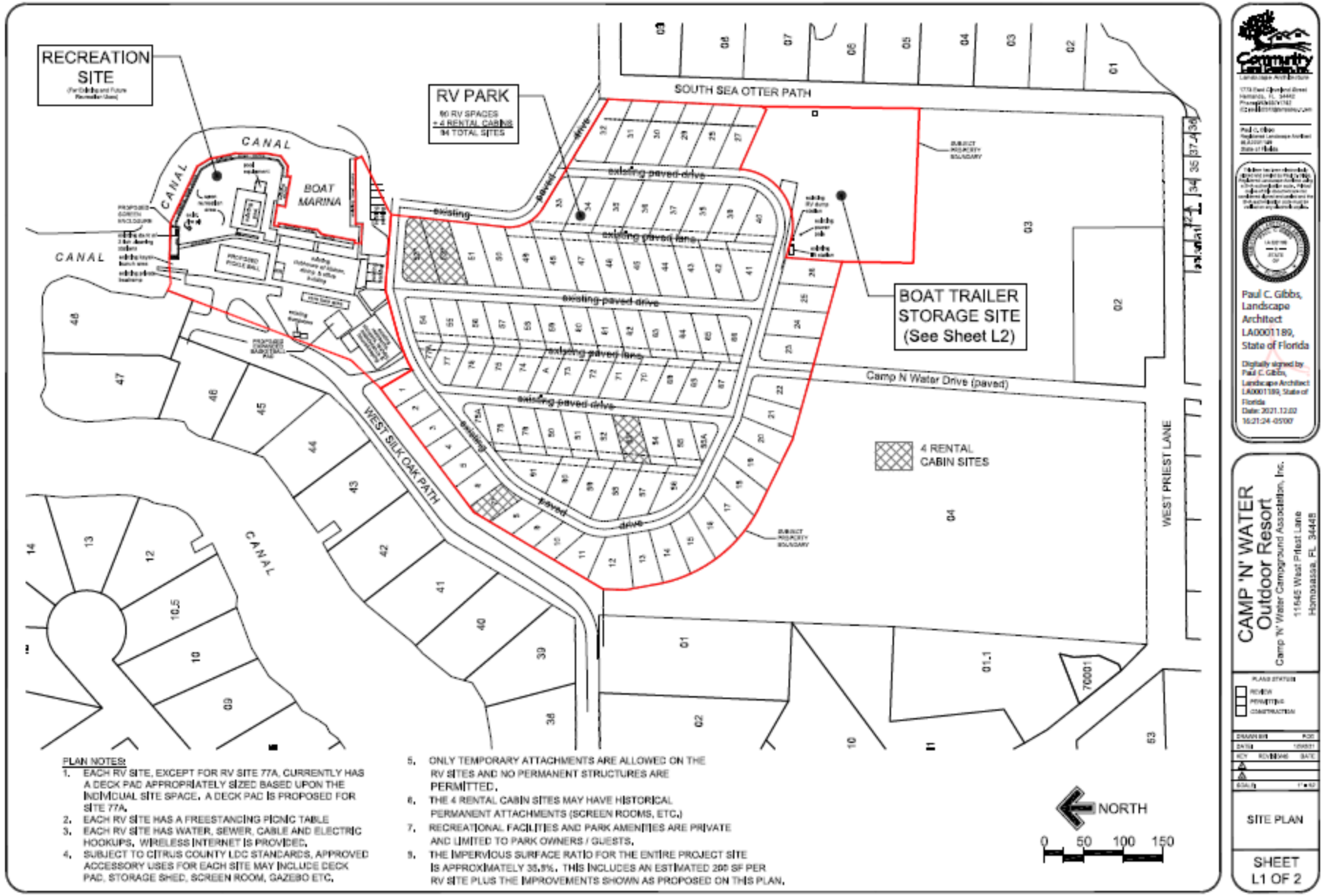
PATRICK L. HENSON, REGISTERED LAND SURVEYOR
FLORIDA REGISTRATION No. 4547

THIS SURVEY INVALID UNLESS EMBOSSED WITH A SURVEYORS IMPRESSION SEAL FOR PAPER COPIES OR DIGITAL SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE FOR ELECTRONIC COPIES.

■ = FOUND 4" UNIDENTIFIED CONCRETE MONUMENT UNLESS OTHERWISE NOTED
□ = SET 4"X4" CONCRETE MONUMENT LB 8156
△ = DESCRIPTIVE POINT
⊛ = FOUND UNIDENTIFIED 5/8" REBAR UNLESS OTHERWISE NOTED
○ = SET 5/8" REBAR LB 8156
(P)= PLAT DATA (D)= DEED DATA (F)= FIELD MEASURED (C) = CALCULATED DATA
N.=NORTH E.=EAST S.=SOUTH W=WEST
P.O.B. = POINT OF BEGINNING
⬭ = ELEVATION ⊕ = BENCHMARK
R/W = RIGHT-OF-WAY
℄ = CENTERLINE Ⓦ = WELL
°○ = POWER POLE ——> = GUY ANCHOR
P.O.C. = POINT OF COMMENCEMENT
P.B. = PLAT BOOK
P.R.M. = PERMANENT REFERENCE MONUMENT
O.R.B. = OFFICIAL RECORD BOOK
CBS = CONCRETE BLOCK STRUCTURE
PRCOF = PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA
LB = LICENSED BUSINESS
CM = CONCRETE MONUMENT
ID = IDENTIFICATION
PG = PAGE
PB = PLAT BOOK
TBM = TEMPORARY BENCHMARK
C/S = CONCRETE SLAB
PCP = PERMANENT CONTROL POINT
A/C= AIR CONDITIONER
FKA = FORMERLY KNOWN AS
OHU=OVERHEAD UTILITIES
E/P=EDGE OF PAVEMENT



Attachment: Applicant powerpoint (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp



PLAN NOTES:

1. EACH RV SITE, EXCEPT FOR RV SITE 77A, CURRENTLY HAS A DECK PAD APPROPRIATELY SIZED BASED UPON THE INDIVIDUAL SITE SPACE. A DECK PAD IS PROPOSED FOR SITE 77A.
2. EACH RV SITE HAS A FREESTANDING PICNIC TABLE
3. EACH RV SITE HAS WATER, SEWER, CABLE AND ELECTRIC HOOKUPS. WIRELESS INTERNET IS PROVIDED.
4. SUBJECT TO CITRUS COUNTY LDC STANDARDS, APPROVED ACCESSORY USES FOR EACH SITE MAY INCLUDE DECK PAD, STORAGE SHED, SCREEN ROOM, GAZEBO ETC.
5. ONLY TEMPORARY ATTACHMENTS ARE ALLOWED ON THE RV SITES AND NO PERMANENT STRUCTURES ARE PERMITTED.
6. THE 4 RENTAL CABIN SITES MAY HAVE HISTORICAL PERMANENT ATTACHMENTS (SCREEN ROOMS, ETC.)
7. RECREATIONAL FACILITIES AND PARK AMENITIES ARE PRIVATE AND LIMITED TO PARK OWNERS / GUESTS.
9. THE IMPERVIOUS SURFACE RATIO FOR THE ENTIRE PROJECT SITE IS APPROXIMATELY 35.5%. THIS INCLUDES AN ESTIMATED 200 SF PER RV SITE PLUS THE IMPROVEMENTS SHOWN AS PROPOSED ON THIS PLAN.

Community Land Planning

Paul C. Gibbs, Landscape Architect LA0001189, State of Florida

Digitally signed by Paul C. Gibbs, Landscape Architect LA0001189, State of Florida
Date: 2021.12.03 16:21:24 -05'00'

CAMP 'N' WATER Outdoor Resort

Camp 'N' Water Campground Association, Inc.
11545 West Priest Lane
Homosassa, FL 34448

PLANS STATUS
REVIEW
PERMITTING
CONSTRUCTION

SITE PLAN

SHEET L1 OF 2

Attachment: Applicant powerpoint (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp

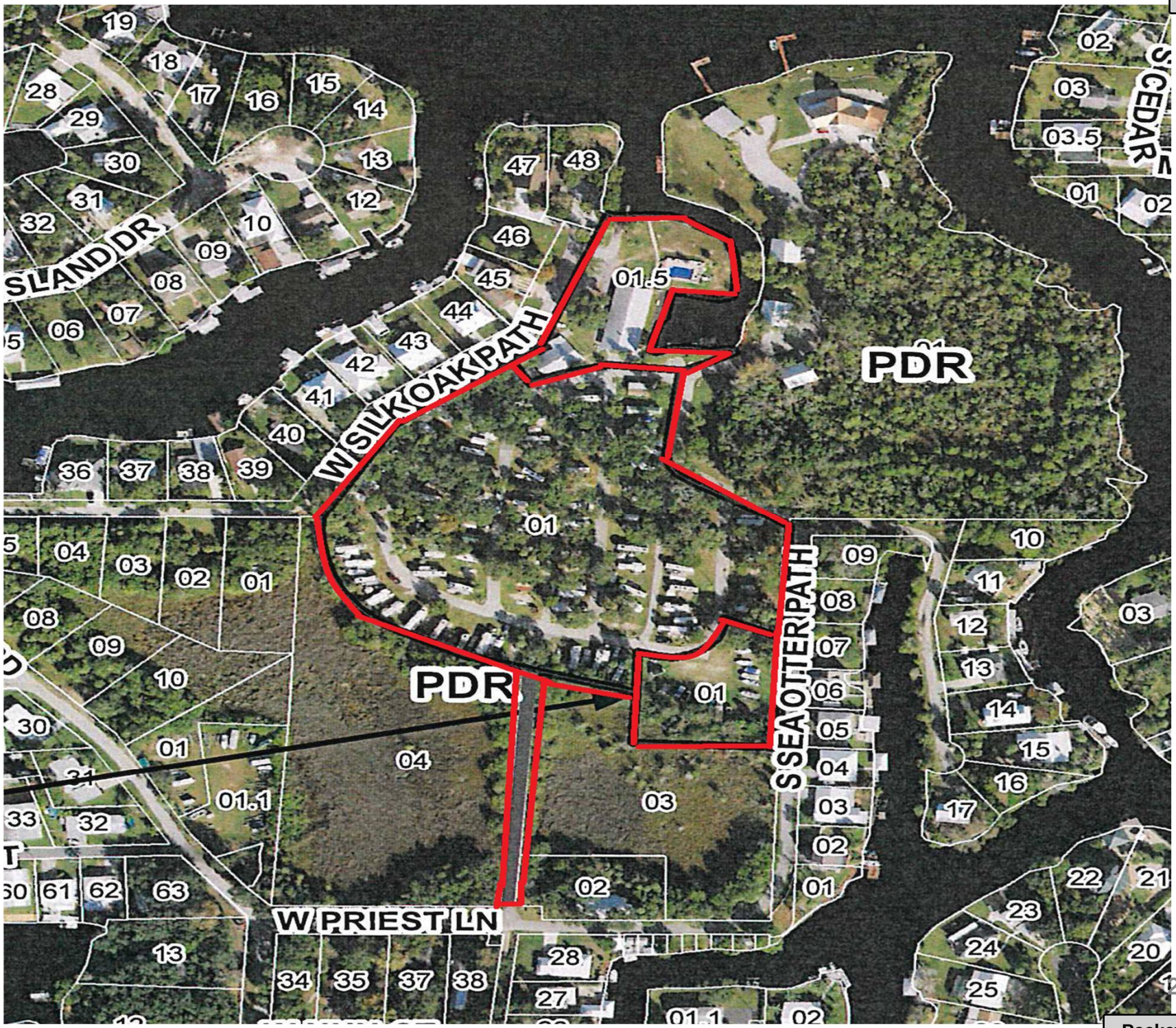
Attachment: Applicant powerpoint (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp

Attachment: Applicant powerpoint (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp

CPA/AA/PUD-22-02

Clark A. Stillwell for Camp N Water Association, Inc.

Attachment: PDC planner powerpoint (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water


W SILKOAK PATH
S SEAOTTER PATH
W PRIEST LN
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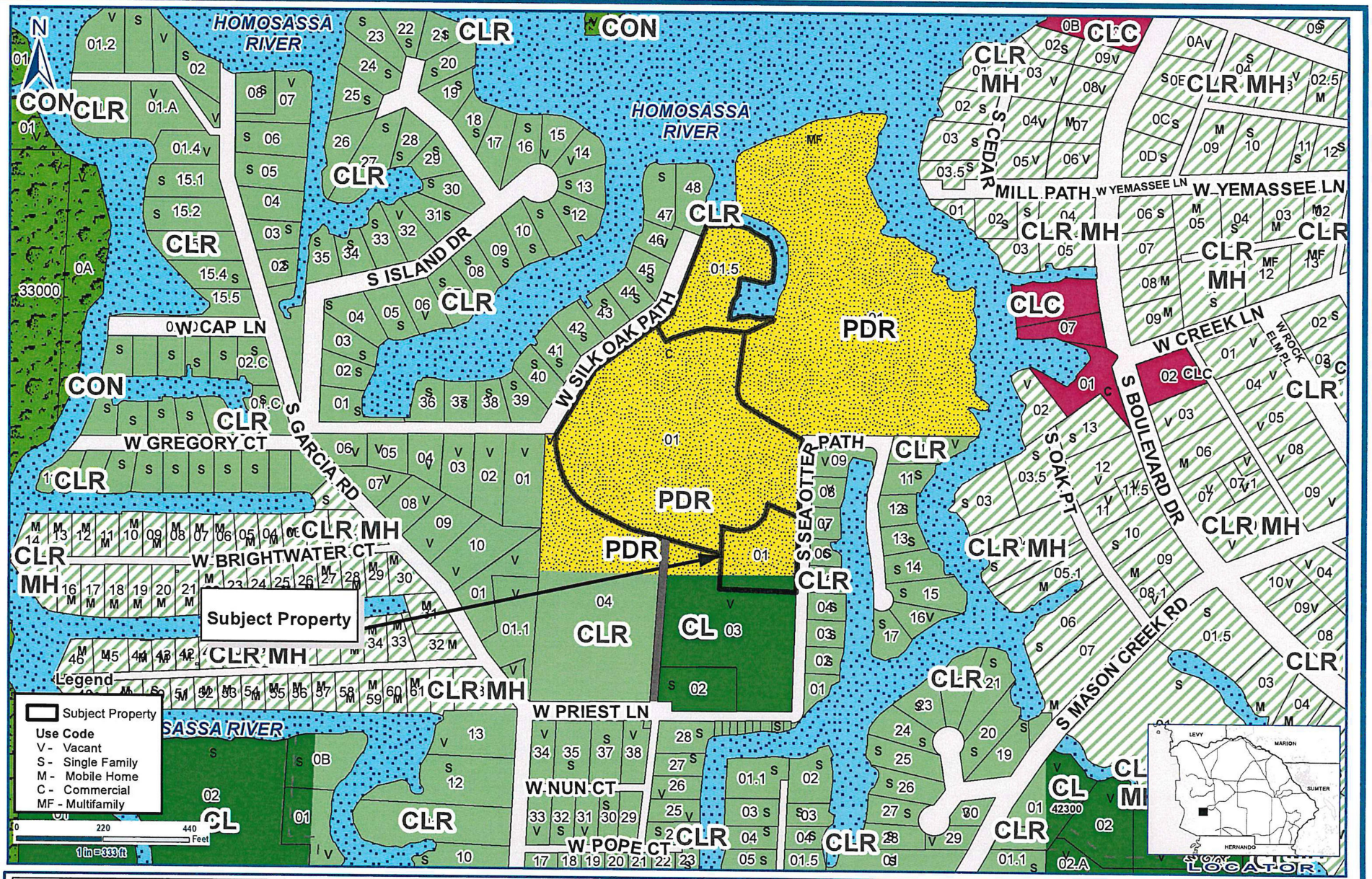

Application #: CPA/AA/PUD-22-02	Applicant: Clark Stillwell for Camp N Water Campground Association Inc.
Proposal: PDR & CL to RVP	Location: 11465 W Priest Lane and 5680 S Sea Otter Path, Homosassa, FL 34446
Future Land Use: CL to RVP	S-T-R - 31-19-17 SE

Planner Initials: _____ Date: 12/2/21

Geographic Information Systems

Prepared By : William Braunsch
Date: November 24, 2021
Source: Enterprise Geodatabase
Map Number: WB0000736

Cynthia P. Skelhorn
Director

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Attachment: PDC planner powerpoint (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water

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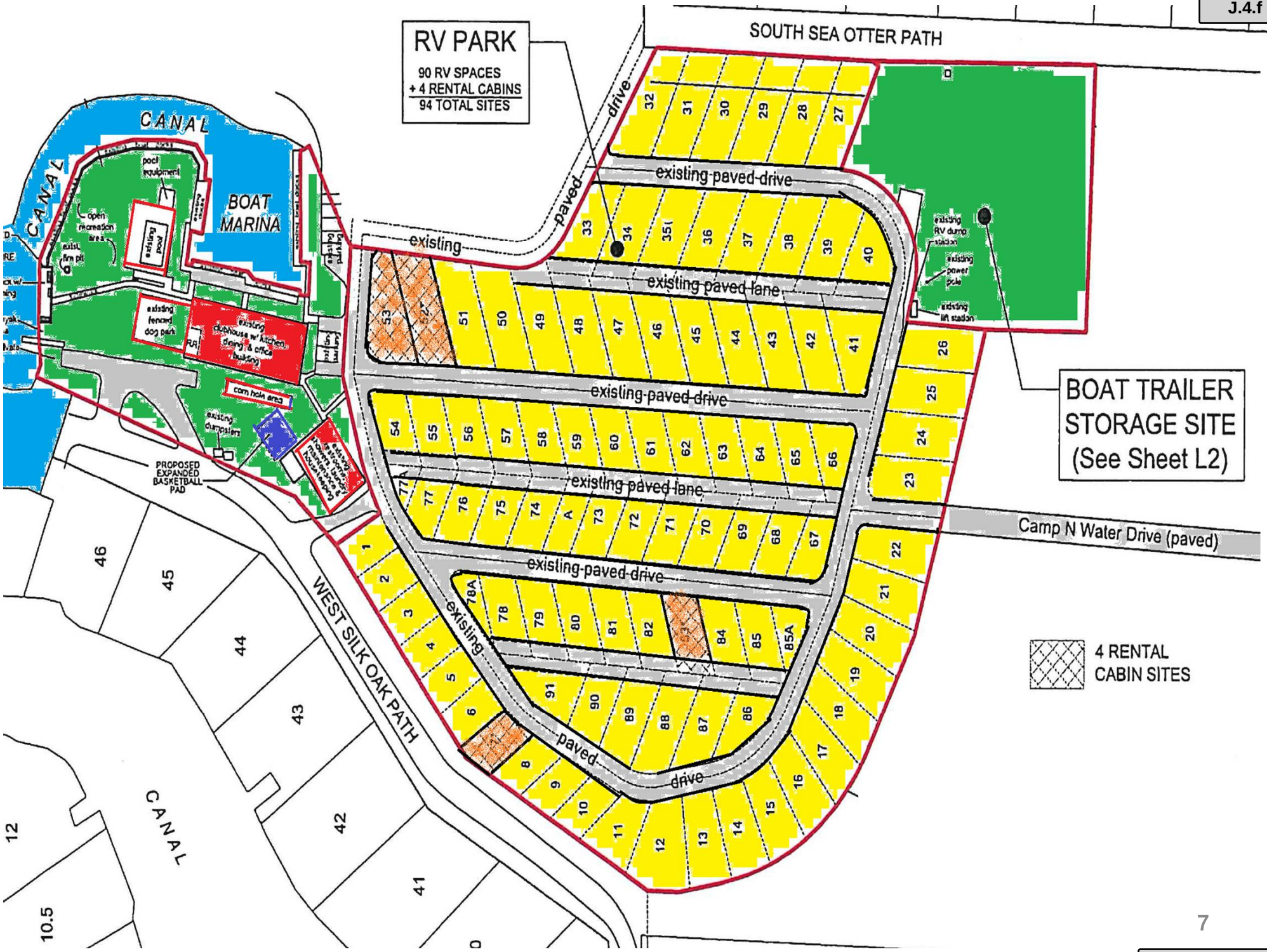

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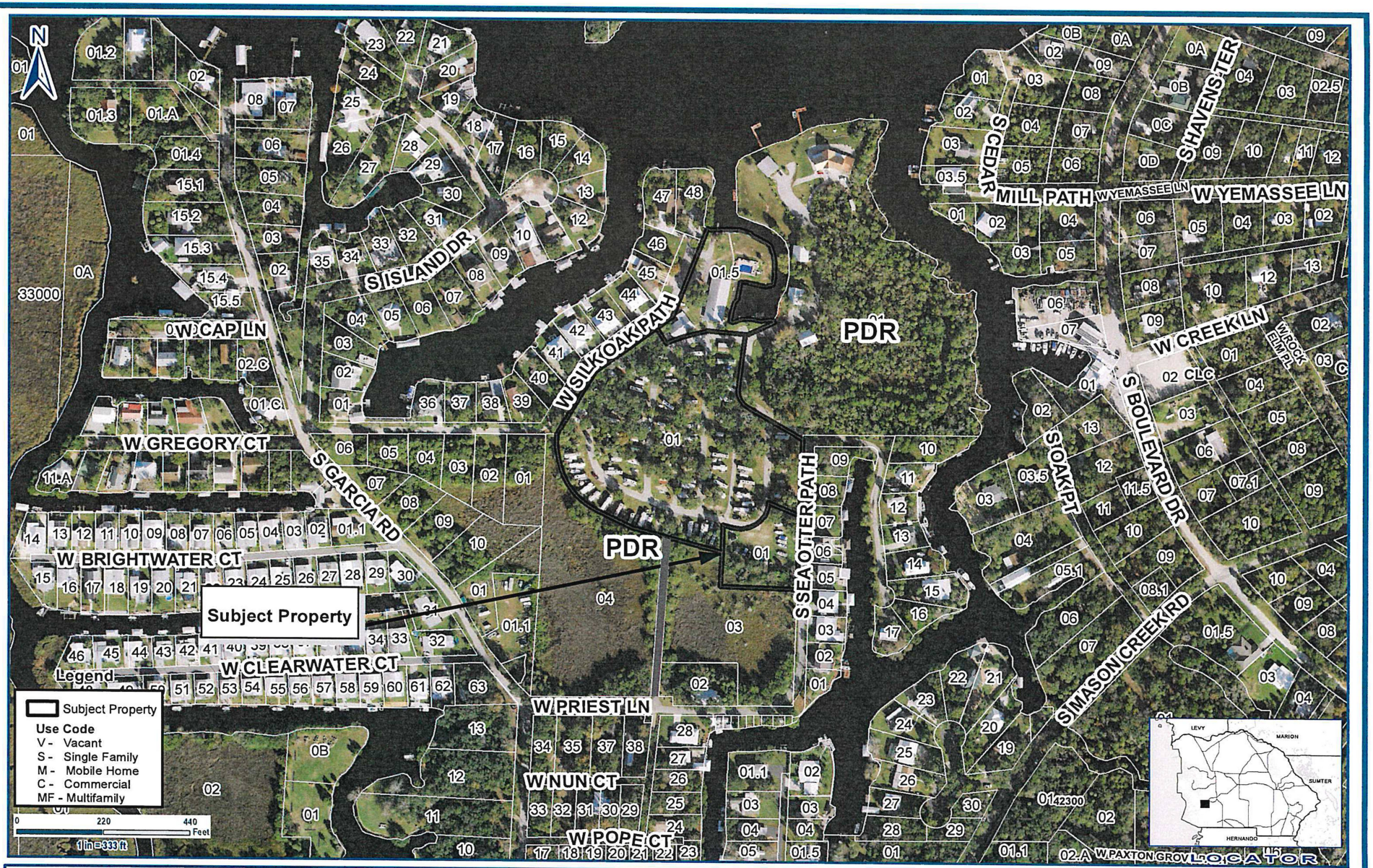

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Director

Prepared By : William Braunsch
Date: November 24, 2021
Source: Enterprise Geodatabase
Map Number: WB0000737

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PM2-21-161

DEPARTMENT OF GROWTH MANAGEMENT
2022 SMALL SCALE
COMPREHENSIVE PLAN AMENDMENT/ATLAS AMENDMENT
STAFF FINDINGS REPORT
TO THE
PLANNING AND DEVELOPMENT COMMISSION

APPLICATION NUMBER: CPA/AA/PUD-22-02
Law Office of Clark A. Stillwell for Camp N Water Campground Association Inc.

DATE: December 14, 2021

PREPARED BY: Joanna L. Coutu, AICP, Director; Land Development Division

Request to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan, to amend the Land Development Code Atlas Map, and to establish a Planned Unit Development.

FUTURE LAND USE MAP REQUEST:	From: CL, Low Intensity Coastal and Lakes District To: RVP, Recreational Vehicle Park/Campground District
LAND DEVELOPMENT CODE ATLAS REQUEST:	From: PDR, Planned Residential Development District and CL, Low Intensity Coastal and Lakes District To: RVP, Recreational Vehicle Park/Campground District
LOCATION:	Section 31, Township 19 South, Range 17 East, Alternate Key Number 3220048, which addresses are 11465 W Priest Lane and 5680 S Sea Otter Path, Homosassa, FL. A complete legal description is on file with the Land Development Division.
ACREAGE:	Approximately 7.8 acres (total master plan); land use change 1.0 ac
SURROUNDING FUTURE LAND DESIGNATIONS:	North – RMU, Residential Mixed Use District; CL, Low Intensity Coastal and Lakes District South – CL District East – RMU District and CL District West – CL District
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:	North – PDR, Planned Residential Development District; CLR, Coastal and Lakes Residential District South – PDR District; CL, Low Intensity Coastal and Lakes District East – PDR District; CLR District West – CLR District
SURROUNDING EXISTING LAND USES:	North - Multifamily site; Vacant and improved single-family residential lots; Homosassa River South – Vacant residential land; W. Priest Lane East - S Sea Otter Path; Vacant and improved single-family residential lots West – W Silk Oak Path; Vacant and improved single-family residential lots

Attachment: PDC Staff Report (19777 : CPA/AA/PUD-22-02 Clark A. Stillwell for Camp N Water Campground Assoc Inc.)

CHARACTERISTICS OF THE SUBJECT PROPERTY - According to the *Soil Survey of Citrus County* (1988), the soil type in the area is primarily Matlacha, limestone substratum- Urban land complex. Limitations to building site development are moderate due to wetness. The subject property is located primarily in Flood Zone AE with a base flood elevation of 11', as found on the Flood Insurance Rate Map 12017C0313E.

BACKGROUND – The subject site has a long history of RV park use, dating back to at least 1972. In 1983, the site received zoning approval for a Planned Development for an RV park. In 1990 when the LDC atlas was adopted, the site received a designation of PDR, Planned Residential Development, for an RV park although a master plan was not on file at that time.

In 2006, the RVP land use designation was created and assigned to this parcel on the newly adopted Future Land Use Map. A follow-up amendment in 2008 was expected to change the designation on the LDC Atlas Map, but the applicant's representative requested that this property not be changed.

As such, it remains as a nonconforming use in the PDR zoning district without an adopted Master Plan. The existing RV park has requested permits for accessory uses such as slabs, sheds, etc. that would normally be allowable in the RVP zoning district. However, since this site is a nonconforming one such uses would not be currently allowed. This application, if approved, would remedy that situation.

SUMMARY OF AGENCY COMMENTS: This application is a small-scale CPA, and therefore is not required to petition to State agencies for comment.

SUMMARY OF PUBLIC COMMENTS: Any public comments received as of this writing are included in the packet of information for this application.

REQUEST FOR LAND USE CHANGE

Concurrency

a) Sanitary Sewer – The existing RV park is connected to central sewer, and County Utilities has provided confirmation that there is available capacity to continue to serve the site.
b) Potable Water – The existing RV park is connected to central water provided by the Homosassa Special Water District, and the applicant has provided confirmation that there is available capacity to continue to serve the site.
c) Solid Waste – The property will continue to utilize solid waste collection with disposal in the Citrus County landfill.
d) Drainage – The applicant has noted that there will be no additional impervious surface on the site. There does not appear to currently be a stormwater system in place, so any new impervious area would need to address stormwater runoff.

Consistency with Comprehensive Plan – The following policies appear to be applicable to this request:

Policy 17.1.4 *The GFLUM shall be recognized as the primary document used by Citrus County in land use regulation and to guide future growth.*

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[Staff comment – This application will revise the LDC atlas designation for consistency with the FLUM, as well as adding in those areas that have been historically used by the RV park.]

Policy 17.15.1 *Nonconforming uses can only expand if clear and convincing evidence is shown that the expansion is for the physical improvement of the structure and if all performance standards can be met as specified in the County LDC.*

[Staff comment – The site is currently identified as a nonconforming use due to the inconsistency between the FLUM and the LDC Atlas, and this policy prohibits any expansion including those of sheds, slabs, etc. Approval of this application will remove that designation and formally adopt a Master Plan to allow consistent use of the site.]

Impacts on Affordable Housing – The site is an existing non-residential site which would not impact affordable housing.

Compatibility with Adjacent Land Uses – The RV park has been in operation since at least the 1970's, and approval of this application would adopt a Master Plan consistent with the existing use (as further outlined in this report).

Environmental – The site has been previously developed and does not appear to have any protected species or wetlands at this date.

PROPOSED FINDINGS OF FACT – LAND USE CHANGE

1. The request is to re-designate approximately one acre from CL to RVP on the Future Land Use Map and from CL and PDR to RVP on the entire 7.8-acre site on the Land Development Code Atlas Map, to recognize the existing RV park with a master plan.
2. The proposed land use is consistent with the Comprehensive Plan, including the policies discussed above.
3. This application and adoption of a Master Plan would remove the existing inconsistency between the FLUM and the LDC Atlas and would allow the park to continue operation as other RV parks using LDC standards.

REQUEST FOR A PLANNED UNIT DEVELOPMENT

Consistency with the Land Development Code (LDC):

Access Management/Transportation: The RV park takes access from an access drive labeled as "Camp N Water Drive" that connects to W. Priest Lane. There is also a driveway connection to S. Sea Otter Path, although this connection includes security fencing and does not appear to be commonly used for park access. A site visit also revealed that the community building area, which backs up to W. Silk Oak Path, is using that roadway for some parking and access for those buildings.

Impervious Surface/Stormwater: There does not appear to be any stormwater systems on the existing site, which pre-dates adoption of the LDC and stormwater standards. The applicant has noted that no additional impervious surface is proposed, and new items proposed (sheds, slabs, etc.) would be placed over existing impervious area.

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Landscaping/Buffers: The existing RV park pre-dates LDC landscaping and buffer standards and is not proposed for expansion (other than accessory uses internal to the site).

Intensity/Utilities: The current LDC requires a minimum of ten acres for any new RV park and allows a maximum of seven spaces per acre. This site, which is about 7.8 acres in size, does not meet these standards, but pre-dates adoption of the LDC.

Environmental Health records note that the site contained 91 spaces in 1988 (pre-dating the 1990 LDC), and the site is currently permitted with Environmental Health for 94 spaces (90 RV's and 4 cabins). County zoning records indicate 93 spaces (91 RV's and 2 mobile homes), while current LDC intensity standards would allow up to 54 spaces. It is noted that these County zoning records do not reflect adoption or approval of a specific Master Plan, so the Environmental Health records would appear to be more accurate.

Sheds/slabs are requested to be allowed on the individual RV sites, and these would be subject to LDC standards (i.e., up to 60 SF in size for sheds).

Central utilities are now provided to the site, as previously noted.

Setbacks: As this site pre-dates the LDC and exceeds current intensity standards, it is difficult to define specific site setbacks. The cabins on site are also existing, and any proposed accessory to the cabins, as well as the various community buildings on site, would be required to meet LDC standards.

Pedestrian Circulation/Sidewalks: As this existing site pre-dates the LDC, additional sidewalks/pedestrian circulation is not required. The drives throughout the park appear to provide both pedestrian and golf cart circulation to the various amenities, as noted during a site visit.

Recreation/Open Space: While the existing park pre-dates current open space/recreation standards, it contains multiple recreational amenities. In addition to a marina and pool, amenities include a dog park, a community building with food service, and a bathhouse and office. A screened fish cleaning station is proposed along the waterfront area, where there is already some fish cleaning uses, as well as a pickleball court. There is also a boat/trailer storage area located on one corner of the site. The applicant has noted that these amenities are limited to park guests.

PROPOSED FINDINGS OF FACT – PLANNED UNIT DEVELOPMENT

Staff reviewed this application under the standards of Section 4300, Planned Unit Developments (PUD), and Section 3310, Recreational Vehicle Parks, of the LDC. (While this is not proposed for PUD designation, an RV park includes approval of a Master Plan that would serve as a PUD for the site). The PDC may recommend, and the BCC may approve, 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 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 site would establish a Master Plan for an existing RV park that has been in operation since at least 1972. Approval of this application would also remove an inconsistency between the Comprehensive Plan and the LDC atlas designations.*

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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.** *The application proposes recognition of an existing RV park with continued use as such.*

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.** *If approved, accessory uses would be as outlined within the LDC and the proposed Master Plan.*

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 applicant has been advised that any future uses may require an amendment to this PUD.*

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 site is an existing RV park that pre-dates LDC adoption and does not propose additional expansion. Removal of the existing map inconsistency is in keeping with the Comprehensive Plan designation and policies as outlined in this report.*

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.**

The existing site pre-dates the LDC and is not proposed for expansion, so would not be required to meet this standard.

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 application proposes to recognize additional area that has been historically utilized for the RV park.*

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.** *As noted, this is an existing RV park that pre-dates the LDC and is not proposing expansion.*

I. **Approval of the proposed PUD development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant.** *The applicant has submitted a proposed Master Plan date-stamped received December 13, 2021.*

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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.** *N/A – the site is already developed and is not seeking an expansion.*

SUMMARY OF FINDINGS

It has been determined that the reviewing body (PDC), may recommend approval of the proposed Comprehensive Plan Amendment/Atlas Amendment with a Master Plan. The application is consistent with the requirements of the LDC and consistent with the Comprehensive Plan. 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 that conditions are adhered to.

If this application is approved, the following conditions are suggested:

1. This application shall allow continued operation of an RV park, with up to 90 RV spaces and 4 existing cabins, as generally outlined on the Conceptual Site Plan date-stamped received December 13, 2021, by the Land Development Division. Improvements shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code, unless as specifically outlined within these conditions.

2. The RV park shall continue to utilize central water and central sewer.

3. The RV spaces may permit accessory structures such as storage sheds (not to exceed 60 square feet in size) and/or slabs as outlined in the LDC, but no other permanent structures are permitted on these sites.

4. Park amenities and recreational facilities are limited to park residents and guests, as outlined in this application.

5. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.

6. Minor modifications to this Planned Unit Development may be approved by the Director of the Land Development Division as outlined within Section 4304, Modification of a Previously Approved Planned Unit Development, as specified in the LDC.

JLC/cb

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