



# Pine Ridge

Property Owners Association, Inc.

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5690 W. Pine Ridge Blvd. • Beverly Hills, FL 34465 • Telephone (352) 746-0899 • Fax (352) 746-0875  
*A Deed Restricted Community*

June 17, 2021

Kevin J. Thibault, P.E.  
Secretary

Florida Department of Transportation  
605 Suwannee Street  
Tallahassee, Florida 32399-0450

(Electronic and USPS)

RE Pine Ridge Property Owners Association  
Citrus County, Florida

Dear Secretary Thibault:

Please accept this letter and recognize it as a continuation of previous correspondence to the Florida Department of Transportation, the Citrus County Board of County Commissioners and the Hernando Citrus Metropolitan Planning Organization. You previously discussed this matter with our Roads Committee Chairman.

As you know the Pine Ridge Property Owners Association (PRPOA) has long objected to the proposed Suncoast II (SR589)/CR486 interchange. We continue to do so. Moreover, should the interchange be constructed as proposed it will be the ruination of Pine Ridge Estates as originally conceived and platted. **(See Attachment One)**. We recognize every community thinks it's special and those who are in the cross hairs of progress don't always embrace the inevitable change. We truly understand this and instead of dissenting---the PRPOA welcomes managed progress for the benefit of current and future Citrus County residents. We stand ready then and now to offer alternatives. Bureaucracy and process got in the way.

Pine Ridge residents expect government shouldn't be picking winners and losers. Residual consequences would outlast us all by years and decades. Clearly, the original concept of bypassing CR486 considered the uniqueness of Pine Ridge. It still should. Although Pine Ridge is not yet a recognized historical community, as a Citrus County gem, one day it very well may be. We have been advised there are only three such designated equestrian/golf communities in the United States. That's pretty unique. Staying in tact could certainly be a prerequisite. The location of the SR589/CR486 interchange in its current stage of design all but assures its demise. Ever increasing traffic feeding through horse country to an ill-advised interchange will accelerate the time table.

The PRPOA has labored to be cooperative with current and past elected and appointed officials at the state and county level. Alternatives to the more recent Suncoast II, Phase 2 renderings have been offered by Pine Ridge reps without proper feedback. Going back a few years, rooted in good faith, Pine Ridge property owners acquiesced to moving the interchange 1500 feet east based on incomplete and flawed information. This wasn't understood until after the fact---deliberate or not many of the residents were lulled into believing the eventual impact would be minimal. Nothing could be further from the truth. In retrospect, we obviously know trusting the information provided was in itself ill-advised. But still, as optimistic as possible under the circumstances, the PRPOA believes we can still come together for the Greater Good before the first shovel breaks ground.

When Citrus County Commissioners were vocal in M-CORES hearings regarding the value in expediting the Suncoast II without the CR486 interchange, it was the PRPOA verbally concurring along with supporting documentation. Such was the desire by our elected local leaders in expediting the intended construction over CR486 to its originally planned terminus at SR19 near Red Level.

PRPOA reps continued their vocal support in M-CORES venues publically supporting our Citrus County Commissioners. It would have been and can still be a Win Win. **(The most obvious component of the first Win is**

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**the cost savings for an interchange not constructed. The second Win is the salvation of the long thriving equestrian/golf community of Pine Ridge Estates).** Both wins are exponential going forward.

Subsequent to the M-CORES exercise, the three mile stretch of Suncoast II, Phase 2 from SR 44 to CR 486, Citrus County Commissioners adopted the following resolution on January 5, 2021: A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS, OF CITRUS COUNTY, FLORIDA, SUPPORTING THE FLORIDA DEPARTMENT OF TRANSPORTATION SUNCOAST PARKWAY PROPOSED EXTENSION TO GEORGIA. (See Attachment Two).

The PRPOA was dubiously omitted from further discussions. Although there was no official explanation provided we came to know the potential loss of funding for this three mile stretch was a factor. We have since learned FDOT is recalibrating future spending with the expectation the Suncoast II push to Georgia will be a priority. We can certainly support our Senator Wilton Simpson the current President of the Florida Senate as he strives to make that happen. Having so advised we can't imagine the Senator would want to be the reason the distinctive community of Pine Ridge falters and fails over time. For all of these reasons and more we would like to engage discussion at the highest levels to ensure everyone understands the stakes. Those seeing only their respective myopic view equates to a recipe for failure. We look to you and the Florida Department of Transportation for both a broad and deep look into this matter.

Although the afore mentioned document has been touted as the reason the Florida Department of Transportation (FDOT) is required to have the intersection of SR589 at CR486, a close read will illustrate there is no reference to the interchange in the Resolution. The PRPOA points to this silence as a good reason to continue the dialogue of no Suncoast II, Phase 2/CR486 interchange at the Knoll Road designation in current FDOT renderings.

Likewise, we choose to think as we supported them during M-CORES hearings, our Citrus Board of County Commissioners will ultimately choose to support the nearly 7000 **current** Pine Ridge residents representative of their **current** constituency. Whereas there will certainly be some residents, who would opt for the seeming convenience of an interchange, the vast majority understand the proliferation of four times the traffic, deteriorating roads, already challenging engineering, growth and traffic enforcement.

We continue to gather supporting documentation in our best good faith effort to inform and educate decision makers at every level. Mr. Secretary, as you and your executive staff review this matter we leave you with this thought: "It's never too late to make a more informed decision".

We look forward to hearing from you and as always can be reached as indicated in the header.

Sincerely,



Michael Perry, President  
MP/cc  
Enclosures Two

- C **Electronic**
- Ron DeSantis, Governor
- Wilton Simpson, President Florida Senate
- Ralph Massullo, Representative, 34<sup>th</sup> District
- Citrus County Board of County Commissioners (5)
- Hernando/Citrus Metropolitan Planning Authority (15)

OCT 13 1972

## NEW COMMUNITIES

# Horses Need Housing, Too

By DOROTHEA BROOKS  
United Press International

The nation's burgeoning horse population has resulted in some unique housing problems.

Although there are today only one-third the number of horses there were in America in 1925, the total has doubled since 1959, amounting now to well over 7 million — and most of them are not down on the farm.

There has been a big increase in the racing population, a big gain in show horses; but by far the greatest growth has been in the pleasure horse category — the family horse, used for park and trail riding, pony club and 4-H and other equestrian activities.

While most horses are stabled out — resulting in a boom in all types of equine facilities — more and more families are becoming "backyard" horse owners.

SUCH OWNERSHIP can be far more rewarding, although it should be noted it also involves much more work than stabling in public or club facilities and should not be undertaken unless there is a genuine family interest.

Stabling at home, if facilities are available or can be provided at reasonable cost, generally will cost less than boarding out since board ranges as high as \$125 to \$150 monthly in many areas.

"Backyard" horse keeping, however, is not always as simple as it sounds. In suburban areas, very often insufficient land and zoning restrictions cause problems, and often there is a problem of access to riding trails.

To meet the needs of those who would have a horse or two in the family, the building industry has in recent years developed the "equestrian" community — a housing development planned around horses and equestrian activities, just as there are golf-oriented communities and some developed around boating facilities.

ONE OF THE NEWEST of the equestrian communities is Pine Ridge Estates near Ocala, Fla., with its plan of large homesites where horses can be stabled, with miles of equestrian trails and a centrally located riding center.

The Ocala area, hub of Florida's burgeoning horse-raising enterprise, was a natural place for such a community plan, said Frank E. Mackle Jr., president of the Deltona Corp. and past president of the Horseman's Benevolent and Protective Association.

"We didn't visualize a 'riding to the hounds' sociolo-

gy for Pine Ridge," he said, "but city and suburban people are finding it increasingly difficult to enjoy horses and horsemanship or to keep horses on their property.

"Purchasers at Pine Ridge thus far appear divided between horse owners and people who tell us they probably won't raise or maintain horses but simply enjoy an atmosphere in which the horse is part of daily living."

With only 4,800 homesites planned for the 11,000-acre property, Pine Ridge expects to maintain a good balance between horses and humans. The largest properties will be 5½ acres and owners will be permitted to stable as many as six adult horses. Only two adult horses will be permitted on the smallest homesites of one acre, according to deed restrictions.

PROVIDING ROOM for horses and their riders, Mackle said, will be 28 miles of equestrian trails connected with 10 parks and a 94-acre recreation area with riding center, equestrian club, stables and tack room. The riding center will front on a show ring and viewing terrace.

"We've built communities, such as Marco Island, in which golf and boating keynote the lifestyle. At Pine Ridge the mainstream of community life will center around horses," Mackle said.

Property owners will help govern the community through a non-profit Pine Ridge Service Corp. to which all property owners will belong. The corporation will

administer a code for individual property maintenance and also supervise all common properties, including the equestrian ways.

The countryside adjoining Pine Ridge is a combination of woods, lakes, rivers and long stretches of lush grasslands favored by ranchers who have made central Florida one of the top horse producing areas in the United States.

According to the state Department of Agriculture, Florida is home for more than 150,000 horses.

"Information contained in this reprint is general to South Florida area. Property for sale in Pine Ridge may or may not be affected by the events or predictions described. Refer to the Offering Statement and or Property Report for detailed information concerning the property."

*opened March 1972*

**RESOLUTION 2021-**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS, OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA SUPPORTING THE FLORIDA DEPARTMENT OF TRANSPORTATION SUNCOAST PARKWAY PROPOSED EXTENSION TO GEORGIA**

**WHEREAS**, the Citrus County Board of County Commissioners is in support of the creation of three new multi-use corridors; the proposed Suncoast Parkway extension to Georgia, Polk County to Collier County and the Northern Turnpike Connector (Florida Turnpike northwest to the Suncoast Parkway);

**WHEREAS**, these extensions of our existing infrastructure have been under consideration by the Department of Transportation and advocated by leaders of business and industry for many years; and

**WHEREAS**, the Suncoast Parkway construction is currently underway in Citrus County. Work on the \$134.6 million project began in April 2018 and is expected to wrap up in 2022 to State Road 44; and

**WHEREAS**, the state is committing \$86.6 million to design, buy rights of way, and build the additional 3 miles between State Road 44 and C.R. 486. That work could start in 2024; and

**WHEREAS**, recognizing the need for the Suncoast Parkway to continue N from CR486 through Citrus County and the State of Florida to Georgia; and

**WHEREAS**, recognizing that the State population is predicated to increase by 6 million residents in ten years; and

**WHEREAS**, recognizing the need for infrastructure, access to historic rural communities for revitalization and prosperity, and strategic planning for future population growth; and

**WHEREAS**, recognizing the need to protect significant natural resources of the County, have the least impact on real estate owners in Citrus County, and preserves quality of life; and

**WHEREAS**, recognizing the need for safe and expanded Evacuation Routes, as part of a holistic view of hardening our existing infrastructure; and

**WHEREAS**, recognizing the importance of a comprehensive plan, set time schedule, consensus and partnership is vital to this important multi-county project; and

**WHEREAS**, to ensure this plan takes a much broader approach by identifying management actions and input from a wide variety of stakeholders;

*interchange  
5/16/21*

Attachment: Suncoast Parkway Resolution (12302 : Resolution Suncoast Parkway)

**NOW, THEREFORE BE IT RESOLVED**, by the Board of County Commissioners, of Citrus County, Florida, a political subdivision of the State of Florida, in regular session this 5<sup>th</sup> day of January, 2021, as follows:

1. It is the intent of the Board of County Commissioners to support the proposed extension of the Suncoast Parkway to Georgia, Polk County to Collier County and the Northern Turnpike Connector (Florida Turnpike northwest to the Suncoast Parkway).
2. The Board does hereby request the support of Governor Ron DeSantis, President of the Senate, Wilton Simpson, Speaker of the House, Chris Sprowls Representative Ralph Massullo, Turnpike Authority and Transportation Secretary for the continuation of the Suncoast Parkway north through Citrus County, and beyond to Georgia.
3. The Clerk of the Board is hereby directed to forward a certified copy of the Resolution to the Governor Ron DeSantis, President of the Senate, Wilton Simpson, Speaker of the House, Chris Sprowls, Turnpike Authority and Transportation Secretary.

BOARD OF COUNTY COMMISSIONER  
OF CITRUS COUNTY, FLORIDA

\_\_\_\_\_  
SCOTT CARNAHAN CHAIRMAN

\_\_\_\_\_  
RONALD E. KITCHEN JR., 1<sup>ST</sup> VICECHAIR

\_\_\_\_\_  
RUTHIE DAVIS SCHLABACH, 2<sup>ND</sup> VICECHAIR

\_\_\_\_\_  
JEFF KINNARD D.C., COMMISSIONER

\_\_\_\_\_  
HOLLY L. DAVIS, COMMISSIONER

ATTEST:

\_\_\_\_\_  
Angela Vick, Clerk of the Court

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY FOR CITRUS COUNTY ONLY

\_\_\_\_\_  
Denise A. Dymond Lyn, County Attorney

Attachment: Suncoast Parkway Resolution (12302 : Resolution Suncoast Parkway)