

**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: _____

* 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.: _____
 Email: CPigeon@Ardurra.com

Property Owner

Name: Southern Oaks Property Group, LLC
 Address: 103 Commerce Street, Suite 140
 City: Lake Mary
 State: FL Zip: 32746
 Home No.: _____ Cell No.: _____
 Work No.: (407) 542-6120 Fax No.: _____
 Email: james@Dixdevelopments.com

Property Description: Section: 3 & 4 Township: 18 South Range: 18 EastLegal Description: See AttachedSubdivision: Pine Ridge Unit 3 Lot(s): Tracts 'T-6' & 'T-7' Block/Parcel: ---Alternate Key #: 2220961 & 2221011 Parcel ID: 18E17S3 20030 000 to 0060 &Acreage: 221.90 Acres 18E17S3 20030 000 to 0070

Amendment to the Land Development code Atlas From: _____ To: _____

☒ Amendment to a Previously Approved Planned Development Previous Application No.: AA-11-02Is 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): Amend PD to allow flexibility in some Design Criteria.

Directions to Property: _____

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

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

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

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

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

Signature:

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 5th day of April, 2023

Brittany Swain
 Printed Name
BSwain
 Notary Public - State of Florida

Seal



For Staff Use Only

Date: _____

Time: _____

Initials: _____

ATF: _____

QTR: _____

LUD: _____

GFLUM Des: **RECEIVED**
FZ: _____

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PIGEON-ARDURRA, LLC

April 17, 2023

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. 517.01
Ardurra #2023-0072-00

Project: Pine Ridge Reserve
Sec/Twp/Rge: S3&4 / T18S / R18E
Parcel ID / Alt Key: 18E17S3 20030 000 to 0060 & 18E17S3 20030 000 to 0070
RE: Amend Planned Development Master Plan

Dear Ms. Coutu:

Please find attached the Atlas Amendment Application and development narrative, legal description, and Master Plan describing a new Master Plan for the Planned Development Overlay for 221.90 acres MOL of property within the Pine Ridge III Development in the Central Ridge area of Citrus County. The purpose of this application is to re-define a portion of the subject property formerly the "Pine Oaks Golf Course" from Park / Recreation Use to Residential Use. The minimum lot size proposed for the development is one-acre lots consistent with the surrounding development. The overall density proposed with the master plan for the property is 0.38 dwelling units per acre.

Included with 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. PD Master Plan Exhibit A
2. Legal Description of Property
3. Requests for Specific Project Development Standards

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: Southern Oaks Property Group, LLC

T:\517 Southern Oaks Property Group\Docs\PE\Zoning Docs\PineRidgeReserve_Zoning_Coutu_ltr_04-17-2023.docx

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

**CIVIL ENGINEERS - PLANNERS
SURVEYORS & MAPPERS**

www.Ardurra.com

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**LAND DEVELOPMENT
AMENDMENT TO PD
&
MASTER PLAN OF DEVELOPMENT**

For

PINE RIDGE RESERVE

CITRUS COUNTY, FLORIDA

DATE: April 17, 2023

Prepared By:

Pigeon – Ardurra, LLC

**CIVIL ENGINEERS – PLANNERS
SURVEYORS & MAPPERS**

925 S.E. 17th Street, Suite A

Ocala, FL 34471

Ph 352-861-7799

P-A Project No. 517.01

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TABLE OF CONTENTS

<i>Letter of Authorization</i>	<i>i</i>
<i>Planned Unit Development Application</i>	<i>ii</i>
I. STATEMENT OF OBJECTIVES	5
General Purpose.....	5
Property Location.....	5
Project Introduction.....	5
II. PROJECT DESCRIPTION	7
Character of Development.....	7
Land Use Designations	8
III. FINDINGS and PD Project Development Standards	10
Traffic Consideration	10
Land Use Compatibility	10
Consistency to the Citrus County Comprehensive Plan.....	11
Planned development Standards	12
IV. ADDITIONAL FINDINGS	12
Site Access	12
Gated Entrance.....	13
Screening and Buffering	13
Signage and Lighting.....	13
<u>Concurrency Statement</u>	14
LIST OF FIGURES:	
Figure 1: Site Location Map.....	6
Figure 2: Land Use Entitlements Table (Original and Proposed).....	7
Figure 3: Current LDC / Zoning Map	8
Figure 4: Current LDC / Future Land Use Map.....	8
Figure 5: Aerial Photo Map.....	9
Figure 6: Gated Entrance Style Proposed	14

APPENDIX

Appendix A	Legal Description of Subject Property
Appendix B	Warranty Deed (of Parent Parcel)
Appendix C	Water Utility Provider Letter
Appendix D	Solid Water Availability Letter
Appendix E	Preliminary Environmental Assessment

EXHIBIT A: Pine Ridge Reserve PD Master Plan

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Letter of Authorization

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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 ☐ Comprehensive Plan Amendment

☒ Atlas Amendment ☒ Other (specify): PUD Amendment

LEGAL DESCRIPTION OF PROPERTY:

Section 3 & 4 Township 18 Range 18 Alternate Key # 2221011 & 2220961

Lot/Parcel _____ Block _____

Subdivision _____

I, Southern Oaks Property Group, LLC, owner of the above described property,
(Name of Owner)

authorize Chuck 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 Seminole

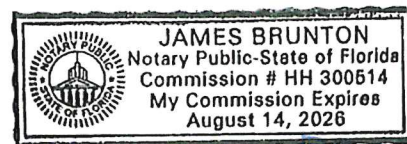
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared James Dicks, who is personally known to me or provided personally known as identification and who did not take an oath.

WITNESS my hand and official seal this 6 day of March, 23.

James Brunton
Printed Name

[Signature]
Notary Public - State of Florida

Seal



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Planned Unit Development Application

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I. STATEMENT OF OBJECTIVES

GENERAL PURPOSE

The Pine Ridge Reserve property is part of the Pine Ridge Estates/Citrus Springs Development which has vested rights of Land Use Entitlements originally recorded with the state in 1974. In 2010, the most recent binding letter of modification for the development was submitted to the State and County and an amended master plan was approved allowing a portion of the Overall Pine Ridge development property near W. Norvel Bryant Highway (CR 486) to be used for the current YMCA, an planned public elementary school, and one-hundred single family homes. This modification approval is further defined in the approval Ordinance 2011-10. The purpose of this application is to re-define a portion of the subject property formerly used as the Pine Oaks Golf Course, which is no longer in operation, and to designate specific areas of the property for residential development. The land use modification to planned development Residential will amend a portion of the Park / Recreation Use of the overall Master Development Plan to a small increase in Residential Use.

PROJECT LOCATION

The project is located in the Pine Ridge Estates/Citrus Springs Development specifically within the Pine Ridge Unit Three Plat in Citrus County, with N. Elkcarn Boulevard bisecting the property (North and South) and between W. Pine Ridge Blvd. south of the Property and W. Hampshire Blvd. north of the Property. **Figure 1.0** illustrates the site location. The overall property incorporates a total of 221.90 Acres.

PROJECT INTRODUCTION

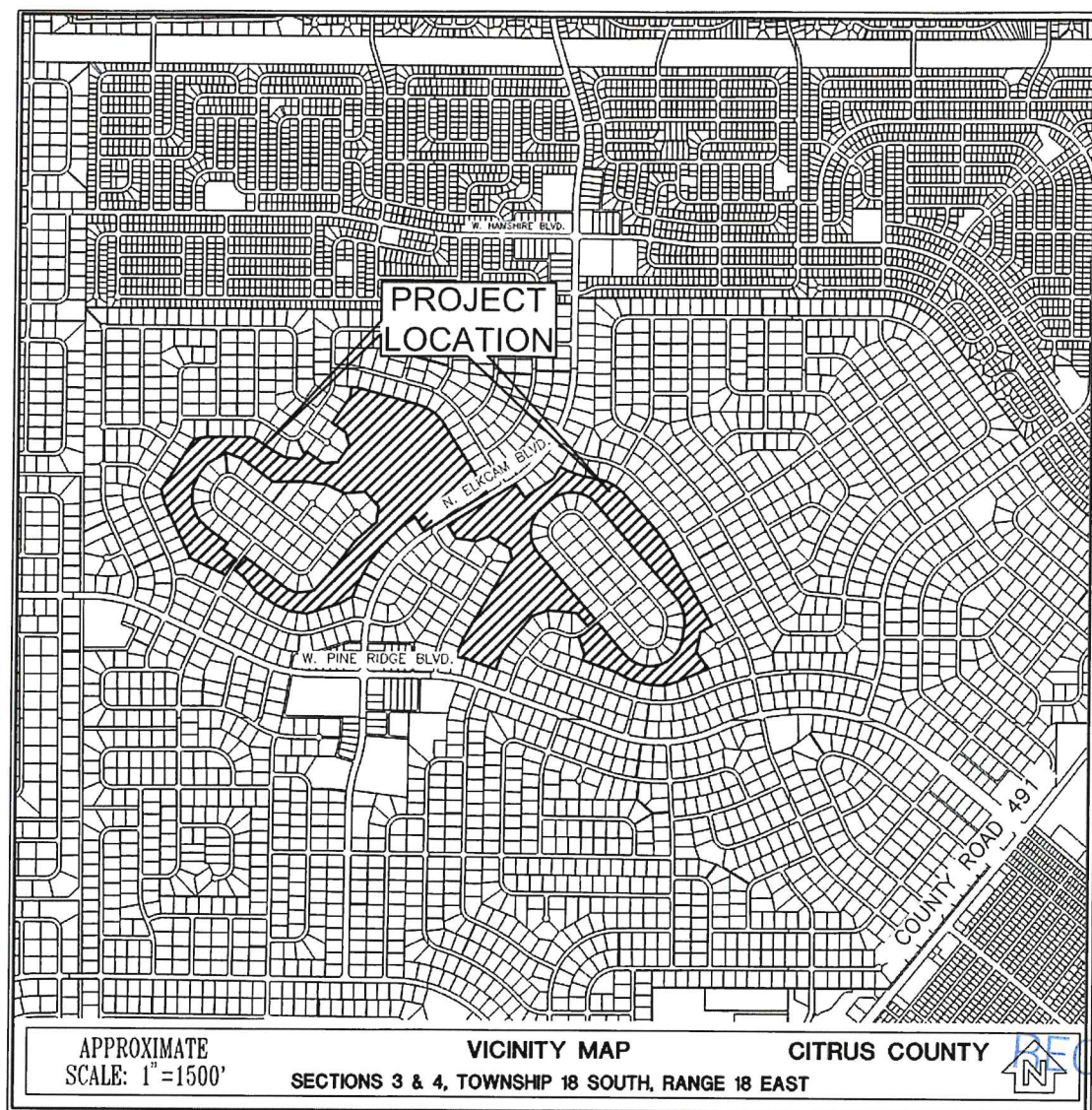
As illustrated on the PD Master Plan (EXHIBIT A) the subject property is planned to include both vast open space to be undeveloped and areas for minimum one acre detached single family homesites. Individual homesite lots will be a minimum of one-hundred feet in width and one acre in size. In addition to the homesite lots, the entire perimeter of the property will reserve a minimum 20 foot wide natural buffer. This buffer will be maintained between all the proposed lots and any adjacent existing Pine Ridge lot. The overall site density for this planned infill development is proposed to be 0.38 units / acre with over 50 percent of the property (approximately 120 Acres) remaining as passive recreation and open space. In

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addition to the planned homesites, an active recreation and community clubhouse facility is planned to be provided.

All residential homesites are planned to be served by extension of the Citrus County Utility water distribution system. Sanitary sewer service will be addressed with the use of advanced individual home septic tank systems. The subject Pine Ridge Reserve property is located within the "sandhills" region of the County and away from the environmentally sensitive coastal and Lakes region. There are no wetlands on the property and due to the clearing and maintenance mowing over the years on the property, there were only a small amount of gopher tortoises identified.

FIGURE 1.0 - Site Location Map



The original entitlements for the Pine Ridge/Citrus Springs development included over 38,000 dwelling units and approximately 1,500 acres of Park / Recreation Facilities. Other development entitlements as defined in the Pine Ridge Master Plan are not proposed to change with this application.

Below is a table showing the original entitlements through the proposed changes with this application.

Figure 2: Land Use Entitlements (Original and Proposed):

Land Use	Original Vested Plan Entitlements (1974)	Current Entitlements (2010)	This PD Plan Change	Proposed Entitlements (2023)	Cumulative Change Since 1974	% change this Plan
Residential	38,141 DU	38,083 DU	+85	38,168 DU	+27 DU	< 0.07%
Commercial/Office	1,003 Ac	1,011.90 Ac	0	1,011.90 Ac	+ 8.9 Ac	0
Park / Recreation	1,496.77 Ac	1,496.77 Ac	-101.90	1,394.87 Ac	-101.90 Ac	-6.81 %-
Schools	158.71 Ac	143.05 Ac	0	143.05 Ac	-15.66 Ac	0
Church	164.49 Ac	137.64 Ac	0	137.64 Ac	-26.85 Ac	0
Hospital / Medical	14.90 Ac	14.90 Ac	0	14.90 Ac	0	0
Community Facilities	20.18 Ac	32.23 Ac	0	37.23Ac	+12.05 Ac	0
Utilities	86.15 Ac	86.15 Ac	0	86.16 Ac	+0.01 Ac	0

II. PROJECT DESCRIPTION

CHARACTER OF DEVELOPMENT

Pine Ridge Reserve is planned as a private single family residential development. The homes will be interconnected with privately maintained curvilinear curb and gutter streets with sidewalks along both sides of the roadways. The development includes a community clubhouse facility and small active recreation area. Primary infrastructure improvements will include community roadways, stormwater management systems, sidewalks and public drinking water system along with community landscaping and gated entrance features at the main north and south development entrances.

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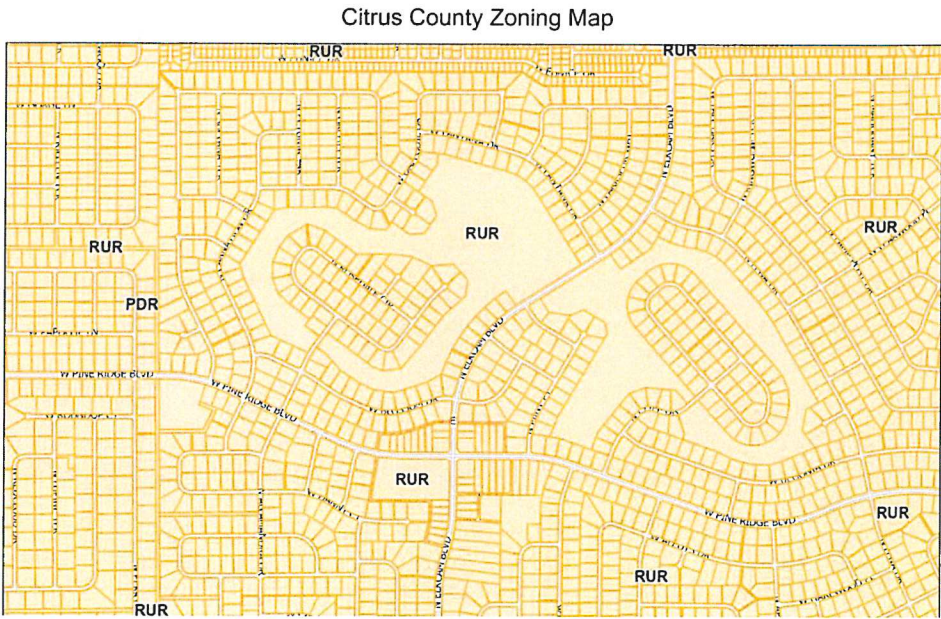
LAND USE DESIGNATIONS

See **Figure 3.0** for an illustration of a portion of the Citrus County LDC Atlas (Zoning Map). The subject property currently has RUR (Rural Residential District) zoning.

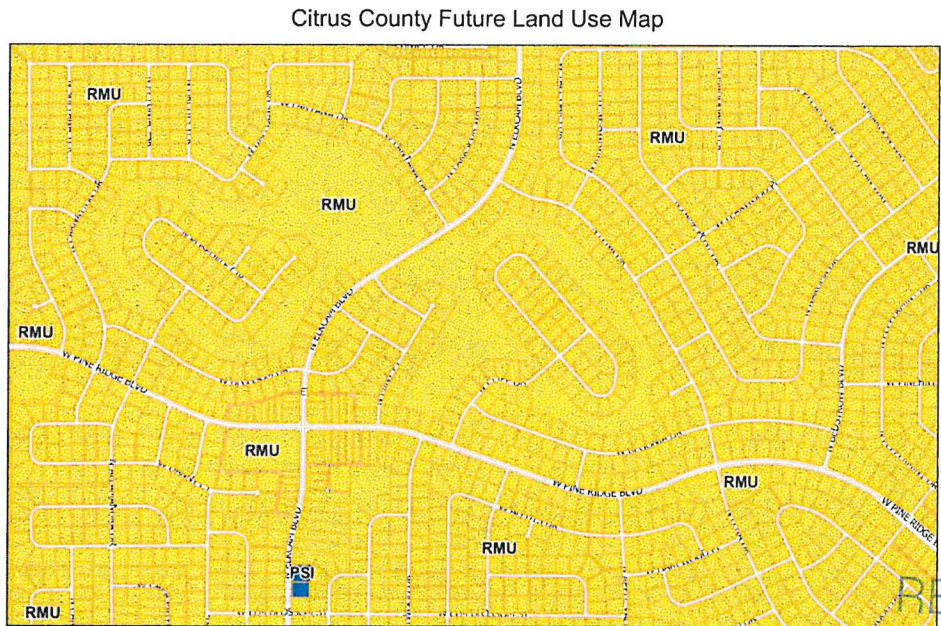
Figure 4.0 illustrates a portion of the Citrus County LDC Atlas (Future Land Use Map). The future land use for the property is RMU (Residential Mixed Use).

Figure 5.0 illustrates an Aerial Photo View of the subject property.

**FIGURE 3.0 -
Current Zoning Map**



**FIGURE 4.0 - Future
Land Use Map**



4/2/2023, 10:52:55 AM

Landuse

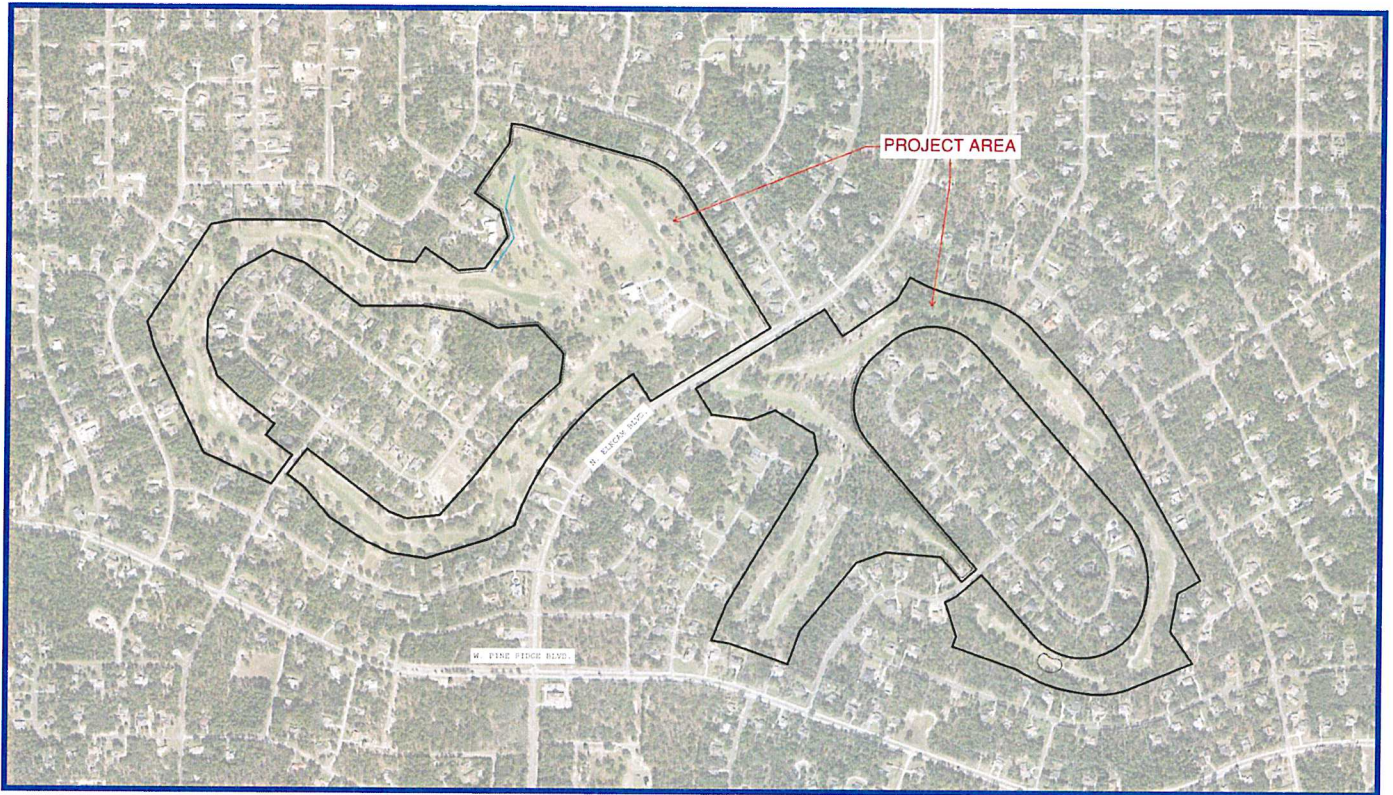
Public/Semi-Public Institution

RESIDENTIAL MIXED USE
Lots

0 0.13 0.25 0.5 mi
0 0.2 0.4 0.8 km
Citrus County GIS Division
Map HERE: Garmin, INCREMENT P, USGS, METANASA, EPA, USDA

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FIGURE 5.0 - Aerial Photo Map



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III. FINDINGS and PD PROJECT DEVELOPMENT STANDARDS

TRAFFIC CONSIDERATION

The proposed development homesites are separated into 5 different areas all with access to platted county roadways. Development homesite groups range from 2 lots to a group of 47 lots. The lots will have access off of N. Elkcarn Blvd., N. Allmandra Drive and N. Cliff Drive. The two largest groups of homesites will access N. Elkcarn Boulevard and will be gated. The proposed PM Peak hour trips generated by all of the homesites for this proposed development is 84 trips.

LAND USE COMPATIBILITY

The site area encompasses the zoning classification of Rural Residential District (RUR) as illustrated on **Figure 3.0** as derived from the current Land Development Code Atlas. The zoning classification for all the properties abutting the site is also Rural Residential District (RUR) and consists of approximately 1 acre lots.

The future land use designation for the Site is RMU (Residential Mixed Use) as illustrated on **Figure 4.0** as derived from the current Land Development Code Atlas. The future land use designation for all the properties abutting the site is also Residential Mixed Use.

The site is the former Pine Oaks Golf Course that is no longer in operation. Existing improvements on the property include the former clubhouse and maintenance building, entrance drive and expansive paved parking area for the clubhouse. Additional structures include maintenance buildings, bathroom facilities, drainage retention areas, entrance signage, electric, water and septic tank facilities, and the remnant of the former golf fairways and golf holes. All the existing lots surrounding the property are approximately one-acre single family detached lots.

The planned development will be consistent with the lot sizes and detached single family nature of the surrounding community with exception of including additional amenities for gated access, sidewalks, curb and gutter roadways and on-site clubhouse facilities. This planned community will also have a minimum 20 foot wide natural buffer around the entire perimeter of the property and provide for over 50% open spaces for passive recreation.

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CONSISTENCY WITH CITRUS COUNTY COMPREHENSIVE CODE

The proposed land use is consistent with the policies and objectives of the Citrus County Comprehensive Plan. More specifically, with regard to the Future Land Use Element:

Objective 2.3 The County shall require, during the development planning stage, adequate park, recreation, and open space facilities to meet the needs of the particular development.

Policy 2.3.1 The County will assure that all residential development dedicate or provide active recreation and open space areas.

More than fifty-percent of the development will remain as open space area. A continuous walking trail is planned throughout the old original golf fairway areas and homesite areas as an amenity for the community. The project is also providing a Community Clubhouse within the development.

Objective 17.5 The County shall permit innovative land use patterns via the County LDC such as Planned Developments, to promote excellence in design and to allow for mixed use projects within the County.

Policy 17.5.1 Planned Developments shall be allowed and may be designated on the GFLUM in the Residential Mixed Use category...

Policy 17.5.3 The LDC shall contain incentives to encourage construction of PDs that feature innovative land use design, protection of environmentally sensitive areas, and provide for a livable, attractive, and functional mix of uses.

This development is an excellent plan for “re-purposing” the former golf course property to seamlessly blend into the existing development yet provide vast open spaces. The homesite lots are the same or larger size than the surrounding Pine Ridge development lots plus a ‘natural buffer’ is provided between the new proposed lots and the existing Pine Ridge lots. The majority of the former golf course will remain open space / passive recreation space with a continuous walking trail and will be maintained with the development.

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PLANNED DEVELOPMENT STANDARDS

It is intended that Pine Ridge Reserve meet or exceed the development standards of the community areas surrounding Pine Ridge Reserve and substantially comply with the requirements for character, size, and quality of home construction in Pine Ridge. More specific Development Standards are listed below.

1. Individual Lot Standards:

- a. Minimum Lot Size = one acre (43,500 SF) and min. 100 wide at building setback.
- b. Lot Coverage (ISR) = 20% maximum impervious surface coverage
- c. Minimum Setbacks (Measured from ROW)

	Proposed	Existing LDC Standard	Existing Pine Ridge Declaration of Restrictions
Front*	40 feet	25 feet	40 feet
Side	25 feet	5 feet	25 feet
Rear	25 feet	5 feet	25 feet
Screened enclosure	15 feet		15 feet

*Except on Corner Lots where the "side" front yard of 40 feet shall be provided.

2. Tree Preservation or Planted trees requirements per lot shall be meet LDC (LDC Section 5720) provision for Eight trees minimum with one tree for every additional 3,000 square feet over 43,560 square feet or fraction thereof.

3. Building Construction Standards:

- a. Minimum 1,800 square foot floor plan area
- b. Maximum 2 story

IV. ADDITIONAL FINDINGS

Site Access

Seventy-five of the 85 lots proposed will have access points off N. Elkcarn Blvd. These access points will be gated entrances. Six of the remaining proposed lots will have road access off N. Allmandra Drive. The remaining four proposed lots will have road access off N. Cliff Drive.

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Gated Entrances

The access points off N. Elkcarn Blvd will be gated entrances. **Figure 6.0** is an illustration of a concept for the gated entrance style similar to the style proposed with this development. The intent is for a low profile and landscaped entry feature with controlled access.

Screening and Buffering

Landscape and/or natural buffers are proposed to be maintained around the perimeter of the site as shown on the PD Master Plan. According to the LDC Landscaping criteria in Chapter Five, Section 5400 only a sodded strip is required between residential uses. For this project a minimum 20-foot natural buffer is proposed between all the existing lots and the proposed lots.

A minimum 15-foot-wide type "C" buffer is proposed between the community center area and the residential lots either existing or proposed.

Trees shall be preserved on the site in accordance with LDC Chapter Five, Section 5700.

Signage and Lighting

Signage for the project is to include identification signage located at the entrances at N. Elkcarn Blvd. Lighting will be provided on the signs to help to identify the location of the entrance for residents. Street lighting will be provided in accordance to the Land Development Code requirements for shielded and black sky down directed lighting. Signage will be installed in accordance with the Citrus County Land Development Code and more specifically Chapter 4, Section 4661.

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FIGURE 6.0 – Concept Style of Proposed Gated Entrance

Concurrency Statement

Establishing new development or facilities in Citrus County require compliance with Citrus County's Land Development Code and Comprehensive Plan. As such, specific levels of service are required to be achieved to demonstrate that the health, safety, and welfare for the Citizens of Citrus County are adequately considered and that the environment and natural resources are protected. These required Level of Service standards as well as the Goals, Objectives, and Policies defined in the Comprehensive Plan are to also consider and allow Reasonable, Beneficial and Economic use of the property.

All of the Level of Service (LOS) standards that apply to the proposed facility and this Zoning Application were reviewed and considered. Level of Service standards for Traffic, Water supply, Wastewater treatment and disposal, Solid waste disposal, and Drainage are defined in the Citrus County Concurrency Management Ordinance No. 2009-A08.

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The applicant has determined and demonstrated in this submittal that the LOS standards are achieved or exceeded in all areas for the proposed Land Use and this Application.

Water: $LOS = 150 \text{ Gallons per capita per day} \times 3.5 \text{ Persons/House} \times 382 \text{ Houses} = 167,125 \text{ GPD ADF and } 344 \text{ GPD peak hour domestic demand.}$ Citrus County Utilities has sufficient available capacity to meet or exceed this LOS requirement.

Solid Waste: $LOS = 4.3 \text{ pounds per capita per day for Class 1 waste.}$

Drainage: $LOS =$ Constructed drainage facilities to store stormwater shall meet the 100yr-24hr storm event and duration requirement and provide water quality treatment for the first inch of runoff. The site and soils conditions as well as the proposed facility site design can meet or exceed this level of service requirement.

APPENDIX A
Legal Description of Property

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LEGAL DESCRIPTION FOR PINE RIDGE RESERVE

ALTKEY: 2221011 & 2220961, CITRUS COUNTY, FLORIDA

**TRACTS T-6 AND T-7 OF PINE RIDGE UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 8, PAGES 51 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF
CITRUS COUNTY, FLORIDA.**

Property Address: 5600 and 5601 N. Elkcarn Boulevard, Beverly Hills, FL 34465

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Land Development Division

Pine Ridge Reserve

APPENDIX B
Warranty Deed

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This instrument prepared by:
Clark A. Stillwell, Esquire
CLARK A. STILLWELL
Post Office Box 250
Inverness, Florida 34451-0250
(352) 726-6767

Parcel I.D. No. 2220961 and 2221011

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

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 3rd day of June, 2022 between Shanti Golf, LLC, a Florida limited liability company whose post office address is: 5600 N Elcam Blvd., Beverly Hills, Florida 34465, hereinafter called the Grantor, and

Southern Oaks Property Group, LLC, a Florida limited liability company, whose post office address is: 103 Commerce St. Suite 140, Lake Mary, Florida 32746, hereinafter called the Grantee.

WITNESSETH that said Grantor, for and in consideration of the sum of EIGHT HUNDRED FORTY NINE THOUSAND, NINE HUNDRED NINETY NINE DOLLARS AND 99/100 (\$849,999.99) 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:

TRACTS T-6 AND T-7 OF PINE RIDGE UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 51 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Property Address: 5600 and 5601 N. Elcam Boulevard, Beverly Hills, FL 34465

SUBJECT TO easements, restrictions, covenants, limitations and conditions of record, if any.

SUBJECT TO lien of taxes for 2022 and subsequent.

This real estate is non-homestead property.

LEGAL DESCRIPTION AND TITLE TO PROPERTY NOT SEARCHED OR APPROVED.
The legal description was obtained from a previously recorded instrument or was provided by agent for grantor.

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.

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RADON GAS: Radon is a naturally occurring radioactive gas that, when it is accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

Flood Hazard Warning: This property may be subject to flooding. You should contact local building and zoning officials and obtain the latest information regarding flood elevations and restrictions on development before making plans for the use of this property.

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 conveyed.

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:

Shanti Golf, LLC, a Florida limited
liability corporation

David C Lofton JR
Signature of First Witness

Neil G. Surati
By: Neil G. Surati, President/Manager

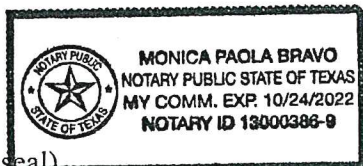
David C Lofton JR
Print Name of First Witness

Paula Solis
Signature of Second Witness

Charlotte Solis
Print Name of Second Witness

STATE OF TEXAS
COUNTY OF HARRIS

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or
☐ online notarization this 3 day of June, 2022 by Neil G. Surati, President/Manager of
Shanti Golf, LLC, who ☐ is personally known to me or ☒ has produced Texas Driver License
identification.



(Notary stamp or seal)

Monica Paola Bravo
Notary Public

Name: Monica Paola Bravo

Commission No.: 13000386-9

Commission Expires: 10/24/2022

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APPENDIX C

Water Utility Provider Letter

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**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

04/03/2023

Mr. Chuck A. Pigeon, P.E.
PIGEON - ARDURRA, LLC
925 SE 17th Street, Suite A
Ocala, FL
cpigeon@ardurra.com

**RE: Pine Ridge Reserve - Alt key #2220961, 2221011
Water Service Capacity and Availability**

Dear Mr. Pigeon:

Citrus County Utilities currently has potable water capacity to serve the above referenced site, for the residential uses described in your March 30, 2023 letter.

The public water system serving this vicinity is the Citrus Springs/Pine Ridge Water System (Public Water System ID. No. 609-0312), having a current permitted capacity of 5,100,000 gallons per maximum day. During the past 12 months, the maximum day's flow was approximately 4,525,900 gallons per day.

The above referenced project vicinity is served by an extensive network water distribution lines, most of which are 6-inch and 8-inch diameter.

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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Pine Ridge Reserve

APPENDIX D
Solid Waste Availability Letter

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Board of County Commissioners

DEPARTMENT OF PUBLIC WORKS
SOLID WASTE MANAGEMENT DIVISION

April 6, 2023

Pigeon-Ardurra, LLC
925 SE 17th Street, Suite A
Ocala, FL 34471

Re: Pine Ridge Reserve
Parcel ID / Alt Key: 18E17S3 20030 / 2220961
Parcel ID / Alt Key: 18E17S3 20030 / 2221011

Dear Mr. Pigeon,

This letter is in response to your request on March 30, 2023, 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,

Dan Sherlock
Solid Waste Management Director

ds:jly

Dan Sherlock, Director
Citrus County Division of Solid Waste Management
PO Box 340
Lecanto, FL 34460
Telephone: (352) 527-7670 Fax: (352) 527-7672
Dan.Sherlock@citrusbocc.com

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Pine Ridge Reserve

APPENDIX E
Preliminary Environmental Assessment

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PINE RIDGE GOLF CLUB,
BEVERLY HILLS

PRELIMINARY ENVIRONMENTAL ASSESSMENT

NOVEMBER 17, 2022

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TABLE OF CONTENTS

INTRODUCTION..... 1

PROTECTED SPECIES 3

CONCLUSION 4

LIST OF FIGURES

FIGURE 1. AERIAL MAP

FIGURE 2. SOIL MAP

FIGURE 3..... GOPHER TORTOISE SURVEY MAP

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INTRODUCTION

Young Bear Environmental, Inc. (YBE) was contracted to conduct an environmental site review of the subject property. The project site, which totals over 220 acres in size, occurs on Tract "T-6" and Tract "T-7", Pine Ridge Unit Three, as recorded in Plat Book 8, Pages 51 through 67 of the Public Records of Beverly Hills, Citrus County, Florida (see Figure 1).

The primary purpose of this Preliminary Environmental Assessment is to identify whether protected species may occur onsite, the approximate extent of such resources, and identification of related permits and permitting agencies that would be involved in development of the property. The results of YBE's review are provided and discussed below.



Figure 1. Aerial Map

The various soils occurring onsite are shown in Figure 2. There are no hydric soil map units on the subject site. The soils consist primarily of xeric-type sandy soils. Sensitive karst areas do not occur within a one-mile radius of the project site.

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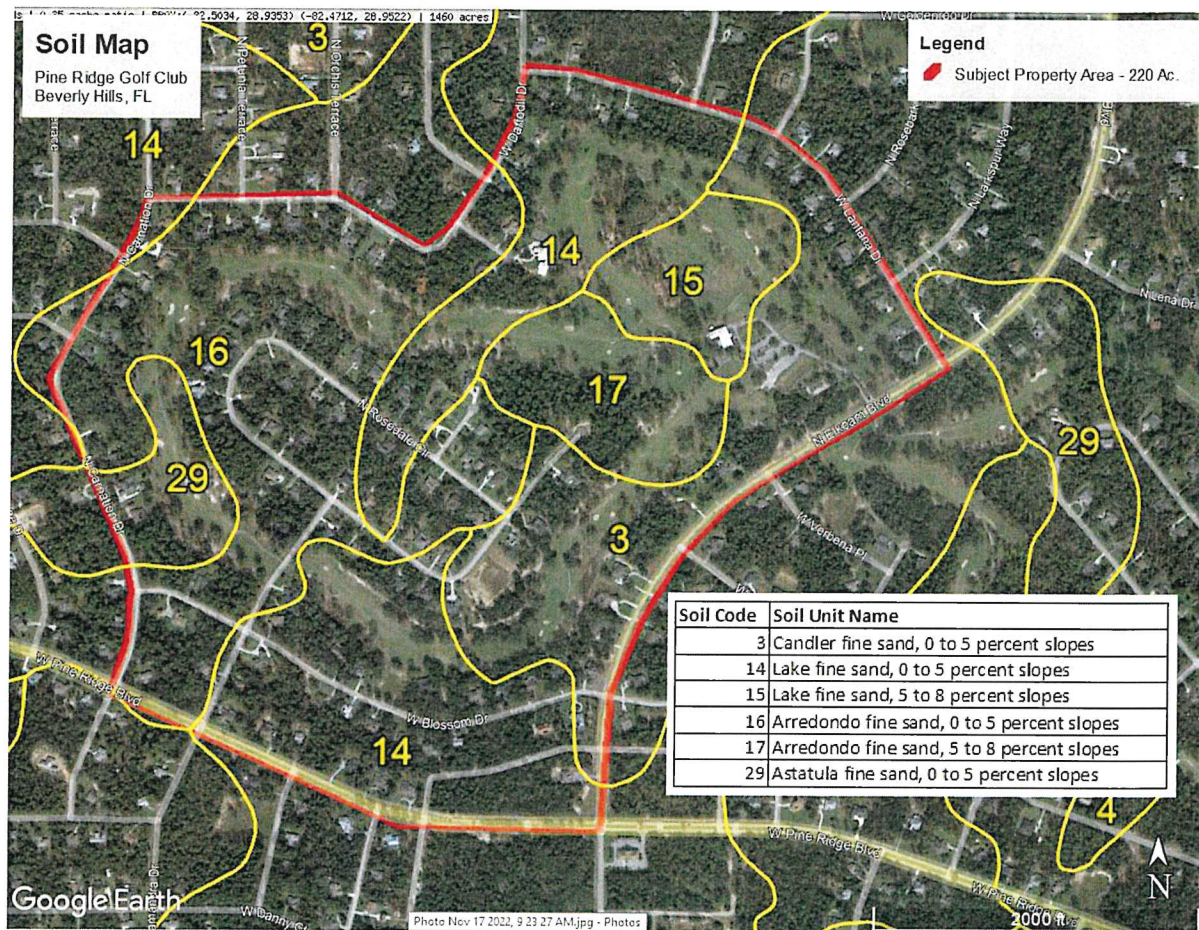


Figure 2. Soil Map

YBE visited the site on Wednesday November 16, 2022. The site is an inactive golf course consisting of altered habitat surrounded by single-family residential development. Habitat type onsite was identified and categorized according to the Florida Land Cover Classification System (FLUCCS). The habitat consists of Low Density Residential with Golf Courses and Small Bodies of Water and is further described below.

The plant species onsite consist of native, ruderal species and invasive, exotic species.

116 Low Density with Golf Courses and Small Bodies of Water

Vegetation Structure and Composition:

Canopy: Limited. Consists of few live oak, turkey oak, and long leaf pine.

Subcanopy: None.

Groundcover: Consists mainly of unmaintained bahia grass and leaf litter

Land use / management: Golf Course

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Unique habitat, rare or imperiled species: Gopher tortoise

Wildlife utilization: Gopher tortoise present onsite. Presence of small, ruderal mammals including fox squirrel, opossum, raccoon, and armadillo, some insects, and common, ruderal passerine avifauna also evident onsite. No cavity nests or bird roosts were observed onsite.

Ecological Quality rating: Low

PROTECTED SPECIES

YBE reviewed listed species databases to determine which species may occur in the region and identify habitat requirements. This included review of species-specific databases for southern bald eagle nest locations, Florida scrub-jay habitat, and wood stork Core Foraging Areas (CFAs).

Due to the disturbed nature of the site, occurrence of listed wildlife and plant species other than gopher tortoise is considered unlikely, and none were observed onsite during the site investigation. The site does not meet habitat requirements of the other listed species reviewed that may occur in the Citrus County area. The nearest documented eagle nest is located over 5 miles west of the project site. No wood stork CFAs occur within the town of Beverly Hills. Currently, no suitable habitat exists onsite for Florida scrub-jays and no sightings were documented in the vicinity (ca. 5 miles) on eBird. Historical observations of Florida scrub-jays occurred over 3 miles from the project site.

During the site visit, YBE's Authorized Gopher Tortoise Agents conducted a 100% survey of the project area for the presence of gopher tortoises (*Gopherus polyphemus*), a state listed Threatened species. During the survey, 23 Potentially Occupied gopher tortoise burrows were documented within the project site (see Figure 5).

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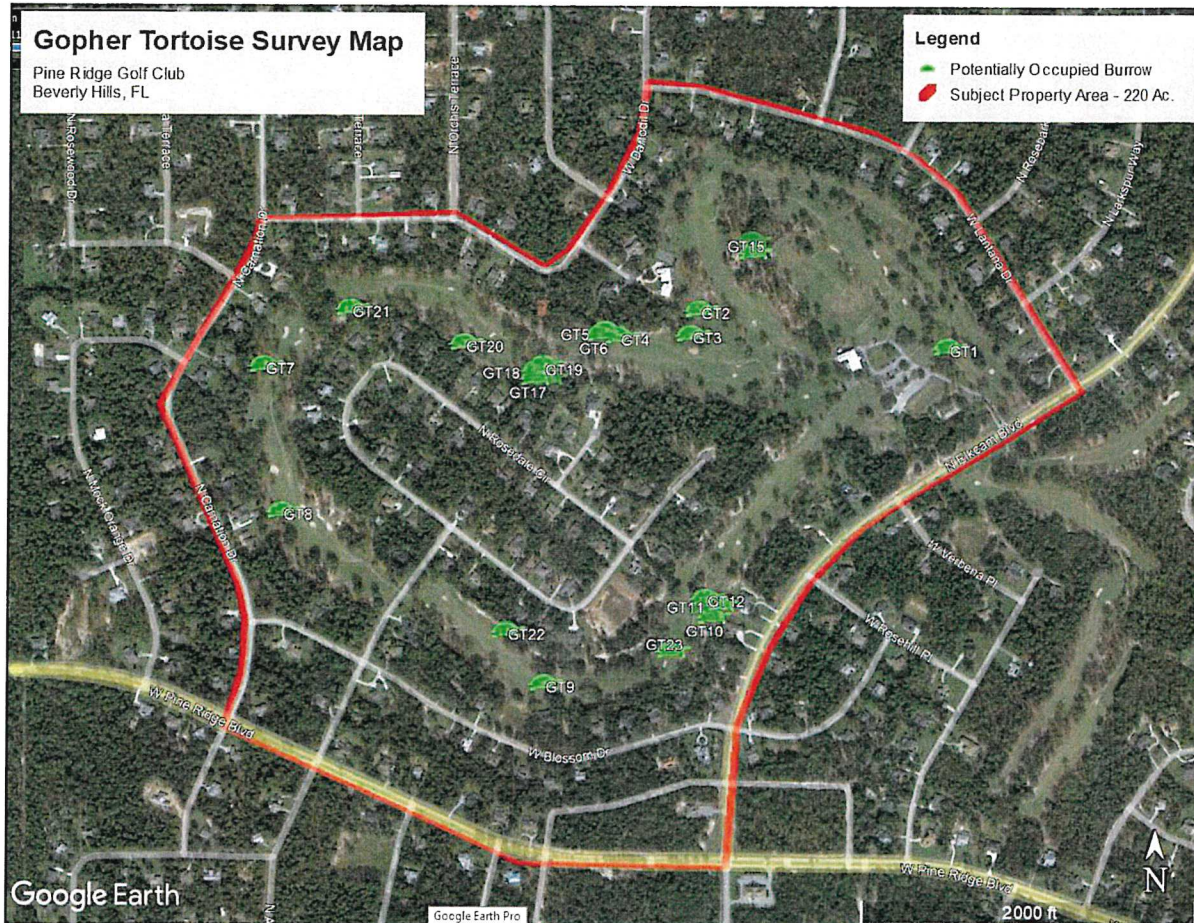


Figure 3. Gopher Tortoise Survey Map

An FWC Relocation Permit to excavate Potentially Occupied gopher tortoise burrows and relocate captured gopher tortoises will be required prior to clearing and earthwork activities for those burrows within 25' of any proposed work. Gopher tortoise surveys are valid for a ninety-day period; older surveys are required to be updated during the permit process. One tortoise per two burrows is sufficient for determining the number of tortoises onsite, securing reservations at gopher tortoise recipient sites, and obtaining an FWC relocation permit.

CONCLUSION

The site consists of altered upland habitats. No wetlands are present onsite.

The only protected species observed was the gopher tortoise. An up-to-date gopher tortoise survey, permitting with FWC, and tortoise relocation will be required prior to site preparation activities if clearing activities are proposed within 25 feet of a burrow.

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YBE appreciates the opportunity to provide environmental consulting services for your project. Please feel free to contact us with questions and to discuss our recommendations.

Respectfully,

A handwritten signature in blue ink, appearing to read 'D. Young', with a long horizontal stroke extending to the right.

Daniel J. Young, Project Manager

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