



VARIANCE APPLICATION

Dept. of Planning & Community Development
123 NW Highway 19
Crystal River, FL 34428
352-795-4216, ext. 306
Fax: 352-795-6245

Return to: ahullstrung@crystalriverfl.org

Office Use Only: Paid \_\_\_\_\_ Date \_\_\_\_\_
Residential - \$250 Commercial - \$500

V21-0004
PZ21-0032

Applicant Information:

Name: Roberts Development Corp. Phone 352-402-4358
Street Address: 600 Gilliam Rd. Wilmington OH 45177
Email Address: dee.beck@r1carriers.com

Site Information:

Site Address: 226 & 246 NW Magnolia Cir. Crystal River FL.
Alt Key #: 1067766/1067774 Parcel Id # 17E18520005D 000A0 0100 34428
[AVAILABLE AT THE CITRUS COUNTY PROPERTY APPRAISER'S WEBSITE: www.citruspa.org]

Legal Description: Magnolia Shores Lots PB2 PG143 10 & 11 BLK A /
Magnolia Shores PB2 PG143 Lot 12 BLK A

Subdivision: Magnolia Shores Lot: 10, 11, 12 Block: A
Current Zoning District: RW
Flood Zone: Base Flood Elevation:

The applicant for a variance has the burden of proof of demonstrating that the application for a variance complies with each of the requirements of Section 9.02.02(A).

Variance Request: Please enter a description of request and Land Development Code Sections that pertain to the requested action.
https://library.municode.com/fl/crystal\_river/codes/code\_of\_ordinances?nodeId=PTIICOOR\_APXALADE\_CO\_CH9VACORE\_9.02.00VA

RECEIVED
MAR 17 2021
BY: gm

## Variance Provisions

In order for an application for a variance to be approved or approved with conditions, the Planning Commission shall make a positive finding, based on the evidence submitted, with regard to each of the following provisions. Submit an explanation to each of the provisions below.

Findings	Provisions (Sec. 9.02.02(A))
	1. <b>There is a specific hardship affecting the development of the lot resulting from the strict application of the provisions of the LDC.</b> <i>(Explain how you will be deprived of reasonable use of the land, building, or structure, equivalent to the use made of lands, buildings or structures in the same neighborhood. Show that you have an unnecessary hardship, more than mere inconvenience or a preference for more lenient standards.)</i>
	2. <b>The hardship is not a result of actions of the owner and is not based solely on a desire to reduce development costs.</b> <i>(It is not enough to say that the development will cost more in order to comply. You must show the substantial and undue nature of that additional cost as compared to others subject to the same restriction.)</i>
	3. <b>The need for the proposed variance is due to the physical shape configuration, or topographical condition of the lot in such a manner as to distinguish it from other adjacent or nearby lots or from other lots in the district.</b> <i>(An example would be a pie shaped lot where the lot narrows dramatically towards the front yard and the side yard setback prohibits you from building an addition.)</i>
	4. <b>The proposed variance is necessary to preserve a substantial property right where such property right is generally available to other property owners of adjacent or nearby lots or other lots in the zoning district.</b> <i>(Explain that if the variance is not approved would any development of the proposed property be possible?)</i>
	5. <b>The grant of the proposed variance does not confer on the applicant any special privilege that is prohibited by this LDC to other lands, buildings, or structures in the same zoning district.</b> <i>(Is what you want to do something that other properties in the same zoning district have been allowed to do? If so, how does the ordinance prevent you from doing so?)</i>
	6. <b>The proposed variance does not substantially increase congestion on surrounding streets, does not increase the danger of fire or other hazard, and is not otherwise detrimental to the health, safety, or general welfare of the public.</b> <i>(Will granting the variance harm public safety? (Example: A property owner may prove an unnecessary hardship exists from limitations on on-site drives and parking for a commercial use. The increased traffic and stormwater effects could prove to harm public safety)</i>
	7. <b>The development following the proposed variance is compatible with adjacent and nearby development and does not alter the essential character of the district.</b> <i>(Will the variance cause the character of your neighborhood to change?)</i>
	8. <b>The variance granted is the minimum variance that results in reasonable use of the land, building, or structure.</b> <i>(Have you looked at all other options to do what you want to do and found that the variance you are seeking is for the least amount necessary?)</i>

	9. The effect of the proposed variance is consistent with the general intent of the LDC and the specific intent of the relevant standards and criteria. <i>(Will what you are proposing have any negative effects on your neighbors or any other property or to public property?)</i>
	10. The effect of the proposed variance is consistent with the comprehensive plan. <i>(City staff will assist with this.)</i>

**Notes:**

1. Any variance authorized by the Planning Commission, and not used and acted upon by the applicant, or the applicant's successor in interest, within one (1) year from the date on which the decision of the Planning Commission is reduced to a written order, or if appealed, the date on which the order becomes final, shall be deemed abandoned and be void and of no further force and effect.
2. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
3. A variance shall not be granted which authorizes any use or standard that is expressly prohibited by this LDC.
4. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

**Attachments:**

1. Deed or other proof of ownership.
2. A site plan, if applicable
2. Elevations if applicable

R L Roberts  
 SIGNATURE     Owner     Agent

3/16/21  
 Date

R. L. Roberts  
 PRINT NAME

STATE OF FLORIDA

COUNTY OF Citrus

The foregoing instrument was acknowledged (Or Affirmed) before me this 16 day of March, 2021, who is/are personally known to me or has/have produced \_\_\_\_\_ as identification.

Dee Beck  
 Notary Public





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Subject: Provisions for Variance – Sec 9.02.02

1 – The two lots although being used for the same purpose will appear mismatched. Owner is aware should vacant lot to be sold that fence would need to be removed.

2 – The fence desires is more expensive than a shorter fence.

3 – Not applicable

4 – Would not effect any development

5 – The fence is aluminum decorative fence and has no risk to sight lines.

6 – It would not effect any of these.

7 – The change is only 1 ft in height. Most fences in the neighborhood are 6 ft. Since this lot is being used connected to a property with dwelling using a smaller fence would be inconsistent.

8 – Yes it is.

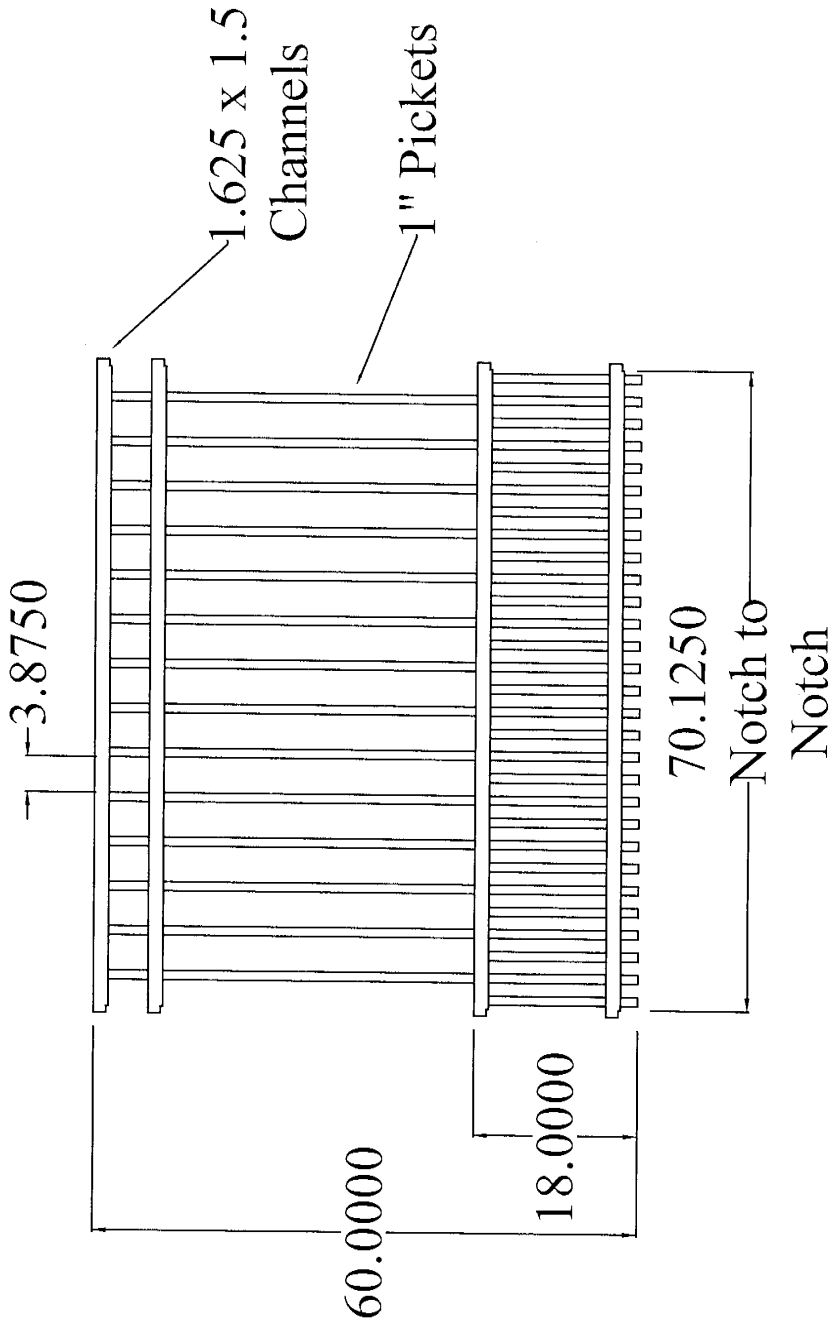
9 – Yes. It does not create and sightline issues and this lot id not vacant and unused but is being used as a connecting lot and in essence a large fenced in yard.

10 – We believe so.

*Ed Grause*

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Ed Grause  
Sales Manager




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# Antebellum Mfg

## Emily Industrial Panel

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# CITY OF CRYSTAL RIVER PLANNING COMMISSION



## STAFF REPORT Planning and Development Services Department

<b>MEETING DATE:</b>	May 6, 2021
<b>VARIANCE APPLICATION #</b>	V21-0005 – Roberts Development Corporation
<b>PROPERTY</b>	226 and 246 NW Magnolia Circle, Crystal River Florida 34428
<b>OWNER / APPLICANT:</b>	Roberts Development Corporation, 600 Gillam Rd. Wilmington, OH. 45177
<b>VARIANCE REQUEST:</b>	A Variance request of the City of Crystal River Land Development Code (LDC) to allow for a fence exceeding the maximum height requirement for a lot having a main structure (residence) and vacant adjacent lots, pursuant to Section 5.01.11 <u>Fences, Hedges, and Walls</u> , of the LDC.
<b>ACREAGE:</b>	Approximately 46,461 square feet or 1.07 acres. Source: Citrus County PA, 2021
<b>LAND USE And ZONING:</b>	<b>FUTURE LAND USE MAP:</b> MDR, Medium Density Residential District <b>ZONING MAP:</b> R-W, Residential Waterfront
<b>FLOOD ZONE:</b>	According to the Flood Insurance Rate Map (FIRM), the subject property is partially in Flood Zone CAZ with a Base Flood Elevation (BFE) of 13 feet and Flood Zone AE with a BFE of 12 feet, as found on FIRM Panel Number 1207C0188E. (Effective date: January 15, 2021)
<b>SURROUNDING AREA:</b>	The area is a developed, residential subdivision. <b>(To The North):</b> MDR (Single-family residence); <b>(To The South):</b> Waterbody (Crystal River); <b>(To The East):</b> MDR (Single-family residence); <b>(To The West):</b> MDR (Single-family residence)

### **BACKGROUND INFORMATION:**

The applicant is the owner of the two adjacent lots located on NW Magnolia Circle, one lot with a home on it and one lot that is vacant. He began to install a fence at these properties without a permit to do so. The City's Building Official witnessed this work and stopped it. He told the applicant that a permit was required for such work.

The fence that the applicant was installing was located in the front yard and was five (5) feet in height. The City's standards for fencing states that the maximum height for a fence located in the front yard of a lot with a residence may not exceed four (4) feet in height. In addition, fencing installed around an adjacent vacant lot may not exceed four (4) feet in height. The applicant wishes to install a five (5) foot fence around both:

- the property with the house on it; and
- the adjacent vacant property

As a result, the applicant will need a variance in order to circumvent the standards in the City's Land Development Code. Subsection B, C, D, L, and (1) below specifically apply to the request.

- 5.01.11. - Fences, hedges, and walls.
- B. Fences or hedges may be located in any front, side, and rear yard setback areas.
- C. No fences or hedges shall exceed four (4) feet in height when placed in the front yard.

- D. Each fence or hedge located in the side and rear yard shall not exceed the height of six (6) feet, except as set forth in subsection I. below.
- L. Classification of fences on vacant properties (properties within the CRA district must comply with chapter 4 of the Land Development Code for appearance.)
  - 1. On lots with a main structure that has a vacant adjacent lot under the same ownership, the fence must meet all applicable codes. No accessory structure other than a fence may be constructed on an adjacent vacant property. The maximum height in the front cannot exceed four (4) feet from grade, must be a minimum of fifty (50) percent transparent and the fence must be constructed along the entire vacant lot (all sides). Adjacent vacant lot must be maintained at all times.

### **ANALYSIS:**

The purpose of the Fences, hedges, and walls section in the Code is to regulate the location, height, and appearance of these elements in order to maintain visual harmony within neighborhoods throughout the City. Consistent standards also protect adjacent properties from the indiscriminate placement of unsightly and inappropriately designed fences, hedges, or walls. Finally, consistent standards ensure the safety, security, and privacy of properties.

Literally, hundreds of citizens within Crystal River have met these standards without issue. They ensure a level of appearance and sense of consistency throughout the City. More importantly, they are in keeping with the standards found in other Cities throughout the Country. This is a case where the applicant preceded without first garnering the necessary permit. Had they done so, they would have been told what the City's standards for fencing were, and in all likelihood complied.

### **REQUIRED FINDINGS FOR GRANTING A VARIANCE:**

Pursuant to Section 9.02.02 of the Crystal River Land Development Code (LDC), in order for an application for a variance to be approved or approved with conditions, the planning commission shall make a positive finding, based on the evidence submitted, with regard to each of the following conditions.

1. ***There is a specific hardship affecting the development of the lot resulting from the strict application of the provisions of the LDC;*** The applicant has requested a variance to use a five (5) foot tall fence on both properties, including the front yard of the property with a home (normally a four (4) foot maximum) and the adjoining vacant lot (normally a four (4) foot maximum). There is no hardship affecting the development of a fence on these two lots, as both properties can meet the standards for a fence without requiring a variance.
2. ***The hardship is not a result of actions of the owner and is not based solely on a desire to reduce development costs;*** There is no hardship affecting the development of a fence on these two lots. The applicant began construction without a permit. After stopping work to get a permit he learned that the proposed fence exceeded the City's standards for height found in the Land Development Code. As a result, he requested a variance to these standards.
3. ***The need for the proposed variance is due to the physical shape, configuration, or topographical condition of the lot in such a manner as to distinguish it from other adjacent or nearby lots or from other lots in the district;*** The proposed variance is not the result of the physical shape, configuration, or topographical condition of the lots.
4. ***The proposed variance is necessary to preserve a substantial property right where such property right is generally available to other property owners of adjacent or nearby lots or other lots in the zoning district;*** Fences have been constructed in this neighborhood on both occupied and vacant lots that comply with the current standards in the LDC. They did not require a variance to do so.

5. ***The grant of the proposed variance does not confer on the applicant any special privilege that is prohibited by this LDC to other lands, buildings, or structures in the same zoning district;*** The addition of the fence at the requested height would confer a privilege that is not permitted in the LDC for other properties in this zoning district.
6. ***The proposed variance does not substantially increase congestion on surrounding streets, does not increase the danger of fire or other hazard, and is not otherwise detrimental to the health, safety, or general welfare of the public;*** The proposed variance does not create any additional impacts to the surrounding area that would increase congestion on surrounding streets, increase the danger of fire or other hazards, and is not otherwise found to be detrimental to the health, safety, or general welfare of the public.
7. ***The development following the proposed variance is compatible with adjacent and nearby development and does not alter the essential character of the district;*** If a variance for the fence is given the proposed design (height) will not be compatible with similar fences found on adjacent or nearby lots. While this will not alter the essential character of the district initially, such a variance may increase the number of similar applications received – especially for vacant lots. Ultimately this may impact both the district and the City.
8. ***The variance granted is the minimum variance that results in reasonable use of the land, building, or structure;*** The proposed five (5) foot fence is not necessary for the reasonable use of the property.
9. ***The effect of the proposed variance is consistent with the general intent of the LDC and the specific intent of the relevant standards and criteria; and***

The effect of the proposed variance is not consistent with the general intent of the LDC and the specific intent of the relevant standards.

10. ***The effect of the proposed variance is consistent with the comprehensive plan.***

The proposed Variance is not consistent with the specific Goals, Objectives and Policies of the Crystal River Comprehensive Plan, specifically OBJECTIVE 3.4 to improve the general appearance of the city, the City shall continue to govern the orderly use of signs and the maintenance of vacant properties, POLICY: B) The City shall continue to implement standards for the maintenance of vacant lots to ensure the health, safety, and aesthetic appearance of the neighborhood and surrounding properties. As a result of this, the proposed variance is not consistent with the City of Crystal River Land Development Code.

#### **PLANNING COMMISSION ACTION:**

The Planning Commission shall approve, deny, or approve with conditions the application for variance, based upon making positive findings regarding conditions set forth in subsection 9.02.02. A., of the LDC.

#### **SUPPORTING DIAGRAMS ILLUSTRATIONS & TABLES:**

Please see Staff's PowerPoint presentation.

#### **ATTACHMENTS:**

1. Variance Application – V21-0005
2. Notification Letter
3. Site Plan/Application submittal with Backup





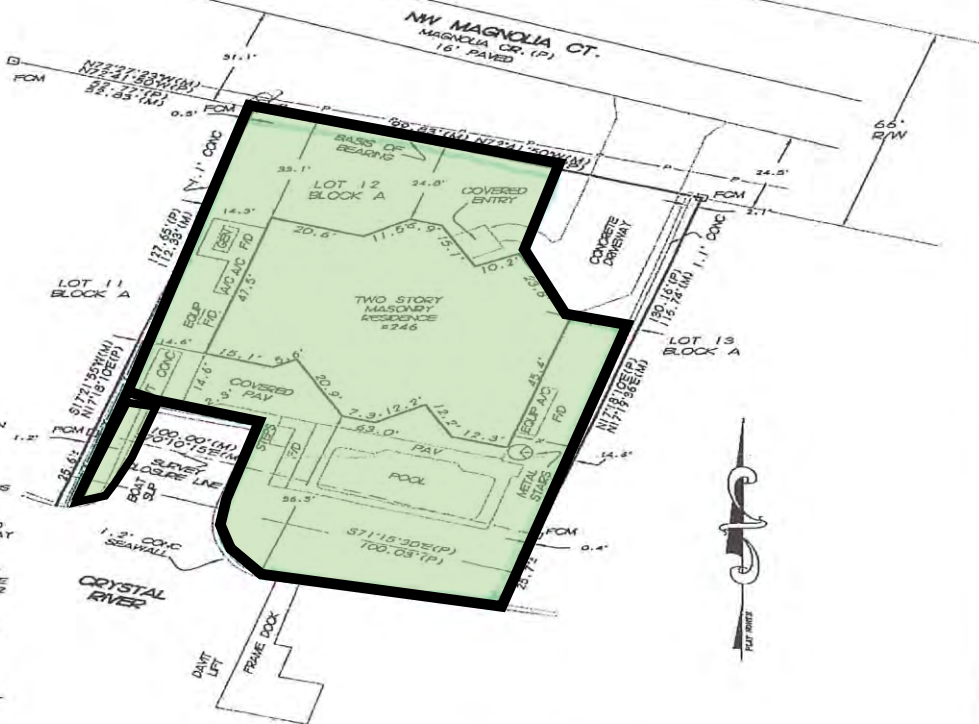
**VARIANCE V21-0004**

**Roberts Development  
Corporation**

# Survey – 246 NW Magnolia Circle

- LEGEND**
- (1) FCM FOLIO 414' CO.
  - OSG SET 1/2" IRON ROD (UNLESS NOTED)
  - (S) PRIMP FOUND BUS IRON ROD OR IRON PIPE (SIZE NOTED) (PLAN UNLESS NOTED)
  - A DESCRIPTIVE POINT (UNLESS NOTED)
  - F PLAT INFORMATION
  - D DEDD OR DESCRIPTION INFORMATION
  - M MEASURED INFORMATION
  - PLS PROFESSIONAL LAND SURVEYOR
  - CRS CRITICAL RECORD BOOK
  - PLS PLAT RECORDS OF CITRUS COUNTY, FLORIDA
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - N.T.S. NOT TO SCALE
  - SEC. SECTION
  - TWP. TOWNSHIP
  - RNG. RANGE
  - W.M. WATER METER
  - SDM STORM DRAIN
  - FD POWER POLE
  - LP LIGHT POLE
  - PH HYDRANT
  - WV WATER VALVE
  - M MANHOLE
  - OB OVERHEAD POWERLINE
  - R.F. IRON FENCE
  - L.B. LICENSED BUSINESS
  - N NORTH
  - S SOUTH
  - W WEST
  - E EAST
  - AVD AIR CONDITIONER
  - P.O.C. POINT OF CURVE
  - P.T. POINT OF TANGENT
  - L AND LENGTH
  - CHD CHORD BEARING
  - CONCRETE CONCRETE
  - ORANGE AND UTILITY EASMENT (WALL AND DOOR (PLAN UNLESS NOTED))
  - WELL WELL
  - PERMANENT REFERENCE MONUMENT
  - PCP PERMANENT CONTROL POINT
  - CAL CALCULATED
  - DEW DEW
  - EQ EQUIPMENT
  - OV OVERALL
  - FO FOUND
  - SB STRUCTURAL BOX
  - OP OPERATOR
  - PT PUMP/TANK
  - FD FOUND
  - CONCRETE CONCRETE

- NOTES:**
1. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD ENCUMBRANCES, RESTRICTIVE COVENANTS, EASEMENTS, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
  2. SURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED. NO EVIDENCE OF STATEMENTS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THE PROPERTY.
  3. COPYRIGHT © CLARK SURVEYS ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPIING, RECORDING OR BY ANY OTHER MEANS OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT AN ELECTRONIC SIGNATURE, DATE AND SEAL ARE NOT VALID.
  4. WETLAND AREAS MAY EXIST ON SUBJECT PROPERTY AND HAVE NOT BEEN LOCATED BY THIS SURVEYOR.
  5. BASIS OF BEARING IS THE SOUTHERLY RIGHT OF WAY LINE OF NW MAGNOLIA CT., BEING N72°41'50"W PER PLAT.
  6. ACCORDING TO FEMA PANEL NO. 12017C 0188D, 9-26-14, THIS PROPERTY APPEARS TO BE IN FLOOD ZONE AE WITH A BASE FLOOD ELEVATION OF 5.0 FEET NAVD 88.
  7. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  8. THIS SURVEY IS CERTIFIED TO THE DATE OF SURVEY AND NOT TO THE DATE OF SIGNATURE.
  9. THIS SURVEYOR HAS NO KNOWLEDGE OF THE OWNERSHIP OR MAINTENANCE RESPONSIBILITIES OF FENCES ON OR NEAR THE BOUNDARY LINES.
  10. MEAN HIGH WATER LINE NOT DETERMINED BY THIS SURVEY.



GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

DAVID L. SMITH, P.S.M. NO. 5265  
L.B. 6962

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY DAVID L. SMITH, P.S.M. NO. 5265 AND IS COMPLIANT WITH CHAPTER 472 F.S. 5J-17.050, .051, .052, .053.

DIGITALLY SIGNED BY  
DAVID L. SMITH  
DATE: 09-09-16

DAVID L. SMITH  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NUMBER 5265  
NOT VALID WITHOUT THE ELECTRONIC  
SIGNATURE AND SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

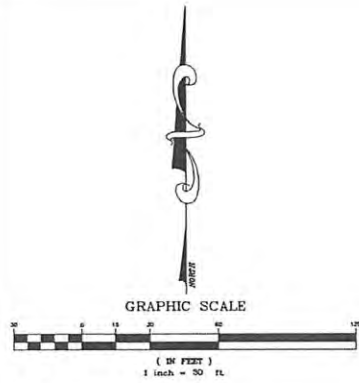


CERTIFIED TO:  
DEBORAH L. FARKUS, TRUSTEE OF THE DEBORAH L. FARKUS  
REVOCABLE LIVING TRUST DATED OCTOBER 13th, 2011  
HERSHEBANK ISAAQ/VATIMA  
AMERICAN TITLE SERVICES OF CITRUS COUNTY, INC.  
WESTCOAST LAND TITLE INSURANCE COMPANY  
LOT 12, BLOCK A, MAGNOLIA SHORES, ACCORDING TO THE  
MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE  
143, PRCCF  
SEC. 20, TWP. 18 S., RNG. 17 E.  
CITRUS COUNTY, FLORIDA

**CLARK SURVEYING**  
256 N.E. CRYSTAL STREET  
CRYSTAL RIVER, FLORIDA 34428  
(352) 563-2729 FAX (352) 563-0037

DATE: 09-08-16 SCALE: 1"=30' JOB NO. 121916

# Survey – 226 NW Magnolia Circle



### LEGAL DESCRIPTION

LOTS 10 AND 11, BLOCK A OF MAGNOLIA SHORES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 143, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

### SURVEY REPORT:

1. BEARINGS ARE BASED ON ASSUMED DATUM; MORE PARTICULARLY THE NORTH RIGHT-OF-WAY LINE OF N.W. MAGNOLIA CIRCLE AS BEING N72°41'50", AS STATED ON THE RECORD PLAT.
2. FIELD SURVEY DATE : 7-15-2020.
3. THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WAS FURNISHED BY WESTCOR LAND TITLE INSURANCE COMPANY, FILE NO. 20-41938, EFFECTIVE DATE: JUNE 26, 2020.
4. UNDERGROUND IMPROVEMENTS, OR UTILITIES, WERE NOT LOCATED.
5. ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
6. THIS PROPERTY APPEARS TO BE IN A "AE (EL 9 Feet)" (SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120340 PANEL 0188 SUFFIX D EFFECTIVE DATE 9-26-2014.
7. THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 50-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR SUBURBAN LAND USE.
8. UNLESS IT BEARS THE DIGITAL SIGNATURE & CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

TITLE COMMITMENT INFORMATION TABLE				
WESTCOR LAND TITLE INSURANCE COMPANY				
FILE NO. 20-41938, EFFECTIVE DATE: JUNE 26, 2020				
SECH. B-2 EXC. No.	RECORDED DATA	APPLICABLE	PLOTTABLE	REASON IF NOT PLOTTABLE
1 - 7	STANDARD EXCEPTIONS	YES	NO	STANDARD EXCEPTIONS
8	PLAT BOOK 2, PG. 143	YES	YES	
9 - 11	STANDARD EXCEPTIONS	YES	NO	STANDARD EXCEPTIONS

- ### LEGEND
- C.M. CONCRETE MONUMENT
  - I.R. IRON ROD
  - R/W RIGHT OF WAY
  - E/P EDGE OF PAVEMENT
  - C/L CENTERLINE
  - D or Δ CENTRAL ANGLE
  - R RADIUS
  - L ARC LENGTH
  - LC LENGTH OF CHORD
  - CB CHORD BEARING
  - SEC. SECTION
  - TWP. TOWNSHIP
  - RGE RANGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - (P) PLAT MEASUREMENT
  - (D) DESCRIPTION CALL
  - (F) FIELD MEASUREMENT
  - UTILITY POLE AND GUY ANCHOR
  - OVERHEAD WIRES
  - FENCE
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - CONC. CONCRETE

### SURVEYORS CERTIFICATE:

TO ROBERTS DEVELOPMENT CORPORATION, WESTCOR LAND TITLE INSURANCE COMPANY AND FLORIDA SUN TITLE AND ESCROW, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS\* JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(c), 8, 9, 11, 13, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 7-15-2020.

**Rodney K. Rogers**  
 PROFESSIONAL SURVEYOR & MAPPER  
 REGISTRATION NO. 5274

DATE: 7-15-2020  
 SCALE: 1" = 50'  
 SHEET: 1 OF 1

Crystal River Planning Commission Meeting of May 6, 2021

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

Robert L. Rogers, PE  
 P. No. 10,1027  
 rrogers@rlrogers.com  
 Rodney K. Rogers, FSM  
 P. No. 5274  
 rrogers@rlrogers.com

**ROGERS ENGINEERING, LLC**  
*Civil Engineering & Land Surveying*

1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9216 • Lic. No. #4074

AN ALTA/NSPS LAND TITLE SURVEY  
 FOR  
 ROBERTS DEVELOPMENT CORPORATION

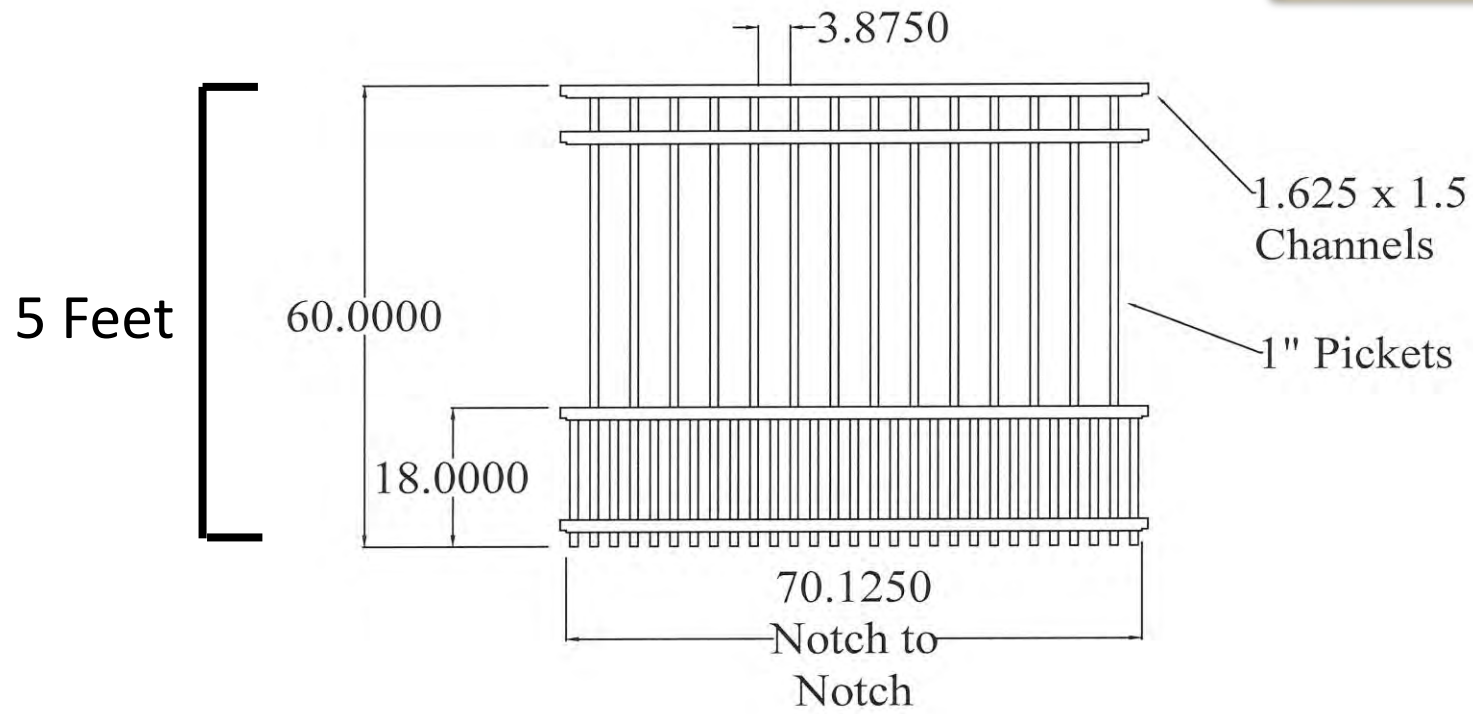
JOB No.  
 17E18520055000A0100

DATE  
 7-15-2020

SCALE  
 1" = 50'

SHEET  
 1 OF 1

Proposed Fence  
as Presented by  
Applicant



# Antebellum Mfg Emily Industrial Panel

# Variance Aerial View



Adjacent vacant lot

Occupied lot – front yard

Occupied lot – side and rear yard

# Variance Aerial View

A fence proposed for a vacant lot may not exceed 4 ft. in height

A fence proposed for the front yard of an occupied lot may not exceed 4 ft. in height

A fence proposed for the side or rear yard of an occupied lot may not exceed 6 ft. in height





Applicant is requesting a **variance** to install a five-foot-high fence, as opposed to a four-foot-high fence in the front yard of the occupied lot.



View of front yard of the house – same ownership as the vacant lot to the west.



Existing fence in the rear of the property appears to meet city code for max. height in the rear and side of a lot (4 to 6 ft.)



Applicant is requesting a **variance** to install a five-foot-high fence, as opposed to the four-foot-high fence that is required on a lot that is vacant and adjacent to the homeowner's property.



View of the vacant "side yard" property located to the west of the house – same ownership.

City code allows fences and walls to be 48 inches high in the front yard

wall on east side of property appears to meet code for max. height in the front of a lot – 4 ft. **AND** max. height on a vacant lot – 4 ft.



fence on east side of the applicant's property appears to meet code for max. height in the rear and side of a lot (4 to 6 ft.)

View of vacant lot to the left

View of house (right)

City code allows fences and walls to be 48 inches high in the front yard



Nearby waterfront house with 48" wall in front yard



Nearby waterfront house with 42" chain link fence separating front and side yard

City code allows fences to be 48 inches high in the front yard



Waterfront house in City with 42" picket fence

House in City with 42" wrought iron fence

City code allows fences to be 48 inches high in the front yard



Nearby house with 42" picket fence lining street in front yard



Nearby house with 40" wall lining street in front yard

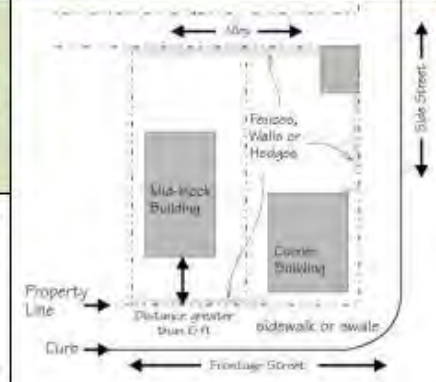
Table 5.5.40.B: Fences and Walls: Changes in Character and Intensity with Zone

T1 NP	T3 E	T3 SN	T3 N	T4 NC	T4 UC	T5 MS
 Privacy Fence	 Split Rail Fence	 Split Rail Fence	 Picket Fence			
 Post and Rail Fence	 Living Fence	 Living Fence with Dog Ear Gate	 Lattice Fence			
 Living Fence	 Dog Ear Picket Fence with Solid Gate	 Picket Fence	 Hedge Wall with Picket Gate			
		 Hedge Wall	 Wrought Iron Fence with Brick Posts			
			 Garden Wall			

General Note: Photos on this page are illustrative, not regulatory.

Table 5.5.40.A: Fence and Wall Design

Zone	Typical Fences and Walls (Recommended)	Permitted Height			Permitted and Prohibited Materials (Primary)
		Front Yard <sup>1</sup>	Side and Rear Yard <sup>2</sup>	Side and Rear Yard adjacent to a ROW <sup>3</sup>	
T1	<b>Fence Types</b> 1. Privacy 2. Split Rail 3. Post and Rail 4. "Living"	Min 42" Max 60"	Max 72"	Min 42" Max 60"	<b>PERMITTED</b> <ul style="list-style-type: none"> <li>Treated or rot-resistant wood</li> <li>Plants and vines</li> <li>Wrought Iron</li> <li>Brick</li> <li>Stone</li> <li>Concrete Masonry Units with Stucco (C.B.S. – if primary structure is masonry).</li> <li>Reinforced Concrete with Stucco (if primary structure is masonry).</li> </ul> <b>PROHIBITED</b> <ul style="list-style-type: none"> <li>Plastic, Sheet Metal, Vinyl Plywood, Junk, and Waste.</li> <li>Barbed Wire, Concertina Wire, and above ground Electrified Fences not associated with agricultural activities or an approved security plan, (see Section 5.4.40.B.2.e. Security Plan Fences and Walls).</li> </ul>
T3	<b>Fence Types</b> 1. Privacy Fence 2. Split Rail Fence 3. Post and Rail Fence 4. "Living" Fence 5. Chain Link Fence 6. Lattice Fence* 7. Picket or Baluster Fence with Corner Posts  <b>Wall Types</b> 1. Hedge Wall 2. Hedge Wall with Brick Posts 3. Garden Wall  * Or Similar Pattern	Min 36" Max 48"	Max 72"	Min 36" Max 48"	
T4 T5	<b>Fence Types</b> 1. Privacy Fence 2. "Living" Fence 3. Lattice Fence* 4. Picket or Baluster Fence with Corner Posts 5. Wrought Iron Fence 6. Wrought Iron Fence with Brick Posts  <b>Wall Types</b> 1. Hedge Wall 2. Hedge Wall with Brick Posts 3. Garden Wall 4. Garden Wall with Wrought Iron Fence  * Or Similar Pattern	Min 24" Max 42"	Max 72"	Min 36" Max 42"	



**GENERAL REMARKS**

- Fences and Walls are strongly encouraged and, if built, should be constructed along all un-built rights-of-ways that abut streets and alleys, as conveyed in the above diagram and this Table.
- Fences and Walls shall be a minimum of 25% opaque.
- The more "finished" side of a fence or wall shall face the perimeter of the lot.
- The name assigned to each fence or wall type is based on common industry terminology.
- Differing fence and wall types may be integrated so long as they comply with this Section (e.g. fence in front of a hedge or fence on top of a wall).

**Fences**

- Fence Types may be finished in various "styles" (e.g. "Gothic" or "Dog Ear" Picket Fence).
- Chain Link shall not be permitted in the Front Yard, or Side and Rear Yard adjacent to a ROW.
- Split Rail and Post and Rail fences may use "hog wire" fill.
- A "Living Fence" consists of wood posts with "hog wire" infill and a board rail on top.
- Wood pickets or balusters shall be rectangular or round. Spacing shall not exceed 1 1/2 inches.
- Hedge Walls shall be a minimum of 8" thick.
- Vertical posts on Wrought Iron fences shall be a minimum of 5/8" thick and spaced between 4 and 6 inches.

**Walls**

- Reserved.

**Notes:**

- Area in front of the primary structure.
- Side and Rear Yard (behind the front plane of the primary structure).
- Side and Rear Yard (behind the front plane of the primary structure) that abuts a side street Right of Way.

**THE END**

# CITY OF CRYSTAL RIVER PLANNING COMMISSION



## STAFF REPORT

### Planning and Development Services Department

<b>MEETING DATE:</b>	May 6, 2021	
Two-Part Application: <b>PZ21-0042</b> – Zoning Map Amendment and <b>PZ21-0041</b> – PUD Amendment – Daniel Baker, ACP-Communities, LLC for Crystal River Plantation Corporation (The Outpost PUD, RV Park)		
<b>SUBJECT PROPERTY:</b>	Section 33, Township 18 S, Range 17 E; specifically, Parcel 41300 (AK #2333537), Parcel 42000 0060 (AK #3522576), part of Parcel 14000 0050 (AK#3522575), and part of Parcel 22000 0010 (AK#3522573), which address is 9453 W Plantation Lane, Crystal River 34429. A complete legal description of the property is on file with the Planning & Development Services Department.	
<b>PROPERTY OWNER:</b>	Crystal River Plantation Corporation, a Florida Corporation, whose address is 400 Curie Drive, Alpharetta, GA 30005	
<b>LAST OCCUPANT:</b>	Plantation Golf Course	
<b>PROPOSED AMENDMENTS:</b>	<b>ZONING MAP</b>	Amendment to change 7.21 acres from High Intensity Commercial (CH), to PUD, Planned Unit Development on the Zoning Map.
	<b>PUD AMENDMENT</b>	Amendment to add 7.21 acres and modify the Master Development Plan for The Outpost PUD (a recreational vehicle park).
<b>ACREAGE:</b>	Total 68.84 acres +/- . (Represents 61.63 acres existing PUD, plus 7.21 acres for rezoning.)	
<b>LAND USE and ZONING:</b>	<b>EXISTING FUTURE LAND USE:</b> Highway Commercial (HC) – NO CHANGE	
	<b>EXISTING ZONING:</b> PUD, Planned Unit Development (61.63 Acres), and CH, High Intensity Commercial (7.2 acres)	
	<b>PROPOSED ZONING:</b> PUD (68.84 acres)	
<b>FLOOD ZONE:</b>	According to the Flood Insurance Rate Map (FIRM), the subject property is in Flood Zone AE with Base Flood Elevation (BFE) of 12 feet, as found on the FIRM Panels Numbered 12017C0301E and 12017C0302E. (Effective January 15 <sup>th</sup> , 2021)	
<b>SURROUNDING AREA:</b>	<p><b>North:</b> County zoned GNC, General Commercial (retail store with gas pumps, storage units/apartments and vacant), CLR, Coastal and Lakes Residential (single-family residential) located across W Fort Island Trail; and City zoned CW, Waterfront Commercial (vacant) abutting the subject property.</p> <p><b>South:</b> County zoned CLR, Coastal and Lakes Residential (single-family residential).</p> <p><b>East:</b> City CH, Highway Commercial (golf course)</p> <p><b>West:</b> County zoned GNC, General Commercial (house of worship).</p> <p>The area comprises a mix of residential and commercial uses.</p>	
<b>PROJECT MANAGER:</b>	Jenette Collins, AICP, Urban Planner, Planning and Development Services Department	

#### **BACKGROUND INFORMATION:**

This is a two-part request to amend a Master Plan of Development for the Plantation Outpost Club and Resort, a recreational vehicle (RV) park, approved by the City Council on August 13, 2018 (Ordinance No. 18-O-07). The 2018 PUD allowing for 292-RV lots and related amenities was never



developed although the developer has been in contact with the City throughout this time. This amendment now proposes to 1) rezone 7.2 acres from CH, High Intensity Commercial (part of the golf course) to PUD - Planned Unit Development, and 2) to add the 7.2 acres to the existing PUD, subsequently amending the Master Plan of Development for the planned RV park. The proposed project has a total of 68.84 acres that will have 322-RV lots (maximum), with a guard house, private recreation area, clubhouse and pool, canoe house and launch, laundry area, and related parking.

It is noted that the 2018 PUD ordinance had required a separate Developer’s Agreement to establish the desired site design and development standards for the proposed RV Park. The Developer’s Agreement did not occur. After discussing with staff, as part of this application the applicant has rescinded the request for Developer’s Agreement as it is determined that the PUD Ordinance (as may be approved by the City Council) can establish such desired standards that are legally enforceable and binding as provided by Section 4.04.00 Standards for Planned Unit Development (PUD), et seq. of the Crystal River Land Development Code.

**ANALYSIS:**

**Density/Intensity** – The Comprehensive Plan’s Future Land Use Map (FLUM) designation is HC, Highway Commercial land use category that allows a PUD as an underlying zoning district on the Zoning Map. The HC Category allows for a maximum density of 8 dwelling units per acre. Using that ratio, the conversion for maximum number of units when considering 68.84 acres is 550. The request is for a maximum 322 RV lots (322 RV units) that does not exceed the maximum density allowance per the Comprehensive Plan. The RV park is considered a commercial land use, and the RV units are proposed for transient lodging as defined by Florida Statutes Section 320.01 (1)(b) for “recreational type vehicle-type units.”

**RV Lot Dimensions/Setbacks/Heights:** The Crystal River Land Development Code does not have specific development standards for RV Park lots. RV lot dimensions will be determined at time of development permit and as designated on the plat for the RV park. The applicant proposes two-types of RV Lots: RV Lots and Resort Lots. The Master Development Plan designates 178 RV Lots with or without a shade pavilion and summer kitchen, and 144 Resort Lots designed to accommodate park models with and without RV parking. The applicant requests the ability to use the Resort Lots interchangeably as RV Lots depending on market conditions, however Resort Lot locations will be predicated by the Master Development Plan. The total number of lots shall not exceed the maximum 322 units.

Dimensional standards will need to accommodate for the required setbacks for the pad (RV) placement and other amenities. Staff recommends that additional separation standards be maintained between the unit pad location and any waterways (surface water ponds) and/or state designated jurisdictional (JD) wetlands consistent with Land Development Code criteria. Setbacks are designed to require that RV type units and structural amenities maintain a minimum 10-foot separation from each other, and are proposed as follows:

RV Park Use	Front (from edge of driveway line)	Side Line	Rear Line	Waterways/JD Wetlands
RV Unit	15 feet	5 feet	5 feet	25 feet

All Amenities	15 feet	5 feet	5 feet	25 feet
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Maximum building heights are proposed to be consistent with the LDC requirements.

**Impervious Surface Ratio (ISR)** – The project is not planned to exceed the maximum 75% ISR that would be allowed for a commercial project in the HC FLUM category. This is found consistent with the Comprehensive Plan.

**Internal Circulation/Parking** – The master site development plan shows that internal driveways are proposed to be 30-foot wide with 24-foot paved aisles. The 24-foot paved aisle is 4 feet wider than the maximum allowed 20-foot paved aisle for commercial driveways (Sec. 6.04.07 Parking and Parking Lots, of the LDC), but will assist in facilitating movement and parking of the RV units. The applicant has advised that these private drives are planned to be maintained by the Property Owners’ Association (POA) for the platted project. A copy of the draft POA covenants will be requested at time of development permit to satisfy this requirement.

Parking will be provided at one space per unit for transient occupancy. In addition, several designated parking areas (as shown on the conceptual master plan) are planned to serve the various private amenities within the park proposing an overall calculation of 1 space per 300 gross square feet of enclosed and conditioned building area and 1 space per 1,000 gross square feet for covered unconditioned area designated for assembly or gathering. There is an assumption that RV occupants will walk or bike from their RV Unit space, and therefore the total number of spaces may be reduced when considering multiple use parking. A parking space calculation (parking study) may be submitted at time of development permit that demonstrates multiple use parking demand in lieu of traditional parking space requirements of the LDC (Sec. 6.04.07). All required parking spaces and associated aisles shall be paved. Staff recommends that bicycle parking facilities be provided at amenity parking areas in accordance with the LDC (Sec. 6.04.06) minimum standard of 0.5 space per required vehicle parking space.

**Refuse Collection** – The LDC requires dumpster or garbage containers for commercial development. All such facilities shall be screened with plantings or fencing and shall not be located within any required buffer area, including parking lot landscaping or stormwater management area. Although the application does not provide any information, standard LDC (Sec. 5.01.10) requirements for dumpster containment will be applied at time of development permit.

**Landscaping and Tree Protection** – Buffers for a PUD are based on the buffer requirement of the adjacent zoning district or type of street. The applicant has requested the following perimeter Buffering standards as compared to the City’s LDC requirements (Sec. 4.05.03):

Side to Adjacent Zoning Districts	Adjacent Land Use	Applicant Requested Perimeter Buffering	LDC Required Perimeter Buffering (per 100 liner feet prop. Line)
North abutting collector road Ft Island Trail and (County) CLR, Coastal Lakes Residential/GNC, General Commercial	SF Residential/ Commercial Strip Center	Minimum of 10 feet	Type C – 15 feet having 4 canopy trees, 4 understory trees, & continuous hedge, in a double-staggered row.
North Abutting CW, Commercial Waterfront	Parcel 14400 - Vacant	No buffer.	No buffer where wetlands are maintained, and where Phase 5 abuts shall require a Type B

Side to Adjacent Zoning Districts	Adjacent Land Use	Applicant Requested Perimeter Buffering	LDC Required Perimeter Buffering (per 100 liner feet prop. Line)
			– 15 feet having 4 canopy trees and 4 understory trees
South abutting local street W Plantation Ln and (County) CLR	Single-family residential	Minimum of 10 feet with average equal to 15 feet	Type C – 15 feet (see above)
East abutting CH	Golf Course (same owner)	No buffer	Type A – 10 feet having 2 canopy trees and two understory trees
West abutting (County) GNC	Parcel 43200 – House of Worship	Minimum of 10 feet	Type B – 15 feet (see above)

Staff has no objection to the requested buffer widths provided the plantings are in keeping with the requirements of the LDC as indicated in the recommended conditions of approval for Buffering requirements provided that where the applicant has requested smaller widths it is recommended that the plantings be that of the required buffer as specified in the LDC. The applicant has not specified any interior buffering. The LDC requires that parking areas be landscaped having a requirement of one tree island for every 8 parking spaces, which shall be planted with one overstory (canopy) tree and groundcover.

The LDC (Sec. 4.05.05) also calls for a Tree Protection Survey to identify all non-prohibited trees that are 12 inches DBH or more in size. This shall be required to be submitted at time of development permit. It is noted that the retention of trees is encouraged to be retained within the required buffer areas (which may be counted toward the total tree requirement).

**Platting** – As a PUD, the project is required to remain under a unified ownership and control. The applicant proposes to sell the RV lots as fee simple. As such, the project will be required to be platted and include the necessary covenants to provide for the perpetual maintenance of its common areas and ancillary facilities. A property owner association (POA) will be necessary to meet the PUD requirement for unified ownership and control. The plat and related covenants shall be recorded in the record of the Citrus County Clerk of Court.

**Phasing Plan** –The applicant has proposed a phasing schedule comprising six phases over a ten-year period. Phase I contains the necessary infrastructure and amenity locations to support the RV park. The applicant has requested a 20-year term with automatic extensions for the life of the PUD, however staff is recommending ten years from the final date of approval. The ten years is consistent with the planned phasing schedule and if necessary, the applicant may request a time extension by the City Council prior to the end of the ten-year term as may be warranted. The proposed phasing schedule would not prevent the applicant from developing the project at an accelerated rate.

**Flood Plain Management** – As transient uses, the RVs must be road ready in event of a declared storm requiring evacuation. The park (models) trailers must be 1) road ready in event of a storm event requiring evacuation or 2) meet FIRM BFE for permanent habitable structures and other

Building Code requirements to remain on site. The applicant has advised that all the recreational designed vehicles will be on mobile chassis ready to move in case of storm event and that an emergency evacuation plan will be submitted for the City's approval at time of development permit. All other permanent/habitable structures must meet FEMA elevation requirements or floodproofing standards for non-residential buildings.

**Biological Survey Requirement** – The LDC requires the submittal of a professionally prepared biological survey when there is the presence of endangered, threatened, or species of special concern or the development of environmentally sensitive lands. While much of the site has been used for a golf course, there is still a distinguishable amount of wooded, wetland area. A Biological survey shall be required at time of development order in accordance with LDC standards.

**Other Items:**

**Special Events** – The applicant has advised that there will be no public events hosted at the RV park. In any such case, public events will be hosted at the Plantation Inn (Plantation on Crystal River) that is affiliated with this project.

**Environmental Concerns** – Public concerns were raised during the 2018 PUD hearings regarding potential environmental (soil) contamination due to the existing Golf Course use. The applicant has advised that they are coordinating with the Florida Department of Environmental Protection (FDEP) to provide sample testing results as part of the project's requirement to obtain its Environmental Resource Permit (ERP). (An ERP is required before beginning any construction activity that would affect wetland, alter surface water flows, or contribute to water pollution. The ERP requirement is a function of the State of Florida.)

**INFRASTRUCTURE:**

**Transportation (Ingress/Egress)** – The proposed project will gain primary access from W Fort Island Trail and two secondary exits. Fort Island Trail is a county-maintained right-of-way designated as a minor collector on the county's Functional Classification Map Series. The county does not require transportation concurrency but does review for traffic ingress and egress lane requirements. The County's Engineering Division has reviewed the requested PUD, and has provided the following input:

*“The Engineering Division has reviewing (sic) the request for a PUD for a 322 unit RV Park with the access from W. Fort Island Trail and two emergency access points. I have discussed this project with the County Engineer, and we are providing the following comments:*

- *The proposed driveway connection point along W. Fort Island Trail will need to line up with the pavement for ~~W. Audubon Lane~~ (corrected to W Falls Terrace).*
- *Section 7190, Auxiliary Lanes, of the (Citrus County) LDC specifies the need for auxiliary lanes at project entrances based on the a.m. or p.m. peak hour traffic listed in the section. The applicant has provided a traffic study in support of the request. Section 6. Findings and Recommendations of the applicants report states that during the p.m. peak hour (4pm to 6pm), that 101 trips (62 entering/39 exiting) will be generated by the development. That equates to 31 vehicles entering per hour. In accordance with Citrus County Section 7190, a west bound left turn lane on W. Fort Island Trail will be required. See code below.*

**B. Applicability**

1. Developments which generate a.m. or p.m. peak hour traffic exceeding the following thresholds shall provide site related acceleration, deceleration, and storage lanes:

More than twenty (20) left turning vehicles per hour on a two lane arterial or collector roadway	Left turn lanes are to be provided
More than forty (40) right turning vehicles per hour on a two lane arterial or collector roadway	Right turn lanes are to be provided

- *The deceleration lane will need to be designed according to the Florida Green Book, Chapter 3, Section C.9.c Auxiliary Lanes.*
- *The intersection of the project entrance and W. Fort Island Trail where the turn lane is installed will need to be milled and resurfaced to ensure a smooth transition between the existing and new pavement areas.*

*Recommended Conditions of approval:*

- *Provide a west bound left turn lane and associated intersection improvements at the project entrance meeting the requirements of the Florida Green Book and the Citrus County Land Development Code.*
- *A Right of Way Utilization Permit from Citrus County Board of County Commissioners will be required."*

The second and third gated exit points are proposed from W Fort Island Trail and W Plantation Lane (City) for emergency exit and temporary construction access. Staff has an objection to the developer using the proposed gated, emergency access from W Plantation Lane as a temporary construction access as it would bring construction traffic into a residentially committed area. Instead, staff proposes that the developer (during construction of phase 6) work with the City to obtain a temporary construction access permit from west end of the project where it abuts W Plantation Lane to minimize construction traffic traveling along this local roadway.

Since the project is proposed as a gated RV park, it will be necessary to address emergency vehicle access by siren activated gates or another similar method as may be found acceptable by the City's emergency regulatory agencies (e.g., fire, EMS).

**Water** – The project is required to connect to a public potable water supply system. The applicant will be required to extend water lines to serve the project. As of this writing, it is unknown if Ozello Water or the City of Crystal River will serve the project, although it appears that the project lies within the City's service area pursuant to City's Chapter 16 - Water and Sewer Services ordinance (Municode). Extension of utility lines constructed within the public roadway will require right-of-way utilization permits from the appropriate local government agency.

An existing well on site will be maintained for purpose of on-site irrigation as provided through the project's state consumptive use permit. The applicant has advised that it is in the process of PZ21-0041/PZ21-0042 – PUD Amendment and Zoning Map Amendment – Daniel Baker, ACP-Communities, LLC for Crystal River Plantation Corporation

modifying the consumptive use permit using the same supply as is currently permitted by the Southwest Florida Water Management District (SWFWMD).

**Sewer** – The project is required to connect to the City of Crystal River sanitary sewer system. The applicant will be required to extend sewer lines to serve the project. Extension of utility lines constructed within the public roadway will require right-of-way utilization permits from the appropriate local government agency.

**Stormwater Management** – Stormwater management requirements must be approved as established by the SWFWMD for a commercial project. All stormwater treatment systems shall meet the latest SWFWMD and State standards for water quality and peak discharge. This requires that the rate of post-development runoff conditions shall not exceed pre-development runoff conditions.

**CONSISTENCY WITH THE COMPREHENSIVE PLAN:** The City's Comprehensive Plan establishes its Future Land Use designations and map. The request to rezone the 7.2-acre property from CH to PUD and the amendment to the Master Plan of Development for the PUD is found consistent with the City's Future Land Use Element of the Comprehensive Plan for the HC, Highway Commercial category as shown on the Future Land Use Map for the subject property. A review of the PUD proposed uses are found to be consistent with the density and intensity of the Future Land Use Element for the HC category. The following objective and policies of the Future Land Use Element are relevant:

OBJECTIVE 3.1: The City shall preserve, protect and improve the character of the City through the implementation of compatibility standards and the consideration of innovative development standards that may include transfer of development rights, planned unit developments, form-based regulations, conservation subdivisions, or other regulations that encourage mixed use and clustered development patterns.

POLICIES:

A) The planned unit development or PUD concept may be utilized in Crystal River.

A-1: All planned unit development shall go through a site plan review which examines impact on the environment, compatibility with adjacent land uses, provision of on-site parking, stormwater retention, landscaping, and provision of urban services.

A-2: All planned unit development on waterfronts lots must go through a site plan review which examines impact on land uses, provisions of onsite parking, stormwater retention, landscaping, and provision of urban services.

**Zoning Map Amendment** – The PUD amendment has been reviewed in accordance with the terms of Section 4.04.00, Standards for Planned Unit Development (PUD), et seq., of the LDC, and has been found to meet the minimum requirements for a PUD district for the proposed use.

**SUMMARY OF PUBLIC COMMENTS:** Public comments have not been received as of this writing of the Staff Report.

**FINDINGS:**

As conveyed in Subsection (B.) of 8.02.03 of the Crystal River Zoning Ordinance, the Planning Commission shall have the role and responsibility to hear, consider, and make recommendations to the City Council regarding applications to amend the official zoning map (rezoning), and amend the official zoning map to PUD together with a PUD master plan.

The following findings of fact are presented:

1. The request is to rezone 7.2 acres from CH, High Intensity Commercial to PUD on the Zoning Map.
2. The request is to amend the Master Development Plan for the Outpost PUD, a proposed RV Park, to include the 7.2 acres and modify the plan, that will increase the total PUD land area to 68.84 acres.
3. The request to rezone and establish a Master Development Plan per a PUD is consistent with the HC, High Intensity Commercial District category as shown on the Future Land Use Map of the Comprehensive Plan.
4. The PUD provides the benefit of a Master Plan of Development that serves to mitigate against potential conflicts with existing adjacent land uses.
5. The proposed RV Park with related amenities as outlined in the Master Site Development Plan is found to be consistent with the Comprehensive Plan.
6. The project will be served by central water and central sewer.
7. The proposed PUD amendment, as approved by ordinance and subject to terms and conditions, will replace and supersede the 2018 PUD.

**STAFF RECOMMENDATION:**

It is recommended that the Conditions of Approval (from the 2018 PUD) be amended as follows (changes shown in strikethrough and underline):

- A. Development Concept. The project shall be developed as a Planned Unit Development (PUD) substantially in accordance with this Ordinance. The project is a total of ~~61.63~~ 68.84 acres and will consist of a maximum ~~294~~ 322 RV lots, a guard house and sales center, clubhouse and pool, a canoe house and storage, gazebos, recreation area (tennis courts, volleyball courts), ~~guard house~~, bath house, ~~and~~ laundry building, and associated parking areas.
- B. Planned Unit Development Plan. The project includes a PUD Master Plan pursuant to Crystal River Land Development Code (LDC), Section 10.01.03, prepared by JM Smith Engineering LLC and Greenman Pedersen, Inc. (GPI) dated July 31, 2018 and attached herewith as the Master Site Development Plan (April 2021), the Conceptual Development Plan (April 2021), and the CDP Preliminary Phasing Plan (March 2021), and is incorporated into this Ordinance as Exhibit "C" (Master Plan) attached.
- C. Planned Unit Development Conditions. The following conditions apply to the approval of this ordinance:

1. Detailed improvement plans will be submitted for each phase and subdivision plat prior to commencement of construction.
2. Prior to approval of the first site plan, the following conditions must be complied with:
  - a. ~~The Developer shall enter into a Developer's Agreement compliant with LDC Chapter 14 which identifies the responsibilities of the Developer for any development timing, infrastructure analysis, and maintenance and operation responsibilities.~~
  - b. The RV Park must connect to central water and central sewer as required by the City of Crystal River. Concurrency for potable water and sanitary sewer must be met in accordance with Section 6.01.05 of the Crystal River Land Development Code (LDC). The Developer shall retain the services of a registered professional engineer to analyze the City's offsite utility systems (potable water transmission and sanitary sewer collection) to determine if any offsite improvements are needed for the planned increase in utility demands. Should any offsite improvements to the transmission or collection systems be needed to directly serve this PUD, those improvements shall be the responsibility of the Developer. ~~Should any offsite improvements to utility plant capacities be needed to directly serve this PUD, those improvements shall be the responsibility of the City.~~ The Developer acknowledges that the fire-flow available for this project is limited to the flows and pressures currently available to the property. The Developer shall be responsible for obtaining right-of-way utilization permits from Citrus County Government for construction of lines within W Fort Island Trail.
  - c. The Developer shall retain the services of a registered professional engineer to analyze safety and operational capacities of the adjacent State collector roadway (SR 44 also known as West Fort Island Trail) and the need for intersection improvements. ~~The intersections and roadways to be analyzed shall be agreed upon by the Developer and City in writing prior to preparing the analysis. Should any Offsite improvements be needed to directly serve this PUD, those improvements shall be the responsibility of the Developer.~~ Right-of-way utilization permits shall be required as follows:
    - i. The Developer shall coordinate with Citrus County Government, Division of Engineering, for driveway connections and timing of required deceleration lane improvements to W Fort Island Trail as warranted by the analysis. The proposed driveway connection point along W Fort Island Trail will need to be lined up with the pavement for N Falls Terrace.
    - ii. The Developer shall coordinate with the City of Crystal River, Public Works Department for the driveway connection point on W Plantation Ln.
  - d. The Developer shall submit and process a lot combination with the City to combine the numerous existing parcels into a single parcel. This shall be accomplished via the platting process. Associated property owner association (POA) documents and/or other legal instruments that demonstrate perpetual maintenance of the private drives, common areas and ancillary facilities to the satisfaction of the City shall be submitted as part of



the development permit. The final plat and related covenants/legal instruments shall be recorded in the public record of the Citrus County Clerk of Court.

***Additional conditions for the PUD are recommended as follows:***

D. RV Lots shall be designated as shown on Master Site Development Plan attached herewith. The PUD shall allow for 178 RV Lots with or without a shade pavilion, and 144 Resort Lots designed to accommodate park trailers (aka park models) with and without RV Parking. The following criteria applies:

1. Lots designated as Resort Lots may be used interchangeably as RV Lots (for RV Parking), however Resort Lots shall be located as designated on the Master Site Development Plan.
2. RV Lots and other amenity areas as designated on the Conceptual Development Plan shall be dimensioned to meet the following minimum setback standards:

<b><u>RV Park Use</u></b>	<b><u>Front (from edge of driveway line)</u></b>	<b><u>Side Line</u></b>	<b><u>Rear Line</u></b>	<b><u>Waterways/JD Wetlands</u></b>
<u>RV Unit</u>	<u>15 feet</u>	<u>5 feet</u>	<u>5 feet</u>	<u>25 feet</u>
<u>All Other Amenities</u>	<u>15 feet</u>	<u>5 feet</u>	<u>5 feet</u>	<u>25 feet</u>

E. All recreational designed vehicles will be on a mobile chassis ready to move in case of a storm event calling for evacuation. An emergency evacuation plan will be submitted for the City’s approval at time of development permit. All other permanent/habitable structures must meet the required FEMA Flood Insurance Rate Map (FIRM) base flood elevation or FEMA floodproofing standards (for non-residential buildings) in effect at time of development.

F. Landscape Buffering shall be provided in accordance with the Phasing Schedule. Landscape Buffering dimensions with planting requirements shall be as follows:

<b><u>Perimeter Side Location</u></b>	<b><u>Required Buffer with Plantings</u></b>
<u>North abutting Ft. Island Trail</u>	<u>Minimum 10-foot with plantings complimenting a Type C Buffer of the LDC (4 canopy trees, 4 understory trees, and a continuous hedge in a double-staggered row per 100 linear feet of property line).</u>
<u>North abutting CW District (Parcel 14400)</u>	<u>No buffer required where wetlands are maintained; except for where Phase 5 abuts the CW District there shall be a minimum 10-foot buffer with plantings complimenting a Type B Buffer of the LDC (4 canopy trees and 4 understory trees per 100 linear feet of property line).</u>
<u>South abutting W Plantation Ln</u>	<u>Minimum 10-foot with average equal to 15 feet having plantings complimenting a Type C Buffer of the LDC.</u>
<u>East abutting CH (golf course)</u>	<u>No buffer requirement</u>
<u>West abutting GNC (house of worship)</u>	<u>Minimum 10-foot with plantings complimenting a Type B Buffer of the LDC.</u>

- G. A Tree Survey must be submitted and approved at time of development permit.
- H. Internal driveway and traffic circulation shall be provided consistent with the Conceptual Development Plan subject to the following:
  - 1. Parking shall be provided at one space per unit for transient occupancy. Private amenity parking shall be paved and provided at 1 space per 300 gross square feet of enclosed and conditioned building and 1 space per 1,000 square feet for covered unconditioned amenity areas designated for assembly or gathering. A parking study may be submitted in lieu of these requirements for proposed number of parking spaces pursuant to Section 6.04.07 Standards for parking and parking lots, of the LDC.
  - 2. Bicycle parking facilities shall be provided at the amenity parking areas having a minimum standard of 0.5 space per required vehicle parking space.
  - 3. The internal, private rights-of-way shall be 30-foot wide with a maximum paved driveway of 24 feet in width. Cul-de-sacs shall meet minimum radius design standards for emergency vehicle using traditional engineering practices for traffic design.
  - 4. Access gates at entry and exit points shall be siren activated (or allow access by another method) as found acceptable by the City’s emergency regulatory agencies.
  - 5. Primary access/exit shall be taken from W Fort Island Trail (across from W Falls Terr). The secondary exits on W Fort Island Trail and W Plantation Ln shall serve for emergency service access only.
  - 6. Temporary construction access shall be limited as follows:
    - a. At permitted access points on W Fort Island Trail as shown on the master plan.
    - b. No construction access shall be allowed from the emergency service access on W Plantation Lane, except that the developer may elect to obtain a permit for a temporary construction access point on the west end of the southern perimeter where the project abuts W Plantation Lane. This temporary point will only be allowed for the construction of phase 6 and must be removed and the road shoulder restored at project completion.
- I. The PUD shall allow for development of the RV Park to commence in accordance with the following Phasing Schedule and as depicted on the CDP Preliminary Phasing plan. Development may commence at an accelerated rate ahead of the phasing schedule; however, the PUD will terminate within 3 years of the date of approval if either the site improvement plan or subdivision plat is not filed with the City. The term of this PUD shall be for 10 years but may be extended upon request to City Council subject to the public hearing process.

<u>Phasing Schedule</u>	<u>Units</u>	<u>Estimated Completion Year</u>
<u>1</u>	<u>64</u>	<u>2021/2022</u>
<u>2</u>	<u>50</u>	<u>2022</u>
<u>3</u>	<u>30</u>	<u>2022/2023</u>
<u>4</u>	<u>64</u>	<u>2026</u>

<u>Phasing Schedule</u>	<u>Units</u>	<u>Estimated Completion Year</u>
<u>5</u>	<u>26</u>	<u>2028</u>
<u>6</u>	<u>88</u>	<u>2030</u>

- J. The Developer is responsible for obtaining any and all permits and approvals required by the City and all other federal, state, and local government permits to operate the property as provided herein.
- K. Where standards are not specified herein, the Crystal River Land Development Code standards (or current code standards) will apply.
- L. Minor modifications to this Planned Unit Development may be approved by the City Manager (or his designee) as outlined within Section 10.05.02, Procedures for Minor Amendments, as specified in the LDC.

**SUPPORTING DIAGRAMS ILLUSTRATIONS & TABLES:**

Please see Staff’s PowerPoint presentation.

**PLANNING COMMISSION ACTION:**

As conveyed in Subsection (C.) (#4) of 10.03.04. (Procedures for action by the Planning Commission), the Planning Commission shall recommend to the City Council that the application(s) be approved, approved with conditions (changes), or denied. The recommendation shall be in writing and shall include findings to support the recommendation(s).

- 1) PZ21-0042 Zoning Map Amendment
- 2) PZ21-0041 PUD Amendment

**ATTACHMENTS:**

- 1. Staff PowerPoint Presentation
- 2. Notice/Locator Map of subject property for Zoning Amendment/PUD Amendment
- 3. 2018 PUD Ordinance 18-O-07
- 4. Draft Ordinances (strikethrough/underline)
- 5. Applicant’s Submittal with supporting documents

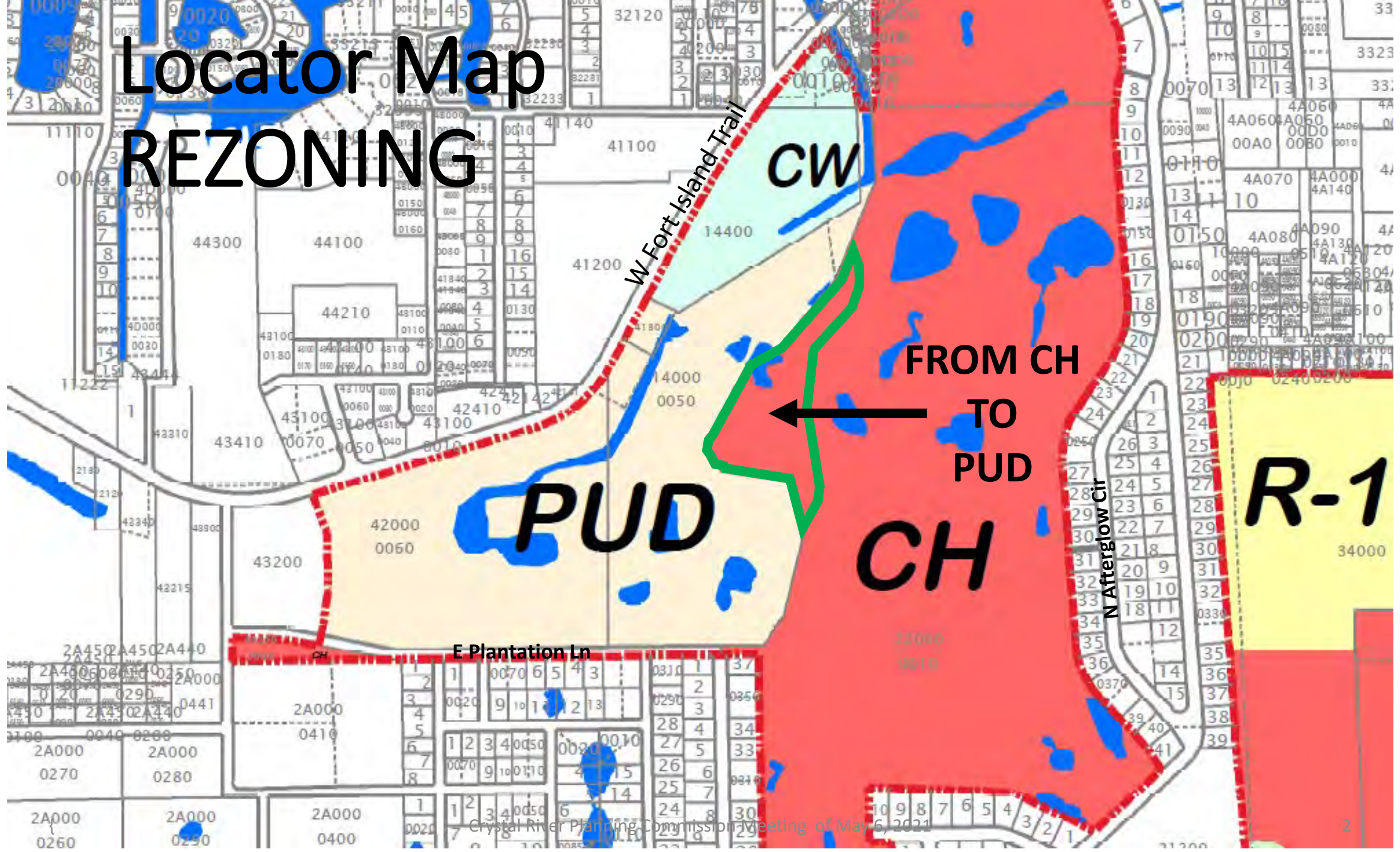


**PZ21-0042/PZ21-0041**

**REZONING AND PUD AMENDMENT**

**Daniel Baker, ACP-Communities,  
LLC for Crystal River Plantation  
Corporation (The Outpost PUD,  
RV Park)**

# Locator Map REZONING



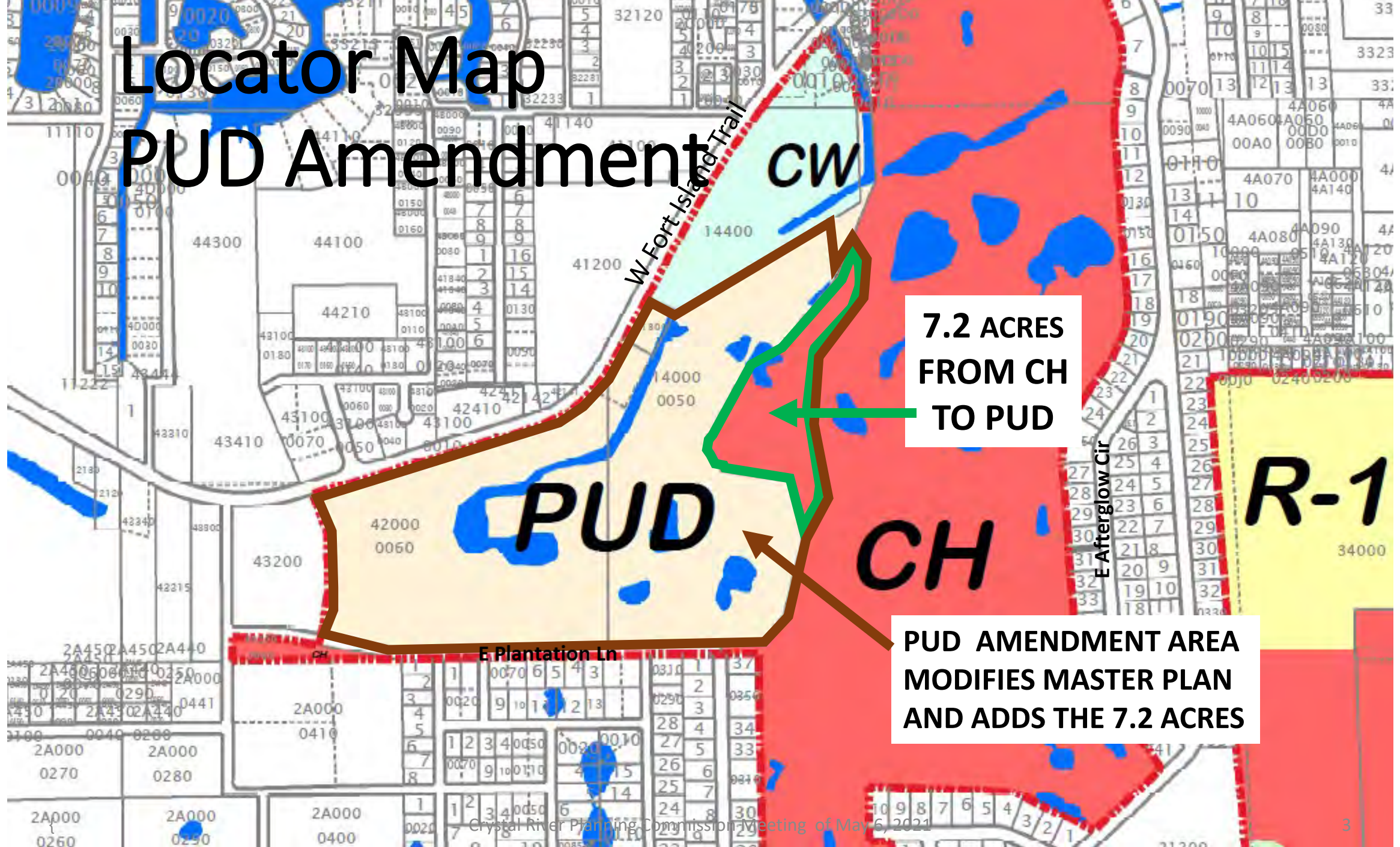
**FROM CH  
TO  
PUD**



**E Plantation Ln**

**N Afterglow Cir**

# Locator Map PUD Amendment



**7.2 ACRES  
FROM CH  
TO PUD**

**PUD AMENDMENT AREA  
MODIFIES MASTER PLAN  
AND ADDS THE 7.2 ACRES**

# Aerial View

W Fort Island Trail

**7.2 ACRES  
FROM CH  
TO PUD**

**PUD AMENDMENT AREA  
MODIFIES MASTER PLAN  
AND ADDS THE 7.2 ACRES**

# 2018 PUD - PZ17-0043

## Master Plan

61.63 Acres - 294 RV Lots & Amenities



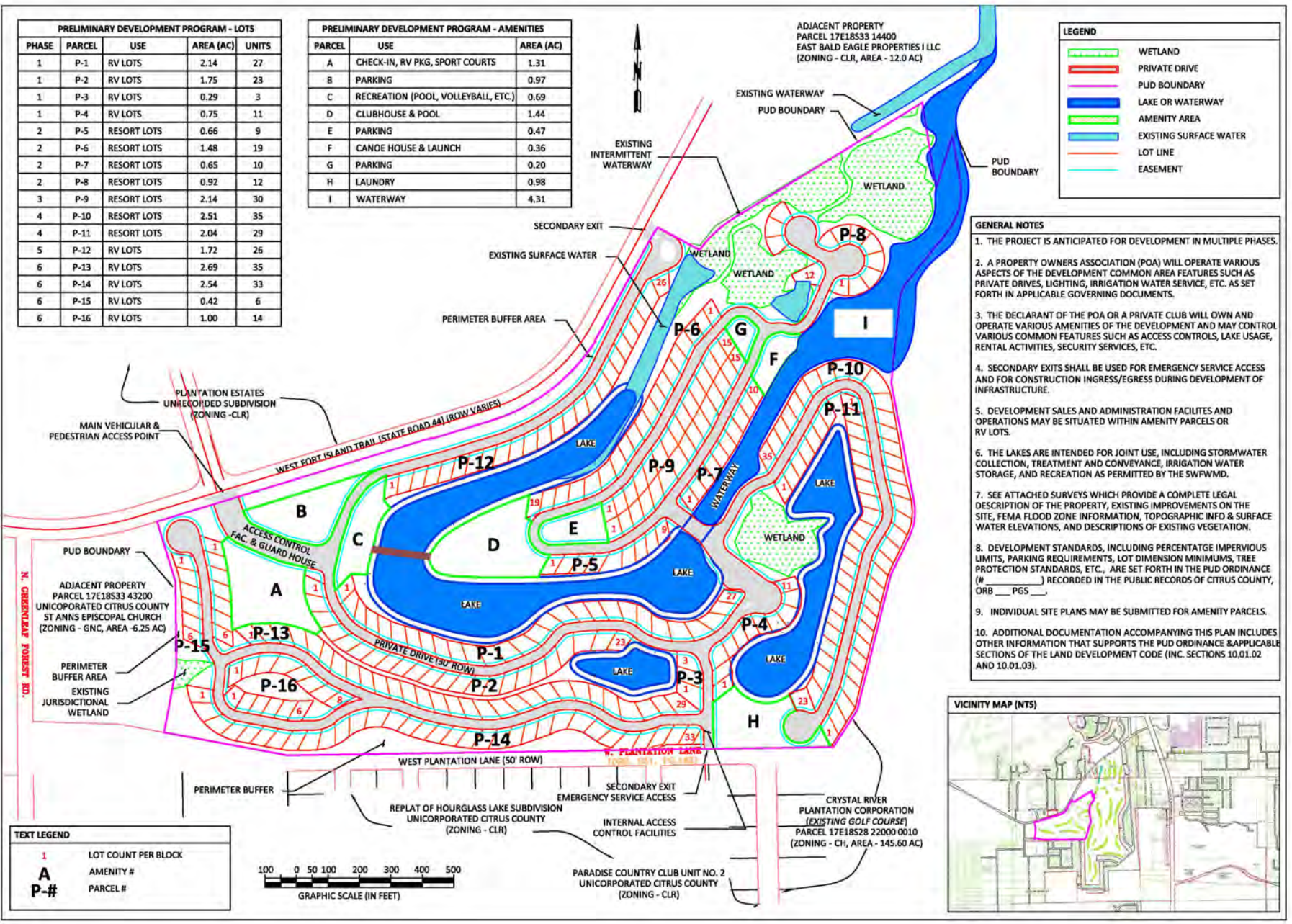
2:Users182 - Aerials/2017-11-16-03 - Regional/Procedures/DRYMAN\_2017-11-16-03/CR16.dwg    Printed By: Owner    Copyright © 2018    All Rights Reserved    Drawings may not be reproduced in any form without written permission

PRELIMINARY - NOT FOR CONSTRUCTION

 <p><b>J M Smith Engineering, LLC</b> ENGINEERS AND CONSULTANTS</p> <p>17182B000022000000 SCOUT PLANTATION OWNER, LLC ZONED CH - CRYSTAL RIVER</p>	<p>17182B000022000000 SCOUT PLANTATION OWNER, LLC ZONED CH - CRYSTAL RIVER</p>
<p>Plantation Outpost Club and Resort A Luxury RV-Camp and Camping Resort 16000 Highway 19, Suite 107, Crystal River, FL Kingwood Crystal River Resort Corporation</p>	<p>17182B000022000000 SCOUT PLANTATION OWNER, LLC ZONED CH - CRYSTAL RIVER</p>
<p>SHEET NUMBER <b>EX1</b> OF XX</p>	<p>SITE EXHIBIT</p>



# Proposed PUD – PZ21-0041 Master Site Development Plan 68.84 Acres – 322 RV Lots & Amenities



## THE OUTPOST PUD PLANTATION ON CRYSTAL RIVER MASTER SITE DEVELOPMENT PLAN

DEVELOPER / DECLARANT / PROPERTY OWNER / APPLICANT  
CRYSTAL RIVER PLANTATION CORPORATION  
PROJECT DRIVE  
ALPHARETTA, GA 305  
PRINCIPAL: TROY STOKER  
AGENT:  
AJP CONSULTING, LLC  
ATTENTION: TRAVIS BAKER  
200 OCEAN CREST DRIVE, SUITE 2L, PALM COAST, FL 32137  
386.940.0000  
tstoker@ajpcor.com

Date	APRIL 2021	
No.	Description	Date
1		

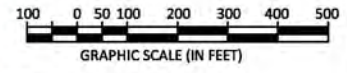
Drawn: \_\_\_\_\_ Design: \_\_\_\_\_ Checked: \_\_\_\_\_ Project No: CK-2101  
Sheet Title: \_\_\_\_\_

Scale: \_\_\_\_\_ Date: \_\_\_\_\_

MSDP-01

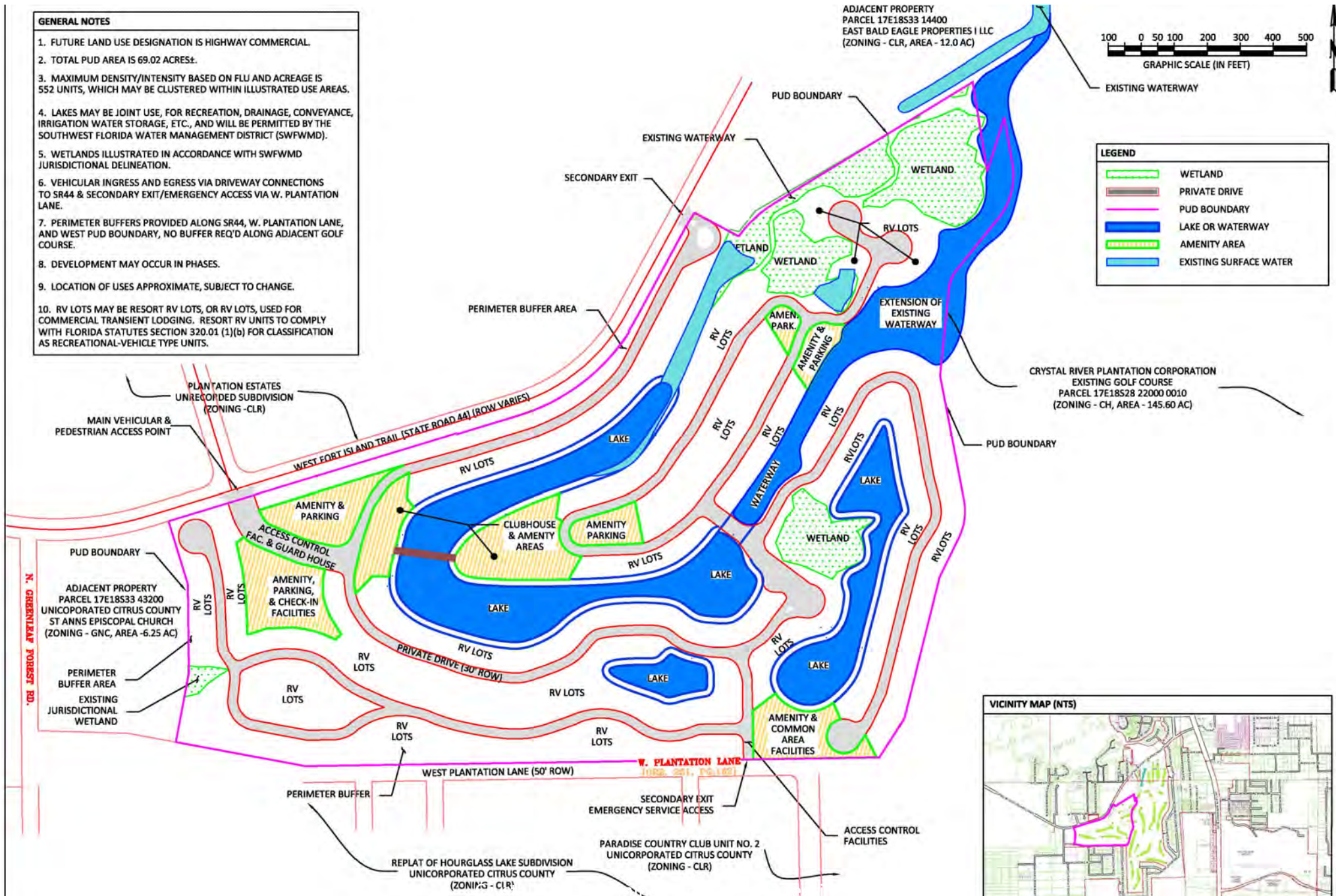
- GENERAL NOTES**
1. FUTURE LAND USE DESIGNATION IS HIGHWAY COMMERCIAL.
  2. TOTAL PUD AREA IS 69.02 ACRES±.
  3. MAXIMUM DENSITY/INTENSITY BASED ON FLU AND ACREAGE IS 552 UNITS, WHICH MAY BE CLUSTERED WITHIN ILLUSTRATED USE AREAS.
  4. LAKES MAY BE JOINT USE, FOR RECREATION, DRAINAGE, CONVEYANCE, IRRIGATION WATER STORAGE, ETC., AND WILL BE PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD).
  5. WETLANDS ILLUSTRATED IN ACCORDANCE WITH SWFWMD JURISDICTIONAL DELINEATION.
  6. VEHICULAR INGRESS AND EGRESS VIA DRIVEWAY CONNECTIONS TO SR44 & SECONDARY EXIT/EMERGENCY ACCESS VIA W. PLANTATION LANE.
  7. PERIMETER BUFFERS PROVIDED ALONG SR44, W. PLANTATION LANE, AND WEST PUD BOUNDARY, NO BUFFER REQ'D ALONG ADJACENT GOLF COURSE.
  8. DEVELOPMENT MAY OCCUR IN PHASES.
  9. LOCATION OF USES APPROXIMATE, SUBJECT TO CHANGE.
  10. RV LOTS MAY BE RESORT RV LOTS, OR RV LOTS, USED FOR COMMERCIAL TRANSIENT LODGING. RESORT RV UNITS TO COMPLY WITH FLORIDA STATUTES SECTION 320.01 (1)(b) FOR CLASSIFICATION AS RECREATIONAL-VEHICLE TYPE UNITS.

ADJACENT PROPERTY  
PARCEL 17E18S33 14400  
EAST BALD EAGLE PROPERTIES I LLC  
(ZONING - CLR, AREA - 12.0 AC)



**LEGEND**

	WETLAND
	PRIVATE DRIVE
	PUD BOUNDARY
	LAKE OR WATERWAY
	AMENITY AREA
	EXISTING SURFACE WATER



CRYSTAL RIVER PLANTATION CORPORATION  
EXISTING GOLF COURSE  
PARCEL 17E18S28 22000 0010  
(ZONING - CH, AREA - 145.60 AC)

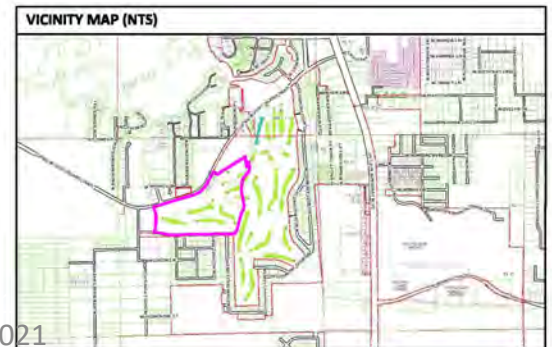
**THE OUTPOST PUD  
PLANTATION ON CRYSTAL RIVER  
CONCEPTUAL DEVELOPMENT PLAN**

DEVELOPER / DISCLAIMER / PROPERTY OWNER / APPLICANT  
CRYSTAL RIVER PLANTATION CORPORATION  
405 CLARE DRIVE  
ALPHARETTA, GA 3005  
PRINCIPAL - FRED ZOHOUNI  
AGENT  
ACP COMMUNITIES, LLC  
ATTENTION: DANIEL BAKER  
200 OCEAN CREST DRIVE, SUITE 11, PALM COAST, FL 32137  
386.246.0800  
dibaker@acpp.com/ahd.com

Date: **APRIL 2021**

No.	Description	Date
1		

Drawn: Design: Checked: Project No: CR 2101  
Sheet Title:



LEGEND	
	PHASE 1 LIMITS
	PHASE 2 LIMITS
	PHASE 3 LIMITS
	PHASE 4 LIMITS
	PHASE 5 LIMITS
	PHASE 6 LIMITS
	PLD BOUNDARY

# Phase Plan

5

2

3

1

4

6



**THE OUTPOST PUD  
PLANTATION ON CRYSTAL RIVER  
CDP PRELIMINARY PHASING**

DESIGNED BY: [unreadable]  
DATE: [unreadable]  
SCALE: [unreadable]  
PROJECT: [unreadable]

MARCH 2021

NO.	DESCRIPTION	DATE

Drawn: [unreadable] Checked: [unreadable] Prepared for: [unreadable]

# Graphic Plan

submitted by applicant



# Typical RV Lots and Resort Lots



① Typical RV lot with and without Shade Pavilion and Summer Kitchen

② Typical Resort Lots with and without RV Parking

# Park Model Travel Trailers (Resort Lots)



W Fort Island Trail

North perimeter of  
Subject Property  
as it abuts W Fort Island Trail  
and looking east

**APPLICATION PENDING**  
FOR THE DEVELOPMENT OF THIS PROPERTY  
PUBLIC INPUT ACCEPTED  
CONTACT: CITY OF CRYSTAL RIVER  
DEPT. OF PLANNING & DEVELOPMENT SERVICES  
**(352) 795-4216**  
APPL# **P221-0041+42**  
DO NOT REMOVE THIS SIGN UNDER PENALTY OF LAW



W Fort Island Trail

Kwik  
King



Subject Property  
at proposed Primary Entrance  
as it abuts  
W Fort Island Trail  
looking east



North and across street  
From Subject Property



W Fort Island Trail

This side north  
and across street of  
proposed RV entrance

Subject  
Property  
looking  
west on  
W Fort  
Island Trail

W Fort Island Trail

FALLS  
FORT ISLAND

Plantation  
ESTATES

Heading east on  
W Fort Island Trail

Subject property  
abuts to east  
behind Church



St Ann's Church

N Green Lean Forest Road



South  
perimeter of  
Subject  
Property

Looking west on  
W Plantation Ln

{

Looking south from proposed project towards  
Hourglass Lake Subdivision abutting W Plantation Lane

W Plantation Ln

Secondary Access  
Emergency Service  
Access location

**EXISTING PUD AREA**

# Looking south from proposed project towards western end abutting W Plantation Lane

W Plantation Ln

This wooded strip belongs to C. R. Plantation Corp

W Plantation Ln

Recommended Temporary Construction Access Point For Phase 6



Looking northeast from the southern perimeter of Subject Property

Proposed  
7.2-acres central to  
the golf course area  
rezoning from  
CH to PUD



Existing PUD Area

# Existing PUD Area

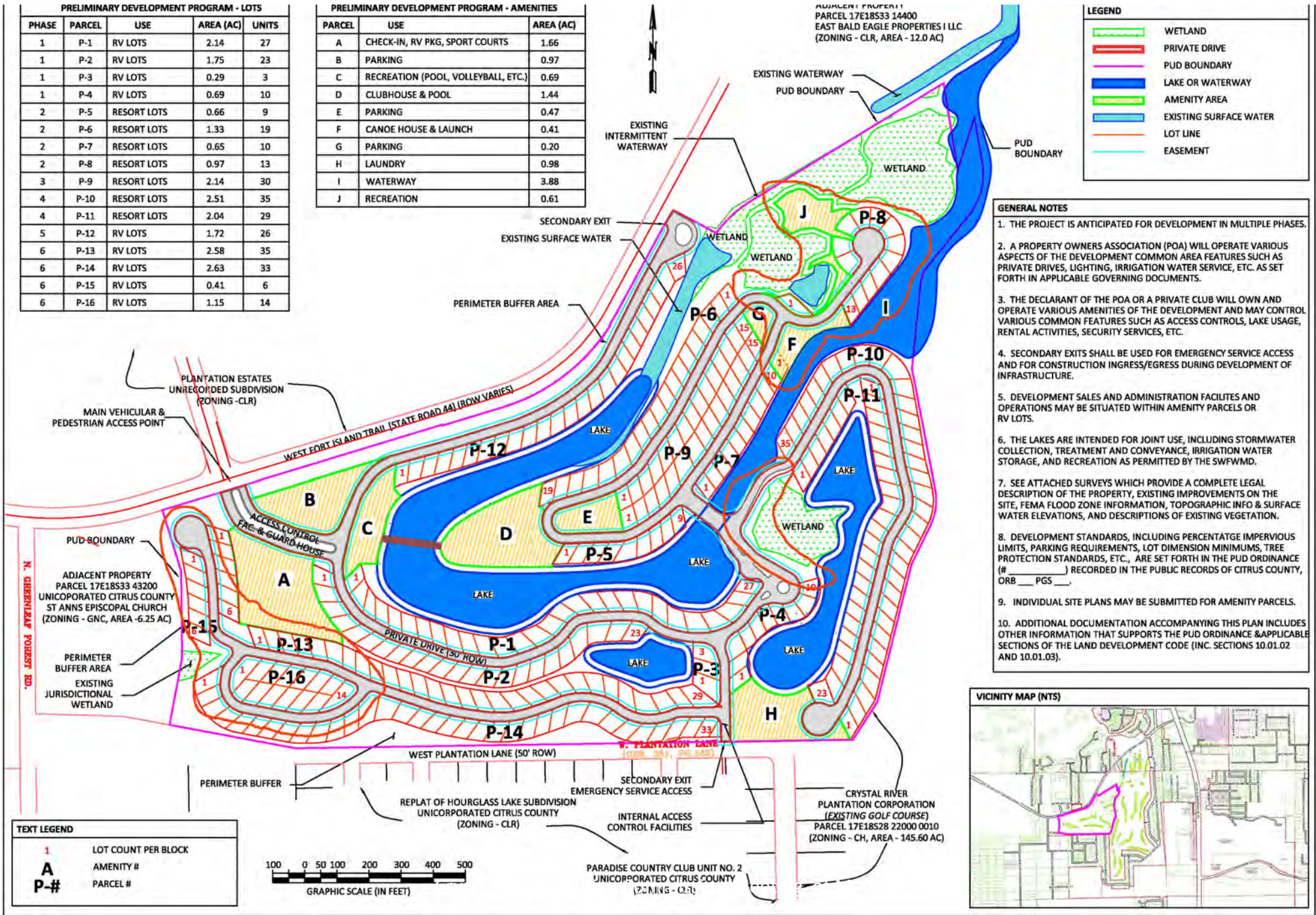




Redlined Areas adjacent to wetlands as identified by the State

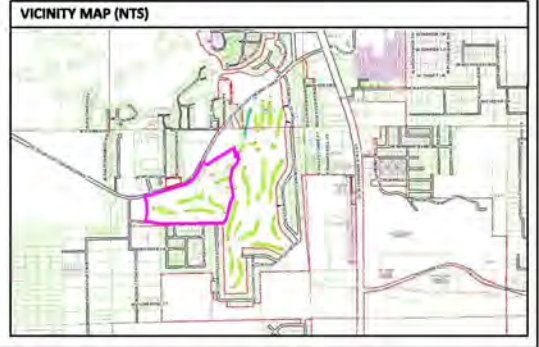
PRELIMINARY DEVELOPMENT PROGRAM - LOTS				
PHASE	PARCEL	USE	AREA (AC)	UNITS
1	P-1	RV LOTS	2.14	27
1	P-2	RV LOTS	1.75	23
1	P-3	RV LOTS	0.29	3
1	P-4	RV LOTS	0.69	10
2	P-5	RESORT LOTS	0.66	9
2	P-6	RESORT LOTS	1.33	19
2	P-7	RESORT LOTS	0.65	10
2	P-8	RESORT LOTS	0.97	13
3	P-9	RESORT LOTS	2.14	30
4	P-10	RESORT LOTS	2.51	35
4	P-11	RESORT LOTS	2.04	29
5	P-12	RV LOTS	1.72	26
6	P-13	RV LOTS	2.58	35
6	P-14	RV LOTS	2.63	33
6	P-15	RV LOTS	0.41	6
6	P-16	RV LOTS	1.15	14

PRELIMINARY DEVELOPMENT PROGRAM - AMENITIES		
PARCEL	USE	AREA (AC)
A	CHECK-IN, RV PKG, SPORT COURTS	1.66
B	PARKING	0.97
C	RECREATION (POOL, VOLLEYBALL, ETC.)	0.69
D	CLUBHOUSE & POOL	1.44
E	PARKING	0.47
F	CANOE HOUSE & LAUNCH	0.41
G	PARKING	0.20
H	LAUNDRY	0.98
I	WATERWAY	3.88
J	RECREATION	0.61

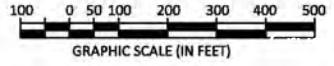


LEGEND	
	WETLAND
	PRIVATE DRIVE
	PUD BOUNDARY
	LAKE OR WATERWAY
	AMENITY AREA
	EXISTING SURFACE WATER
	LOT LINE
	EASEMENT

- GENERAL NOTES**
1. THE PROJECT IS ANTICIPATED FOR DEVELOPMENT IN MULTIPLE PHASES.
  2. A PROPERTY OWNERS ASSOCIATION (POA) WILL OPERATE VARIOUS ASPECTS OF THE DEVELOPMENT COMMON AREA FEATURES SUCH AS PRIVATE DRIVES, LIGHTING, IRRIGATION WATER SERVICE, ETC. AS SET FORTH IN APPLICABLE GOVERNING DOCUMENTS.
  3. THE DECLARANT OF THE POA OR A PRIVATE CLUB WILL OWN AND OPERATE VARIOUS AMENITIES OF THE DEVELOPMENT AND MAY CONTROL VARIOUS COMMON FEATURES SUCH AS ACCESS CONTROLS, LAKE USAGE, RENTAL ACTIVITIES, SECURITY SERVICES, ETC.
  4. SECONDARY EXITS SHALL BE USED FOR EMERGENCY SERVICE ACCESS AND FOR CONSTRUCTION INGRESS/EGRESS DURING DEVELOPMENT OF INFRASTRUCTURE.
  5. DEVELOPMENT SALES AND ADMINISTRATION FACILITIES AND OPERATIONS MAY BE SITUATED WITHIN AMENITY PARCELS OR RV LOTS.
  6. THE LAKES ARE INTENDED FOR JOINT USE, INCLUDING STORMWATER COLLECTION, TREATMENT AND CONVEYANCE, IRRIGATION WATER STORAGE, AND RECREATION AS PERMITTED BY THE SWFWMD.
  7. SEE ATTACHED SURVEYS WHICH PROVIDE A COMPLETE LEGAL DESCRIPTION OF THE PROPERTY, EXISTING IMPROVEMENTS ON THE SITE, FEMA FLOOD ZONE INFORMATION, TOPOGRAPHIC INFO & SURFACE WATER ELEVATIONS, AND DESCRIPTIONS OF EXISTING VEGETATION.
  8. DEVELOPMENT STANDARDS, INCLUDING PERCENTAGE IMPERVIOUS LIMITS, PARKING REQUIREMENTS, LOT DIMENSION MINIMUMS, TREE PROTECTION STANDARDS, ETC., ARE SET FORTH IN THE PUD ORDINANCE (# \_\_\_\_\_) RECORDED IN THE PUBLIC RECORDS OF CITRUS COUNTY, ORB \_\_\_ PGS \_\_\_.
  9. INDIVIDUAL SITE PLANS MAY BE SUBMITTED FOR AMENITY PARCELS.
  10. ADDITIONAL DOCUMENTATION ACCOMPANYING THIS PLAN INCLUDES OTHER INFORMATION THAT SUPPORTS THE PUD ORDINANCE & APPLICABLE SECTIONS OF THE LAND DEVELOPMENT CODE (INC. SECTIONS 10.01.02 AND 10.01.03).



TEXT LEGEND	
1	LOT COUNT PER BLOCK
A	AMENITY #
P-#	PARCEL #



**THE OUTPOST PUD**  
**PLANTATION ON CRYSTAL RIVER**  
**MASTER SITE DEVELOPMENT PLAN**

DEVELOPER / DECLARANT / PROPERTY OWNER / AGENT  
 CRYSTAL RIVER PLANTATION CORPORATION  
 400 CURE DRIVE  
 ALPHARETTA, GA 31708  
 PRINCIPAL - TROY ZORNHUIS  
 AGENT  
 ACP COMMUNITIES, LLC  
 ATTENTION: DANIEL BRADY  
 200 OCEAN CREST DRIVE, SUITE 11, PALM COAST, FL 32157  
 386.246.2800  
 dbrady@acpcommunities.com

Date	APRIL 2021		
No.	Description	Date	
1			
Drawn:	Designed:	Checked:	Project No:
			CR-2101
Sheet Title			
Scale	Sheet No.		



# QUESTIONS?

**PZ21-0042/PZ21-0041**

**REZONING AND PUD AMENDMENT**

Daniel Baker, ACP-Communities,  
LLC for Crystal River Plantation  
Corporation (The Outpost PUD,  
RV Park)



# City of Crystal River

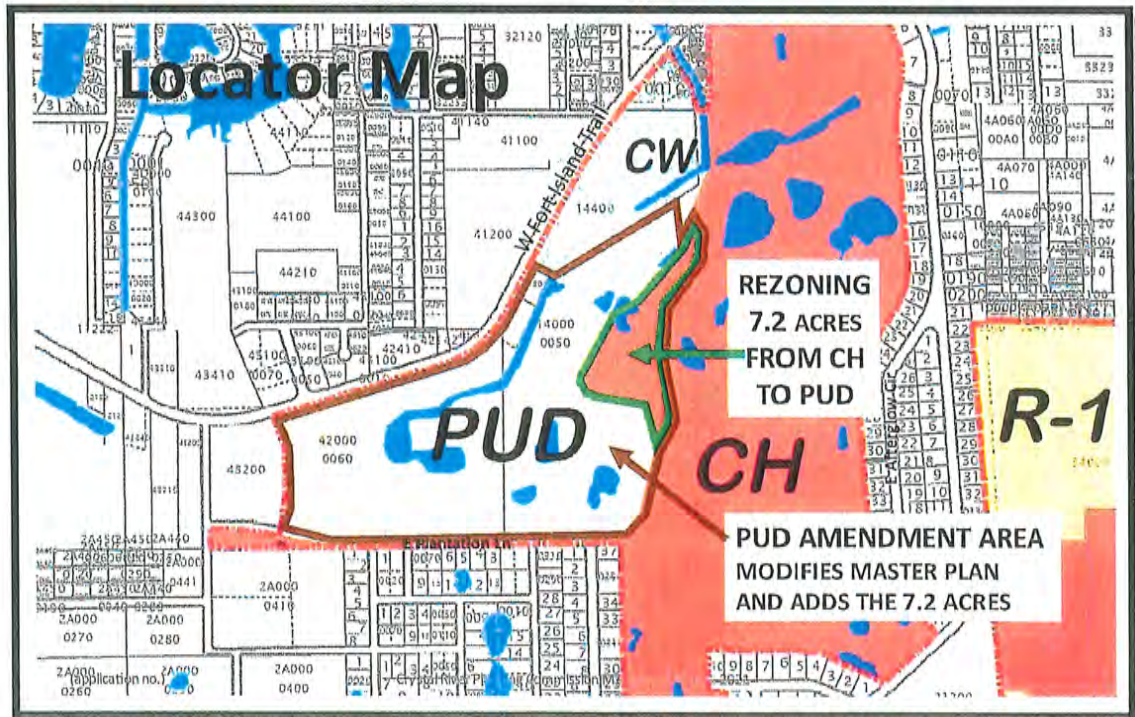
123 Northwest Highway 19  
Crystal River, Florida 34428  
Telephone: (352) 795-4216  
Facsimile: (352) 795-6351

April 21, 2021

**RE: Notice of Proposed Amendment to the Official Zoning Map of the City of Crystal River and PUD Amendment.**

Dear Property Owner:

Please be advised that **Crystal River Plantation Corporation**, 400 Currie Drive, Alpharetta, Georgia 30005, has made formal application to the City of Crystal River for an Amendment to the Official Zoning Map of the City of Crystal River from Planned Unit Development (PUD) and High Intensity Commercial (HC) to Planned Unit Development (PUD) and a PUD Amendment to the PUD known as **Plantation Outpost Club and Resort**, located at 9453 W. Plantation Lane, Crystal River, Florida 34429. Also identified as Section 33, Township 18 S, Range 17 E; Specifically, Parcel 41300 (ak#2333537), parcel 42000 0060 (ak#3522576), part of parcel 14000 0050 (ak#3522575), and part of parcel 22000 0010 (ak#3522573) in the records of the Citrus County Property Appraiser.



You are being sent a notification because you are located within 300' of the property. If you wish to speak for or against this request for a Re-Zoning Request and PUD Amendment, please be advised that Quasi-Judicial Public Hearings will be held on:

**Planning Commission:** Thursday, May 6, 2021 at 5:30 PM

**City Council:** Monday, May 24, 2021 at 5:30 PM  
Monday, June 14, 2021 at 5:30 PM

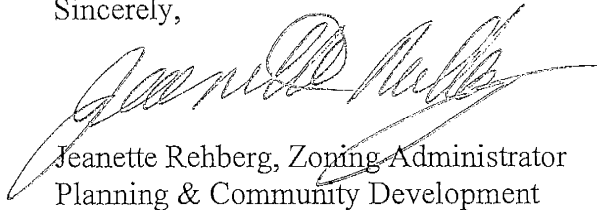
at City Hall, 123 NW Highway 19, Crystal River, FL 34428

This application is available for viewing during normal business hours, 8:30 a.m. to 4:30 p.m. in the Planning and Community Development Department located at 123 NW Highway 19, Crystal River, Florida.

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the City of Crystal River, City Manager's Office, 123 N.W. Highway 19, Crystal River, FL 34428 (352) 795-4216, at least two (2) days prior to the meeting.

If you have any questions concerning this application, please call 352-795-4216 Ext. 306.

Sincerely,



Jeanette Rehberg, Zoning Administrator  
Planning & Community Development

Cc: file

## ORDINANCE NO. 18-O-07

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER, FLORIDA, CHANGING THE ZONING ON PROPERTIES OWNED BY KINGWOOD CRYSTAL RIVER RESORT CORPORATION, 400 CURIE DRIVE, ALPHARETTA GA 30005 (61.63 ACRES MOL), PARCELS 17E18S33 41300, 17E18S33 42000 0060, AND A PORTION OF 17E18S33 14000 0050 IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER FROM MEDIUM DENSITY RESIDENTIAL (R-2) AND HIGH INTENSITY COMMERCIAL (CH) TO PLANNED UNIT DEVELOPMENT (PUD) AS DESCRIBED IN SECTION 3; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed rezoning was advertised as required by the Florida Statutes, the City of Crystal River Land Development Code, and notice posted on the affected property; and

WHEREAS, the City of Crystal River Planning Commission held a public hearing on May 3, 2018 to consider a request that the zoning classification be changed on a parcel of land identified as parcels 17E18S33 41300, 17E18S33 42000 0060, and a portion of 17E18S33 14000 0050 in the Official Records of the Citrus County Property Appraiser, Crystal River, Florida, as described in *Exhibit A* attached hereto and in Section 3; and

WHEREAS, the City of Crystal River Planning Commission voted unanimously to recommend to the City Council that the request to amend the official zoning map from Medium Density Residential (R-2) and High Intensity Commercial (CH) to a Planned Unit Development (PUD) (as shown in *Exhibit B*) be approved; and

WHEREAS, the City Council of the City of Crystal River, Florida, after publication of a notice of its consideration of this ordinance, held two readings of this ordinance and public hearings as required by law; and

WHEREAS, the City Council of the City of Crystal River, Florida, has determined that the requested change of zoning is consistent with the City of Crystal River Comprehensive Plan and Future Land Use Map, and

WHEREAS, the City Council of the City of Crystal River, Florida has further determined that approval of the requested zoning change is in the best interests of the health, safety and welfare of the citizens of Crystal River, Florida.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CRYSTAL RIVER, FLORIDA, AS FOLLOWS:**

**SECTION 1. PURPOSE.**

The purpose of this Ordinance is to amend the official zoning map of the City of Crystal River, Florida, for the parcel of land identified as parcels 17E18S33 41300, 17E18S33 42000 0060, and a portion of 17E18S33 14000 0050 (also identified in *Exhibit A*) in the Official Records of the Citrus County Property Appraiser from Medium Density Residential (R-2) and High Intensity Commercial (CH) to Planned Unit Development (PUD) (See Attached *Exhibit B*) for the reasons set forth in the above "WHEREAS" clauses, which are incorporated herein, in haec verba.

**SECTION 2. AUTHORITY.**

The City of Crystal River City Council is authorized to amend the Crystal River Code of Ordinances pursuant to Article III of the City Charter of the City of Crystal River and Part II, Code of Ordinances, Chapter 1, General Provisions, of the Code of Ordinances of the City of Crystal River, and as otherwise authorized by applicable Florida Statutes.

**SECTION 3. ZONING MAP AMENDMENT**

The official zoning map of the City of Crystal River, is hereby amended to change the zoning designation from Medium Density Residential (R-2) and High Intensity Commercial (CH) to Planned Unit Development (PUD).

It is the intention of the City Council of the City of Crystal River, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the codified version of the City of Crystal River, Florida, Official Zoning Map. The actual text of the Sections to this Ordinance need not be codified. The Code codifier of the City of Crystal River, Florida, is given broad and liberal authority to appropriately codify the Exhibits into the provisions of the City of Crystal River Official Zoning Map in a format that can be readily published and distributed in a useable and manageable format. The City Manager, in conjunction with the City Clerk and the City Attorney, are hereby granted the authority to take any and all necessary and appropriate actions to accomplish the provisions of this Section. The Exhibits to this Ordinance are hereby incorporated herein by the references thereto as if fully set forth herein verbatim.

## SECTION 5. PLANNED UNIT DEVELOPMENT AGREEMENT GENERAL PROVISIONS

- A. Development Concept. The project shall be developed as a Planned Unit Development substantially in accordance with this Ordinance. The project is a total of 61.63 acres and will consist of a 294-RV lots, a guard house and sales center, clubhouse and pool, a canoe house and storage, gazebos, tennis courts, volleyball courts, guard house, bath house, and laundry building.
- B. Planned Unit Development Plan. The project includes a PUD Master Plan pursuant to Land Development Code Section 10.01.03 prepared by JM Smith Engineering LLC and Greenman-Pedersen, Inc. (GPI) dated July 31, 2018 and is incorporated into this Ordinance as *Exhibit A (Master Plan)* attached.
- C. Planned Unit Development Conditions. The following conditions apply to the approval of this ordinance:
1. Detailed improvement plans will be submitted for each phase and subdivision plat prior to commencement of construction.
  2. Prior to approval of the first site plan, the following conditions must be complied with:
    - a. The Developer shall enter into a Developer's Agreement compliant with LDC Chapter 14 which identifies the responsibilities of the Developer for any development timing, infrastructure analysis, and maintenance and operation responsibilities.
    - b. The Developer shall retain the services of a registered professional engineer to analyze the City's offsite utility systems (potable water transmission and sanitary sewer collection) to determine if any offsite improvements are needed for the planned increase in utility demands. Should any offsite improvements to the transmission or collection systems be needed to directly serve this PUD, those improvements shall be the responsibility of the Developer. Should any offsite improvements to utility plant capacities be needed to directly serve this PUD, those improvements shall be the responsibility of the City. The Developer acknowledges that the fire-flow available for this project is limited to the flows and pressures currently available to the property.
    - c. The Developer shall retain the services of a registered professional engineer to analyze safety and operational capacities of the adjacent

State roadway (SR 44 also known as West Fort Island Trail) and intersection. The intersections and roadways to be analyzed shall be agreed upon by the Developer and City in writing prior to preparing the analysis. Should any offsite improvements be needed to directly serve this PUD, those improvements shall be the responsibility of the Developer.

- d. The Developer shall submit and process a lot combination with the City to combine the numerous existing parcels into a single parcel.

## SECTION 6. REPEAL OF CONFLICTING ORDINANCES

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

## SECTION 7. SEVERABILITY.

The sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence or paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance.

## SECTION 8. EFFECTIVE DATE.

This Ordinance shall become effective immediately upon adoption by the Crystal River City Council.

This Ordinance was introduced and placed on first reading on the 11<sup>th</sup> day of JUNE 2018, and upon motion duly made and seconded was passed on first reading.

This Ordinance was introduced and placed on second reading on the 13<sup>th</sup> day of AUGUST, 2018, and upon motion duly made and seconded was passed and adopted on second reading.





ATTEST:

CITY OF CRYSTAL RIVER

[Signature]  
MIA FINK, CITY CLERK

[Signature]  
JIM FARLEY, MAYOR

PASSED on First Reading

JUNE 11, 2018

NOTICE Published on

MAY 22, 2018

PASSED on Second & Final Reading

AUGUST 13, 2018

Approved as to form for the  
Reliance of the City of Crystal River  
only:

VOTE OF COUNCIL:

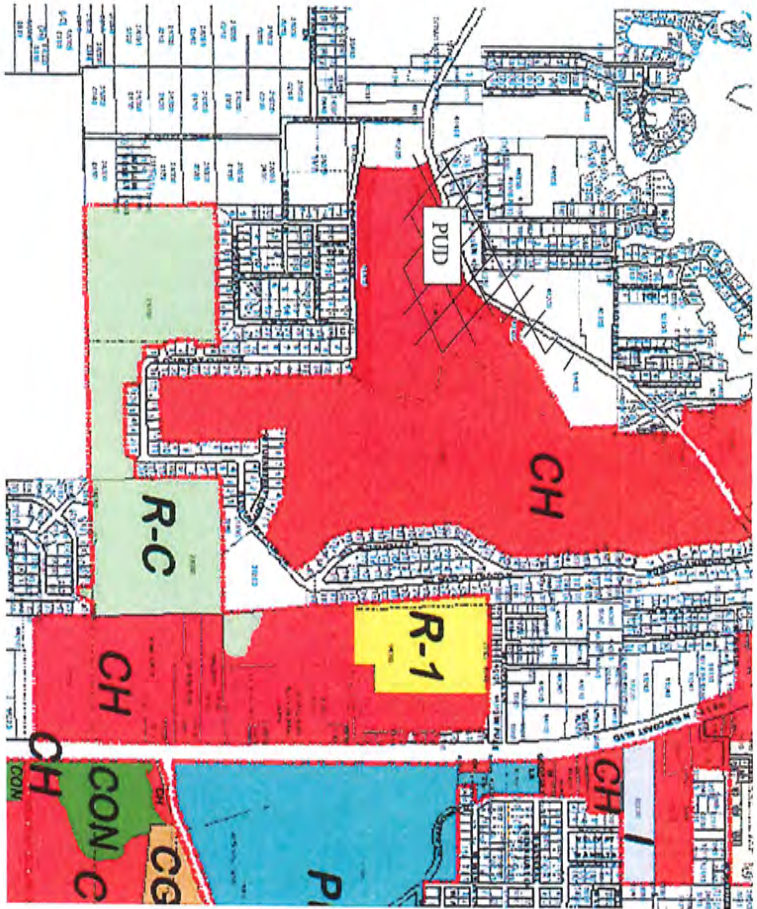
Brown	<u>Y</u>
Gudis:	<u>Y</u>
Holmes:	<u>Y</u>
Farley	<u>A</u>
Fitzpatrick	<u>Y</u>

[Signature]  
George G. Angeliadis, City Attorney  
[Signature]

**EXHIBIT A**

MASTER PLAN INCLUDING LEGAL DESCRIPTION

EXHIBIT B







## ORDINANCE 21-O-03

**AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CRYSTAL RIVER, FLORIDA REZONING 7.21 ACRES (MOL) OF PROPERTY OWNED BY CRYSTAL RIVER PLANTATION CORPORATION, A FLORIDA CORPORATION ALSO IDENTIFIED AS SECTION 33, TOWNSHIP 18 S, RANGE 17 E; SPECIFICALLY, PARCEL 41300 (AK #2333537), PARCEL 42000 0060 (AK #3522576), PART OF PARCEL 14000 0050 (AK#3522575), AND PART OF PARCEL 22000 0010 (AK#3522573), WHICH ADDRESS IS 9453 W PLANTATION LANE, CRYSTAL RIVER, FROM PLANNED UNIT DEVELOPMENT (PUD) AND HIGH INTENSITY COMMERCIAL (CH) TO PLANNED UNIT DEVELOPMENT (PUD) ZONING AS DESCRIBED IN SECTION 3; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the proposed rezoning was advertised as required by the Florida Statutes, and the City of Crystal River Land Development Code; and

**WHEREAS**, the City of Crystal River Planning Commission held a public hearing on **<DATE>** to consider a request that the zoning classification be changed on a parcel of land identified as Parcels ID 17E18S33 41300, 17E18S33 42000 0060, a portion of 17E18S33 14000 0050, and a portion of 17E18S28 22000 in the Official Records of the Citrus County Property Appraiser, Crystal River, Florida, as described in Section 3; and

**WHEREAS**, the City of Crystal River Planning Commission voted **<0-0>** to recommend to the City Council that the request to amend the official zoning map be approved; and

**WHEREAS**, the City Council of the City of Crystal River, Florida, after publication of a notice of its consideration of this ordinance, held two readings of this ordinance and public hearings as required by law; and

**WHEREAS**, the City Council of the City of Crystal River, Florida, has determined that the requested change of zoning is consistent with the City of Crystal River Comprehensive Plan and Future Land Use Map, and

**WHEREAS**, the City Council of the City of Crystal River, Florida has further determined that approval of the requested zoning change is in the best interests of the health, safety, and welfare of the citizens of Crystal River, Florida.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CRYSTAL RIVER, FLORIDA, AS FOLLOWS:**

**SECTION 1. PURPOSE.**

The purpose of this Ordinance is to amend the official zoning map of the City of Crystal River, Florida, for the parcel of land identified as Parcels ID 17E18S33 41300, 17E18S33 42000 0060, a portion of 17E18S33 14000 0050, and a portion of 17E18S28 22000 in the Official Records of the Citrus County Property Appraiser from Planned Unit Development (PUD) and High Intensity Commercial (CH) to Planned Unit Development (PUD) Zoning for the reasons set forth in the above "**WHEREAS**" clauses, which are incorporated herein, in haec verba.

**SECTION 2. AUTHORITY**

The City of Crystal River City Council is authorized to amend the Crystal River Code of Ordinances pursuant to Article III of the City Charter of the City of Crystal River and Part II, Code of Ordinances, Chapter 1, General Provisions of the Code of Ordinances of the City of Crystal River, and as otherwise authorized by applicable Florida Statutes.

**SECTION 3. ZONING MAP AMENDMENT**

**PZ21-0042 CRYSTAL RIVER PLANTATION CORPORATION, A FLORIDA CORPORATION**

The official zoning map of the City of Crystal River is hereby amended to change the zoning designation on the following described properties from Planned Unit Development (PUD) and High Intensity Commercial (CH) to Planned Unit Development (PUD) Zoning.

**LEGAL DESCRIPTION**

PARCELS 17E18S33 41300, 17E18S33 42000 0060, A PORTION OF 17E18S33 14000 0050, AND A PORTION OF 17E18S28 22000, (APPROXIMATELY 68.84 ACRES) AS MORE FULLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

It is the intention of the City Council of the City of Crystal River, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the codified version of the City of Crystal River, Florida, Official Zoning Map. The actual text of the Sections to this Ordinance need not be codified. The Code codifier of the City of Crystal River, Florida, is given broad and liberal authority to appropriately codify the Exhibits into the provisions of the City of Crystal River Official Zoning Map in a format that can be readily published and distributed in a useable and manageable format. The City Manager, in conjunction with the City Clerk and the City Attorney, are hereby granted the authority to take any and all necessary and appropriate actions to accomplish the provisions of this Section. The Exhibits to this Ordinance are hereby incorporated herein by the references thereto as if fully set forth herein verbatim.

**SECTION 5. REPEAL OF CONFLICTING ORDINANCES**

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**SECTION 6. SEVERABILITY**

The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance.

**SECTION 7. EFFECTIVE DATE**

This Ordinance shall become effective immediately upon adoption by the Crystal River City Council.

**THIS ORDINANCE** was introduced and placed on first reading on the \_\_\_\_\_ day of \_\_\_\_\_, 2021 and upon motion duly made and seconded was passed on first reading.

**THIS ORDINANCE** was introduced and placed on a second reading on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, and upon motion duly made and seconded was passed on second reading.

**ATTEST:**

**CITY OF CRYSTAL RIVER**

\_\_\_\_\_  
**MIA FINK, CITY CLERK**

\_\_\_\_\_  
**JOE MEEK, MAYOR**

**PASSED** on First Reading \_\_\_\_\_, 2021

**NOTICE** Published on \_\_\_\_\_, 2021

**PASSED** on Second & Final Reading \_\_\_\_\_, 2021

**APPROVED AS TO FORM AND LEGALITY:**

**VOTE OF COUNCIL:**

Meek \_\_\_\_\_

Guy \_\_\_\_\_

Brown \_\_\_\_\_

Fitzpatrick \_\_\_\_\_

Holmes \_\_\_\_\_

\_\_\_\_\_  
**ROBERT W. BATSEL, JR., ESQUIRE  
CITY ATTORNEY**



EXHIBIT "A"  
Legal Description of Property

PARCELS 17E18S33 41300, 17E18S33 42000 0060, A PORTION OF 17E18S33 14000 0050, AND A PORTION OF 17E18S28 22000 AS DESCRIBED IN SKETCH OF DESCRIPTION OF PLANTATION PARCELS 500, 600 & 700, PREPARED BY GREENMAN-PEDERSEN, INC. DATED JUNE 23, 2017 AND SKETCH OF DESCRIPTION OF PLANTATION PARCELS 100A, PREPARED BY GREENMAN-PEDERSEN, INC. DATED MARCH 25, 2021, CONTAINING A TOTAL OF 68.84 ACRES MORE OR LESS:

PARCEL 500

A PARCEL OF LAND, LYING IN SECTION 33, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, BEING COMPRISED OF A PORTION OF PARCELS 1B, 4A, 4B AND 4C, OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2392, PAGES 1418 THROUGH 1428, OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 4A AND THE SOUTHWEST CORNER OF PARCEL 2, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2392, PAGES 1418 THROUGH 1428, OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA; THENCE ALONG THE NORTHEASTERLY LINE OF PARCEL 4A AND THE SOUTHWESTERLY LINE OF PARCEL 2, S61°36'31"E, 158.92 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL 4A, THE SOUTHEAST CORNER OF SAID PARCEL 2, AND BEING ON THE WESTERLY LINE OF PARCEL 1B; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 2 AND THE WESTERLY LINE OF SAID PARCEL 1B, N27°16'50"E, 250.00 FEET, TO AN INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 385.00 FEET; THENCE NORTHEASTERLY, ALONG THE NORTHERLY LINE OF SAID PARCEL 1B AND SAID CURVE, 152.21 FEET, THROUGH A CENTRAL ANGLE OF 22°39'08" AND A CHORD BEARING AND DISTANCE OF N47°23'15"E, 151.22 FEET; THENCE CONTINUE ALONG THE WESTERLY LINE OF SAID PARCEL 1B, N58°29'24"E, 888.54 FEET; THENCE S17°27'58"W, 387.72 FEET; THENCE S38°58'30"W, 439.67 FEET; THENCE S59°17'13"W, 173.82 FEET; THENCE S28°20'34"W, 392.05 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE, 195.20 FEET, THROUGH A CENTRAL ANGLE OF 111°50'34" AND A CHORD BEARING AND DISTANCE OF S27°34'43"E, 165.65 FEET; THENCE S83°30'00"E, 313.82 FEET; THENCE S26°35'38"E, 220.01 FEET; THENCE S13°57'59"W, 485.97 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED PARCEL 4C; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 4C THE FOLLOWING TWO COURSES AND DISTANCES: S13°56'44"W, 34.11 FEET; and S32°37'22"W, 140.53 FEET, TO THE INTERSECTION WITH THE EASTERLY PROJECTION OF THE NORTH RIGHT-OF-WAY LINE OF WEST PLANTATION LANE AS PER OFFICIAL RECORD BOOK 251, PAGE 162; THENCE S89°07'51"W, 183.42 FEET ALONG SAID EASTERLY PROJECTION TO THE NORTHEAST CORNER OF SAID NORTH RIGHT-OF-WAY OF WEST PLANTATION LANE; THENCE CONTINUE S89°07'51"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 572.67 FEET; THENCE N00°00'00"E, 1303.07 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL 4A AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST FORT ISLAND TRAIL (ALSO KNOWN AS STATE ROAD 44 AND KINGS BAY ROAD, RIGHT-OF-WAY WIDTH VARIES); THENCE ALONG SAID LINES, N57°25'17"W, 3.00 FEET, TO AN INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 606.69 FEET; THENCE CONTINUE ALONG SAID LINES, NORTHEASTERLY, AN ARC DISTANCE OF 44.23 FEET, THROUGH A CENTRAL ANGLE OF 04°10'38" AND A CHORD BEARING AND DISTANCE OF N30°29'21"E, 44.22 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE CONTINUE ALONG SAID LINE, N28°24'03"E, 117.00 FEET TO THE POINT OF BEGINNING. CONTAINING 31.047 ACRES (1,352,400 SQUARE FEET), MORE OR LESS.

PARCEL 600

A PARCEL OF LAND, LYING IN SECTION 33, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, BEING COMPRISED OF A PORTION OF PARCELS 1B, 4A, 4B AND 4C, OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2392, PAGES 1418 THROUGH 1428, OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 4A AND THE SOUTHWEST CORNER OF PARCEL 2, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2392, PAGES 1418 THROUGH 1428, OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA; THENCE S28°24'03"W, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST FORT ISLAND TRAIL (ALSO KNOWN AS STATE ROAD 44 AND KINGS BAY ROAD, RIGHT-OF-WAY WIDTH VARIES) AND ALONG THE WESTERLY LINE OF SAID PARCEL 4A, 117.00 FEET TO THE POINT OF TANGENCY OF A CIRCULAR CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 606.69 FEET; THENCE CONTINUE ALONG SAID LINES, SOUTHWESTERLY, AN ARC DISTANCE OF 44.23 FEET, THROUGH A CENTRAL ANGLE OF 04°10'38" AND A CHORD BEARING AND DISTANCE OF S30°29'21"W, 44.22 FEET TO THE END OF THE CURVE; THENCE ALONG SAID LINES, S57°25'20"E, 3.00 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"W, 1303.07 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF AFOREMENTIONED PARCEL 4C AND THE NORTH RIGHT-OF-WAY LINE OF WEST PLANTATION LANE (50 FOOT WIDE RIGHT-OF-WAY); THENCE S89°07'51"W, ALONG SAID SOUTH LINE OF PARCEL 4C AND NORTH RIGHT-OF-WAY LINE, 980.55 FEET; THENCE ALONG SAID LINES, N79°26'30"W, 398.90 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 4C; THENCE N10°33'56"E, 150.08 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4C AND A POINT ON THE WESTERNMOST LINE OF AFOREMENTIONED PARCEL 1B; THENCE CONTINUE N10°33'56"E, ALONG SAID WESTERNMOST LINE OF PARCEL 1B, 63.57 FEET; THENCE ALONG SAID WESTERNMOST LINE, N00°39'25"W, 269.07 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED PARCEL 4B; THENCE N16°56'49"W, 200.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4B AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST FORT ISLAND TRAIL (ALSO KNOWN AS STATE ROAD 44 AND KINGS BAY ROAD, RIGHT-OF-WAY WIDTH VARIES); THENCE N73°03'02"E, ALONG THE NORTH LINE OF SAID PARCEL 4B AND SAID SOUTHERLY RIGHT-OF-WAY LINE, 910.69 FEET; THENCE ALONG SAID LINES, S16°56'58"E, 3.00 FEET; THENCE ALONG SAID LINES, N73°03'02"E, 195.24 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 609.69 FEET; THENCE CONTINUE ALONG SAID LINES, NORTHERLY, AN ARC DISTANCE OF 311.10 FEET, THROUGH A CENTRAL ANGLE OF 29°14'09" AND A CHORD BEARING AND DISTANCE OF N58°25'57"E, 307.74 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 4B AND THE SOUTHWESTERLY CORNER OF AFOREMENTIONED PARCEL 4A; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID PARCEL 4A, NORTHERLY, AN ARC DISTANCE OF 119.57 FEET, THROUGH A CENTRAL ANGLE OF 11°14'13" AND A CHORD BEARING AND DISTANCE OF N38°11'46"E, 119.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.685 ACRES (1,293,100 SQUARE FEET), MORE OR LESS.

PARCEL 700:

BEGIN AT THE MOST WESTERLY CORNER OF LOT 52, BLOCK T, KIMBERLY PLANTATION ESTATES, TRACT 4, AS RECORDED IN PLAT BOOK 8, PAGES 75, 76 AND 77, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE SOUTH 61°05'10" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 52, A DISTANCE OF 150.92 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 52; THENCE SOUTH 27°47'40" WEST, 249.96 FEET; THENCE NORTH 61°05'10" WEST, PARALLEL TO THE SOUTHWESTERLY LINE OF SAID LOT 52, A DISTANCE OF 158.14 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF KINGS BAY ROAD (STATE ROAD NO. 44); THENCE NORTH 28°54'50" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 199.91 FEET TO THE P.C. OF A CURVE, CONCAVED SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 5°21'46" AND A RADIUS OF 535 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 50.08 FEET TO THE POINT OF BEGINNING (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING NORTH 31°35'43" EAST, 50.06 FEET).

CONTAINING 0.89674 ACRES (39,062 SQUARE FEET), MORE OR LESS.

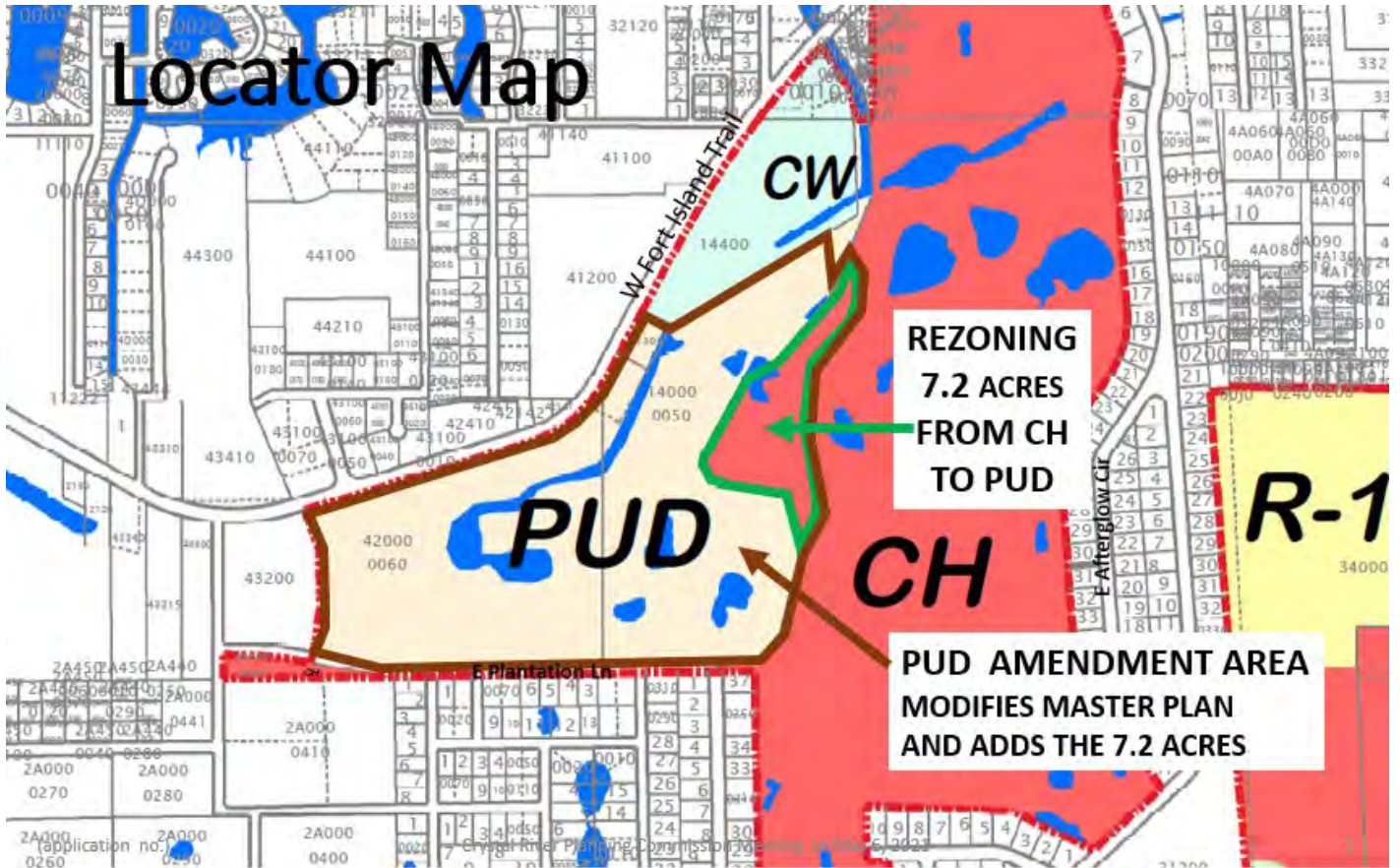
PARCEL 100A

A PARCEL OF LAND, LYING IN SECTION 33, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, BEING COMPRISED OF A PORTION OF PARCEL 100, OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2898, PAGES 162 THROUGH 171, OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTH RIGHT-OF-WAY OF WEST PLANTATION DRIVE; THENCE ALONG THE EASTERLY PROJECTION OF THE NORTH RIGHT-OF-WAY LINE OF WEST PLANTATION LANE N°07'51"W, 183.42 FEET TO THE WESTERLY BOUNDARY OF PARCEL 100, AS DESCRIBED IN AFOREMENTIONED OFFICIAL RECORDS BOOK 2898, PAGES 162 THROUGH 171; THENCE ALONG THE WESTERLY BOUNDARY OF AFOREMENTIONED PARCEL 100 THE FOLLOWING THREE COURSES AND DISTANCES: N32°37'22"E, 140.53 FEET, N13°56'44"E, 34.11 FEET, AND N13°57'59", 409.75 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID POINT OF BEGINNING AND CONTINUING ALONG THE WESTERLY BOUNDARY OF AFOREMENTIONED PARCEL 100 THE FOLLOWING THREE COURSES AND DISTANCES: N13°57'59", 76.22 FEET; N26°35'38"W, 220.01 FEET; N83°30'00"W, 313.82 FEET TO THE P.C OF A CURVE CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 111°50'34" AND A RADIUS OF 100.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 195.20 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S27°34'43"E, 165.65 FEET); THENCE CONTINUING ALONG THE WESTERLY BOUNDARY OF AFOREMENTIONED PARCEL 100 THE FOLLOWING FOUR COURSES AND DISTANCES: N28°20'34"E, 392.05 FEET; N59°17'13"E, 173.82; N38°58'30"E, 439.67, AND N17°27'58"E, 387.72 FEET TO THE P.C OF A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 48°35'13" AND A RADIUS OF 206.27 FEET; THENCE DEPARTING THE WESTERLY BOUNDARY OF AFOREMENTIONED PARCEL 100, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 174.92 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S14°30'06"W, 169.73 FEET); THENCE S38°47'43"W, 204.10 FEET TO THE P.C OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 33°00'34" AND A RADIUS OF 100.32 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 57.80 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S22°17'26"W, 57.00 FEET); THENCE DEPARTING SAID CURVE S05°47'09"W, 267.27 FEET; THENCE S10°50'42"E, 385.28 FEET TO THE P.C OF A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 36°48'29" AND A RADIUS OF 175.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 112.42 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S07°33'33"W, 110.50 FEET); THENCE DEPARTING SAID CURVE, S25°57'48"W, 134.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.2092 ACRES (314,030 SQUARE FEET), MORE OR LESS.

FROM PLANNED UNIT DEVELOPMENT (PUD) AND HIGH INTENSITY COMMERCIAL (CH) TO  
PLANNED UNIT DEVELOPMENT (PUD) ZONING



END OF EXHIBIT "A"

## ORDINANCE 21-O-04

**AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA AMENDING THE MASTER PLAN ADOPTED BY ORDINANCE NUMBER 18-O-07 OF THE CITY OF CRYSTAL RIVER BY MODIFYING THE PUD KNOWN AS “PLANTATION OUTPOST CLUB AND RESORT” AND DESCRIBED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER AS SECTION 33, TOWNSHIP 18 S, RANGE 17 E; SPECIFICALLY, PARCEL 41300 (AK #2333537), PARCEL 42000 0060 (AK #3522576), PART OF PARCEL 14000 0050 (AK#3522575), AND PART OF PARCEL 22000 0010 (AK#3522573), WHICH ADDRESS IS 9453 W PLANTATION LANE, CRYSTAL RIVER, BY INCLUDING 7.21 ACRES (MOL) TO THE EXISTING PUD, SUBSEQUENTLY AMENDING THE MASTER PLAN OF DEVELOPMENT FOR THE PLANNED RV PARK; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS OF LAW; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Chapter 163, Florida Statutes (F.S.) and the City of Crystal River City Council adopted the City of Crystal River Comprehensive Plan; and

**WHEREAS**, on May 17, 2005, the City of Crystal River City Council adopted the City of Crystal River Land Development Code (LDC) as Ordinance 05-O-08; and

**WHEREAS**, on August 13, 2008, the City of Crystal River City Council amended the official zoning map of the City of Crystal River by adopting Ordinance 18-O-17 to establish a Planned Unit Development (PUD) having a Master Plan known as “Plantation Outpost Club and Resort” for an RV park; and

**WHEREAS**, the City of Crystal River Planning Commission held a public hearing on <DATE> to consider a request to modify the PUD adopted by Ordinance 18-O-17 of the City of Crystal River by amending the Master Plan known as “Plantation Outpost Club and Resort” and

**WHEREAS**, the City of Crystal River Planning Commission voted <0-0> to recommend approval to the City Council to modify the Master Plan for the PUD as further described in the official records of the Citrus County Property Appraiser as Parcels ID 17E18S33 41300, 17E18S33 42000 0060, a portion of 17E18S33 14000 0050, and a portion of 17E18S28 22000, more specifically described in Exhibit “A” and in Section 3;

**WHEREAS**, the City Council of the City of Crystal River, Florida, after publication of a notice of its consideration of this ordinance, held two readings of this Ordinance and public hearings as required by law; and

**WHEREAS**, this Ordinance, upon adoption by the City Council of the City of Crystal River,

effectively modifies the PUD known as “Plantation Outpost Club and Resort” by replacing and superseding Ordinance 18-O-17; and

**WHEREAS**, the City Council of the City of Crystal River, Florida has further determined that approval of the requested PUD modification is in the best interests of the health, safety, and welfare of the citizens of Crystal River, Florida.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CRYSTAL RIVER, FLORIDA, AS FOLLOWS:**

**SECTION 1. PURPOSE.**

The purpose of this Ordinance is to modify the Master Plan for the PUD known as “Plantation Outpost Club and Resort” by including 7.21 acres (MOL) to the existing PUD, subsequently amending the Master Plan of development for the RV Park for the reasons set forth in the above "**WHEREAS**" clauses, which are incorporated herein, in haec verba.

**SECTION 2. AUTHORITY**

The City of Crystal River City Council is authorized to amend the Crystal River Code of Ordinances pursuant to Article III of the City Charter of the City of Crystal River and Part II, Code of Ordinances, Chapter 1, General Provisions of the Code of Ordinances of the City of Crystal River, and as otherwise authorized by applicable Florida Statutes.

**SECTION 3. PUD MODIFICATION TO THE ZONING MAP**

PZ21-0041 CRYSTAL RIVER PLANTATION CORPORATION, A FLORIDA CORPORATION

A modification of a Planned Unit Development (PUD) for the “Plantation Outpost Club and Resort” (aka “The Outpost PUD, Plantation on Crystal River”) as designated on the Zoning Map for the City of Crystal River, as presented in PZ21-0041 for properties further described in Exhibit “A”, with Conditions of Approval as specified in Exhibit “B”, and a Master Plan [Master Site Development Plan, Conceptual Development Plan (CDP), and CDP Preliminary Phasing] as shown in Exhibit “C”, attached hereto and incorporated herein by reference.

It is the intention of the City Council of the City of Crystal River, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the codified version of the City of Crystal River, Florida, Official Zoning Map. The actual text of the Sections to this Ordinance need not be codified. The Code codifier of the City of Crystal River, Florida, is given broad and liberal authority to appropriately codify the Exhibits into the provisions of the City of Crystal River Official Zoning Map in a format that can be readily published and distributed in a useable and manageable format. The City Manager, in conjunction with the City Clerk and the City Attorney, are hereby granted the authority to take any and all necessary and appropriate actions to accomplish the provisions of this Section. The Exhibits to this Ordinance are hereby incorporated herein by the references thereto as if fully set forth herein verbatim.

**SECTION 5. REPEAL OF CONFLICTING ORDINANCES**

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**SECTION 6. SEVERABILITY**

The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance.

**SECTION 7. EFFECTIVE DATE**

This Ordinance shall become effective immediately upon adoption by the Crystal River City Council.

**THIS ORDINANCE** was introduced and placed on first reading on the \_\_\_\_\_ day of \_\_\_\_\_, 2021 and upon motion duly made and seconded was passed on first reading.

**THIS ORDINANCE** was introduced and placed on a second reading on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, and upon motion duly made and seconded was passed on second reading.

**ATTEST:**

**CITY OF CRYSTAL RIVER**

\_\_\_\_\_  
**MIA FINK, CITY CLERK**

\_\_\_\_\_  
**JOE MEEK, MAYOR**

**PASSED** on First Reading \_\_\_\_\_, 2021

**NOTICE** Published on \_\_\_\_\_, 2021

**PASSED** on Second & Final Reading \_\_\_\_\_, 2021

**APPROVED AS TO FORM  
AND LEGALITY:**

**VOTE OF COUNCIL:**

Meek \_\_\_\_\_

Guy \_\_\_\_\_

Brown \_\_\_\_\_

Fitzpatrick \_\_\_\_\_

Holmes \_\_\_\_\_

\_\_\_\_\_  
**ROBERT W. BATSEL, JR., ESQUIRE  
CITY ATTORNEY**

EXHIBIT "A"  
The Outpost PUD  
Legal Description of Property

PARCELS 17E18S33 41300, 17E18S33 42000 0060, A PORTION OF 17E18S33 14000 0050, AND A PORTION OF 17E18S28 22000 AS DESCRIBED IN SKETCH OF DESCRIPTION OF PLANTATION PARCELS 500, 600 & 700, PREPARED BY GREENMAN-PEDERSEN, INC. DATED JUNE 23, 2017 AND SKETCH OF DESCRIPTION OF PLANTATION PARCELS 100A, PREPARED BY GREENMAN-PEDERSEN, INC. DATED MARCH 25, 2021, CONTAINING A TOTAL OF 68.84 ACRES MORE OR LESS:

PARCEL 500

A PARCEL OF LAND, LYING IN SECTION 33, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, BEING COMPRISED OF A PORTION OF PARCELS 1B, 4A, 4B AND 4C, OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2392, PAGES 1418 THROUGH 1428, OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 4A AND THE SOUTHWEST CORNER OF PARCEL 2, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2392, PAGES 1418 THROUGH 1428, OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA; THENCE ALONG THE NORTHEASTERLY LINE OF PARCEL 4A AND THE SOUTHWESTERLY LINE OF PARCEL 2, S61°36'31"E, 158.92 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL 4A, THE SOUTHEAST CORNER OF SAID PARCEL 2, AND BEING ON THE WESTERLY LINE OF PARCEL 1B; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 2 AND THE WESTERLY LINE OF SAID PARCEL 1B, N27°16'50"E, 250.00 FEET, TO AN INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 385.00 FEET; THENCE NORTHEASTERLY, ALONG THE NORTHERLY LINE OF SAID PARCEL 1B AND SAID CURVE, 152.21 FEET, THROUGH A CENTRAL ANGLE OF 22°39'08" AND A CHORD BEARING AND DISTANCE OF N47°23'15"E, 151.22 FEET; THENCE CONTINUE ALONG THE WESTERLY LINE OF SAID PARCEL 1B, N58°29'24"E, 888.54 FEET; THENCE S17°27'58"W, 387.72 FEET; THENCE S38°58'30"W, 439.67 FEET; THENCE S59°17'13"W, 173.82 FEET; THENCE S28°20'34"W, 392.05 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE, 195.20 FEET, THROUGH A CENTRAL ANGLE OF 111°50'34" AND A CHORD BEARING AND DISTANCE OF S27°34'43"E, 165.65 FEET; THENCE S83°30'00"E, 313.82 FEET; THENCE S26°35'38"E, 220.01 FEET; THENCE S13°57'59"W, 485.97 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED PARCEL 4C; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 4C THE FOLLOWING TWO COURSES AND DISTANCES: S13°56'44"W, 34.11 FEET; and S32°37'22"W, 140.53 FEET, TO THE INTERSECTION WITH THE EASTERLY PROJECTION OF THE NORTH RIGHT-OF-WAY LINE OF WEST PLANTATION LANE AS PER OFFICIAL RECORD BOOK 251, PAGE 162; THENCE S89°07'51"W, 183.42 FEET ALONG SAID EASTERLY PROJECTION TO THE NORTHEAST CORNER OF SAID NORTH RIGHT-OF-WAY OF WEST PLANTATION LANE; THENCE CONTINUE S89°07'51"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 572.67 FEET; THENCE N00°00'00"E, 1303.07 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL 4A AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST FORT ISLAND TRAIL (ALSO KNOWN AS STATE ROAD 44 AND KINGS BAY ROAD, RIGHT-OF-WAY WIDTH VARIES); THENCE ALONG SAID LINES, N57°25'17"W, 3.00 FEET, TO AN INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 606.69 FEET; THENCE CONTINUE ALONG SAID LINES, NORTHEASTERLY, AN ARC DISTANCE OF 44.23 FEET, THROUGH A CENTRAL ANGLE OF 04°10'38" AND A CHORD BEARING AND DISTANCE OF N30°29'21"E, 44.22 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE CONTINUE ALONG SAID LINE, N28°24'03"E, 117.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.047 ACRES (1,352,400 SQUARE FEET), MORE OR LESS.



PARCEL 600

A PARCEL OF LAND, LYING IN SECTION 33, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, BEING COMPRISED OF A PORTION OF PARCELS 1B, 4A, 4B AND 4C, OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2392, PAGES 1418 THROUGH 1428, OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 4A AND THE SOUTHWEST CORNER OF PARCEL 2, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2392, PAGES 1418 THROUGH 1428, OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA; THENCE S28°24'03"W, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST FORT ISLAND TRAIL (ALSO KNOWN AS STATE ROAD 44 AND KINGS BAY ROAD, RIGHT-OF-WAY WIDTH VARIES) AND ALONG THE WESTERLY LINE OF SAID PARCEL 4A, 117.00 FEET TO THE POINT OF TANGENCY OF A CIRCULAR CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 606.69 FEET; THENCE CONTINUE ALONG SAID LINES, SOUTHWESTERLY, AN ARC DISTANCE OF 44.23 FEET, THROUGH A CENTRAL ANGLE OF 04°10'38" AND A CHORD BEARING AND DISTANCE OF S30°29'21"W, 44.22 FEET TO THE END OF THE CURVE; THENCE ALONG SAID LINES, S57°25'20"E, 3.00 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"W, 1303.07 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF AFOREMENTIONED PARCEL 4C AND THE NORTH RIGHT-OF-WAY LINE OF WEST PLANTATION LANE (50 FOOT WIDE RIGHT-OF-WAY); THENCE S89°07'51"W, ALONG SAID SOUTH LINE OF PARCEL 4C AND NORTH RIGHT-OF-WAY LINE, 980.55 FEET; THENCE ALONG SAID LINES, N79°26'30"W, 398.90 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 4C; THENCE N10°33'56"E, 150.08 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4C AND A POINT ON THE WESTERNMOST LINE OF AFOREMENTIONED PARCEL 1B; THENCE CONTINUE N10°33'56"E, ALONG SAID WESTERNMOST LINE OF PARCEL 1B, 63.57 FEET; THENCE ALONG SAID WESTERNMOST LINE, N00°39'25"W, 269.07 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED PARCEL 4B; THENCE N16°56'49"W, 200.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4B AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST FORT ISLAND TRAIL (ALSO KNOWN AS STATE ROAD 44 AND KINGS BAY ROAD, RIGHT-OF-WAY WIDTH VARIES); THENCE N73°03'02"E, ALONG THE NORTH LINE OF SAID PARCEL 4B AND SAID SOUTHERLY RIGHT-OF-WAY LINE, 910.69 FEET; THENCE ALONG SAID LINES, S16°56'58"E, 3.00 FEET; THENCE ALONG SAID LINES, N73°03'02"E, 195.24 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 609.69 FEET; THENCE CONTINUE ALONG SAID LINES, NORTHERLY, AN ARC DISTANCE OF 311.10 FEET, THROUGH A CENTRAL ANGLE OF 29°14'09" AND A CHORD BEARING AND DISTANCE OF N58°25'57"E, 307.74 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 4B AND THE SOUTHWESTERLY CORNER OF AFOREMENTIONED PARCEL 4A; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID PARCEL 4A, NORTHERLY, AN ARC DISTANCE OF 119.57 FEET, THROUGH A CENTRAL ANGLE OF 11°14'13" AND A CHORD BEARING AND DISTANCE OF N38°11'46"E, 119.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.685 ACRES (1,293,100 SQUARE FEET), MORE OR LESS.

PARCEL 700:

BEGIN AT THE MOST WESTERLY CORNER OF LOT 52, BLOCK T, KIMBERLY PLANTATION ESTATES, TRACT 4, AS RECORDED IN PLAT BOOK 8, PAGES 75, 76 AND 77, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE SOUTH 61°05'10" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 52, A DISTANCE OF 150.92 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 52; THENCE SOUTH 27°47'40" WEST, 249.96 FEET; THENCE NORTH 61° 05'10" WEST, PARALLEL TO THE SOUTHWESTERLY LINE OF SAID LOT 52, A DISTANCE OF 158.14 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF KINGS BAY ROAD (STATE ROAD NO. 44); THENCE NORTH 28°54'50" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 199.91 FEET TO THE P.C. OF A CURVE, CONCAVED SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 5°21'46" AND A RADIUS OF 535 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A

DISTANCE OF 50.08 FEET TO THE POINT OF BEGINNING (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING NORTH 31°35'43" EAST, 50.06 FEET).

CONTAINING 0.89674 ACRES (39,062 SQUARE FEET), MORE OR LESS.

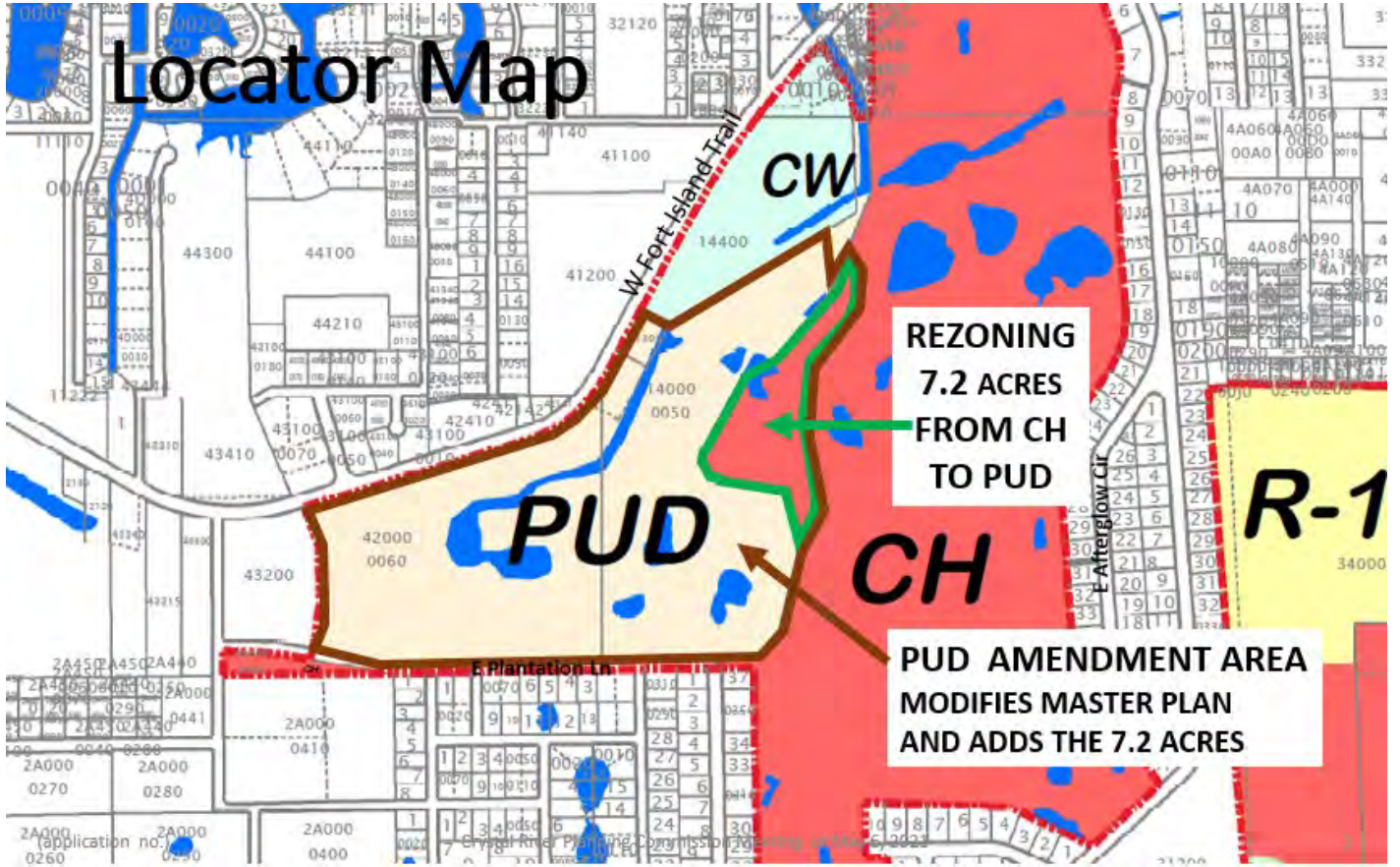
PARCEL 100A

A PARCEL OF LAND, LYING IN SECTION 33, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, BEING COMPRISED OF A PORTION OF PARCEL 100, OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2898, PAGES 162 THROUGH 171, OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTH RIGHT-OF-WAY OF WEST PLANTATION DRIVE; THENCE ALONG THE EASTERLY PROJECTION OF THE NORTH RIGHT-OF-WAY LINE OF WEST PLANTATION LANE N°07'51"W, 183.42 FEET TO THE WESTERLY BOUNDARY OF PARCEL 100, AS DESCRIBED IN AFOREMENTIONED OFFICIAL RECORDS BOOK 2898, PAGES 162 THROUGH 171; THENCE ALONG THE WESTERLY BOUNDARY OF AFOREMENTIONED PARCEL 100 THE FOLLOWING THREE COURSES AND DISTANCES: N32°37'22"E, 140.53 FEET, N13°56'44"E, 34.11 FEET, AND N13°57'59", 409.75 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID POINT OF BEGINNING AND CONTINUING ALONG THE WESTERLY BOUNDARY OF AFOREMENTIONED PARCEL 100 THE FOLLOWING THREE COURSES AND DISTANCES: N13°57'59", 76.22 FEET; N26°35'38"W, 220.01 FEET; N83°30'00"W, 313.82 FEET TO THE P.C OF A CURVE CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 111°50'34" AND A RADIUS OF 100.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 195.20 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S27°34'43"E, 165.65 FEET); THENCE CONTINUING ALONG THE WESTERLY BOUNDARY OF AFOREMENTIONED PARCEL 100 THE FOLLOWING FOUR COURSES AND DISTANCES: N28°20'34"E, 392.05 FEET; N59°17'13"E, 173.82; N38°58'30"E, 439.67, AND N17°27'58"E, 387.72 FEET TO THE P.C OF A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 48°35'13" AND A RADIUS OF 206.27 FEET; THENCE DEPARTING THE WESTERLY BOUNDARY OF AFOREMENTIONED PARCEL 100, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 174.92 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S14°30'06"W, 169.73 FEET); THENCE S38°47'43"W, 204.10 FEET TO THE P.C OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 33°00'34" AND A RADIUS OF 100.32 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 57.80 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S22°17'26"W, 57.00 FEET); THENCE DEPARTING SAID CURVE S05°47'09"W, 267.27 FEET; THENCE S10°50'42"E, 385.28 FEET TO THE P.C OF A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 36°48'29" AND A RADIUS OF 175.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 112.42 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S07°33'33"W, 110.50 FEET); THENCE DEPARTING SAID CURVE, S25°57'48"W, 134.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.2092 ACRES (314,030 SQUARE FEET), MORE OR LESS.

# Locator Map



END OF EXHIBIT "A"

DRY

EXHIBIT "B"  
The Outpost PUD  
Conditions of Approval

- A. Development Concept. The project shall be developed as a Planned Unit Development (PUD) substantially in accordance with this Ordinance. The project is a total of ~~61.63~~ 68.84 acres and will consist of a maximum 294- 322 RV lots, a guard house and sales center, clubhouse and pool, a canoe house and storage, gazebos, recreation area (tennis courts, volleyball courts), ~~guard house, bath house, and laundry building, and associated parking areas.~~
- B. Planned Unit Development Plan. The project includes a PUD Master Plan pursuant to Crystal River Land Development Code (LDC), Section 10.01.03, ~~prepared by JM Smith Engineering LLC and Greenman Pedersen, Inc. (GPI) dated July 31, 2018 and attached herewith as the *Master Site Development Plan* (April 2021), the *Conceptual Development Plan* (April 2021), and the *CDP Preliminary Phasing Plan* (March 2021), and is incorporated into this Ordinance as Exhibit "A" "C"(Master Plan) attached.~~
- C. Planned Unit Development Conditions. The following conditions apply to the approval of this ordinance:
1. Detailed improvement plans will be submitted for each phase and subdivision plat prior to commencement of construction.
  2. Prior to approval of the first site plan, the following conditions must be complied with:
    - a. ~~The Developer shall enter into a Developer's Agreement compliant with LDC Chapter 14 which identifies the responsibilities of the Developer for any development timing, infrastructure analysis, and maintenance and operation responsibilities.~~
    - b. The RV Park must connect to potable water and sanitary sewer as required by the City of Crystal River. Concurrency for potable water and sanitary sewer must be met in accordance with Section 6.01.05 of the Crystal River Land Development Code (LDC). The Developer shall retain the services of a registered professional engineer to analyze the City's offsite utility systems (potable water transmission and sanitary sewer collection) to determine if any offsite improvements are needed for the planned increase in utility demands. Should any offsite improvements to the transmission or collection systems be needed to directly serve this PUD, those improvements shall be the responsibility of the Developer. ~~Should any offsite improvements to utility plant capacities be needed to directly serve this PUD, those improvements shall be the responsibility of the City.~~ The Developer acknowledges that the fire-flow available for this project is limited to the flows and pressures currently available to the property. The Developer shall be responsible for obtaining right-of-way utilization permits from Citrus County Government for construction of lines within W Fort Island Trail.
    - c. The Developer shall retain the services of a registered professional engineer to analyze safety and operational capacities of the adjacent State County collector roadway (SR 44 also known as West Fort Island Trail) and the need for intersection improvements. ~~The intersections and roadways to be analyzed shall be agreed upon by the Developer and City~~

~~in writing prior to preparing the analysis. Should any~~ Offsite improvements be needed to directly serve this PUD, those improvements shall be the responsibility of the Developer. Right-of-way utilization permits shall be required as follows:

- i. The Developer shall coordinate with Citrus County Government, Division of Engineering, for driveway connections and timing of required deceleration lane improvements to W Fort Island Trail as warranted by the analysis. The proposed driveway connection point along W Fort Island Trail will need to be lined up with the pavement for N Falls Terrace.
- ii. The Developer shall coordinate with the City of Crystal River, Public Works Department for the driveway connection point on W Plantation Ln.
- d. The Developer shall submit and process a lot combination with the City to combine the numerous existing parcels into a single parcel. This shall be accomplished via the platting process. Associated property owner association (POA) documents and/or other legal instruments that demonstrate perpetual maintenance of the private drives, common areas and ancillary facilities to the satisfaction of the City shall be submitted as part of the development permit. The final plat and related covenants/legal instruments shall be recorded in the public record of the Citrus County Clerk of Court.
- D. RV Lots shall be designated as shown on *Master Site Development Plan* attached herewith. The PUD shall allow for 178 RV Lots with or without a shade pavilion, and 144 Resort Lots designed to accommodate park trailers (aka park models) with and without RV Parking. The following criteria applies:
  - 1. Lots designated as Resort Lots may be used interchangeably as RV Lots (for RV Parking), however Resort Lots shall be located as designated on the *Master Site Development Plan*.
  - 2. RV Lots and other amenity areas as designated on the *Conceptual Development Plan* shall be dimensioned to meet the following minimum setback standards:

<u>RV Park Use</u>	<u>Front (from edge of driveway line)</u>	<u>Side Line</u>	<u>Rear Line</u>	<u>Waterways/JD Wetlands</u>
<u>RV Unit</u>	<u>15 feet</u>	<u>5 feet</u>	<u>5 feet</u>	<u>25 feet</u>
<u>All Other Amenities</u>	<u>15 feet</u>	<u>5 feet</u>	<u>5 feet</u>	<u>25 feet</u>

- E. All recreational designed vehicles will be on a mobile chassis ready to move in case of a storm event calling for evacuation. An emergency evacuation plan will be submitted for the City's approval at time of development permit. All other permanent/habitable structures must meet the required FEMA Flood Insurance Rate Map (FIRM) base flood elevation or FEMA floodproofing standards (for non-residential buildings) in effect at time of development.
- F. Landscape Buffering shall be provided in accordance with the Phasing Schedule. Landscape Buffering dimensions with planting requirements shall be as follows:

<u>Perimeter Side Location</u>	<u>Required Buffer with Plantings</u>
<u>North abutting Ft. Island Trail</u>	<u>Minimum 10-foot with plantings complimenting a Type C Buffer of the LDC (4 canopy trees, 4 understory trees, and a continuous hedge in a double-staggered row per 100 linear feet of property line).</u>
<u>North abutting CW District (Parcel 14400)</u>	<u>No buffer required where wetlands are maintained; except for where Phase 5 abuts the CW District there shall be a minimum 10-foot buffer with plantings complimenting a Type B Buffer of the LDC (4 canopy trees and 4 understory trees per 100 linear feet of property line).</u>
<u>South abutting W Plantation Ln</u>	<u>Minimum 10-foot with average equal to 15 feet having plantings complimenting a Type C Buffer of the LDC.</u>
<u>East abutting CH (golf course)</u>	<u>No buffer required</u>
<u>West abutting GNC (house of worship)</u>	<u>Minimum 10-foot with plantings complimenting a Type B Buffer of the LDC.</u>

- G. A Tree Survey must be submitted and approved at time of development permit.
- H. Internal driveway and traffic circulation shall be provided consistent with the *Conceptual Development Plan* subject to the following:
1. Parking shall be provided at one space per unit for transient occupancy. Private amenity parking shall be paved and provided at 1 space per 300 gross square feet of enclosed and conditioned building and 1 space per 1,000 square feet for covered unconditioned amenity areas designated for assembly or gathering. A parking study may be submitted in lieu of these requirements for proposed number of parking spaces pursuant to Section 6.04.07 Standards for parking and parking lots, of the LDC.
  2. Bicycle parking facilities shall be provided at the amenity parking areas having a minimum standard of 0.5 space per required vehicle parking space.
  3. The internal, private rights-of-way shall be 30-foot wide with a maximum paved driveway of 24 feet in width. Cul-de-sacs shall meet minimum radius design standards for emergency vehicle using traditional engineering practices for traffic design.
  4. Access gates at entry and exit points shall be siren activated (or allow access by another method) as found acceptable by the City's emergency regulatory agencies.
  5. Primary access/exit shall be taken from W Fort Island Trail (across from W Falls Terr). The secondary exits on W Fort Island Trail and W Plantation Ln shall serve for emergency service access only.
  6. Temporary construction access shall be allowed as follows:
    - a. At permitted access points on W Fort Island Trail as shown on the master plan.
    - b. No construction access shall be allowed from the emergency service access on W Plantation Lane, except that the developer may elect to obtain a permit for a temporary construction access point on the west end of the southern perimeter where the project abuts W Plantation Lane. This temporary point will only be allowed

for the construction of phase 6 and must be removed and the road shoulder restored at project completion.

- I. The PUD shall allow for development of the RV Park to commence in accordance with the following Phasing Schedule and as depicted on the CDP Preliminary Phasing plan. Development may commence at an accelerated rate ahead of the phasing schedule; however, the PUD will terminate within 3 years of the date of approval if either the site improvement plan or subdivision plat is not filed with the City. The term of this PUD shall be for 10 years but may be extended upon request to City Council subject to the public hearing process.

<u>Phasing Schedule</u>	<u>Units</u>	<u>Estimated Completion Year</u>
<u>1</u>	<u>64</u>	<u>2021/2022</u>
<u>2</u>	<u>50</u>	<u>2022</u>
<u>3</u>	<u>30</u>	<u>2022/2023</u>
<u>4</u>	<u>64</u>	<u>2026</u>
<u>5</u>	<u>26</u>	<u>2028</u>
<u>6</u>	<u>88</u>	<u>2030</u>

- J. The Developer is responsible for obtaining any and all permits and approvals required by the City and all other federal, state, and local government permits to operate the property as provided herein.
- K. Where standards are not specified herein, the Crystal River Land Development Code standards (or current code standards) will apply.
- L. Minor modifications to this Planned Unit Development may be approved by the City Manager (or his designee) as outlined within Section 10.05.02, Procedures for Minor Amendments, as specified in the LDC.

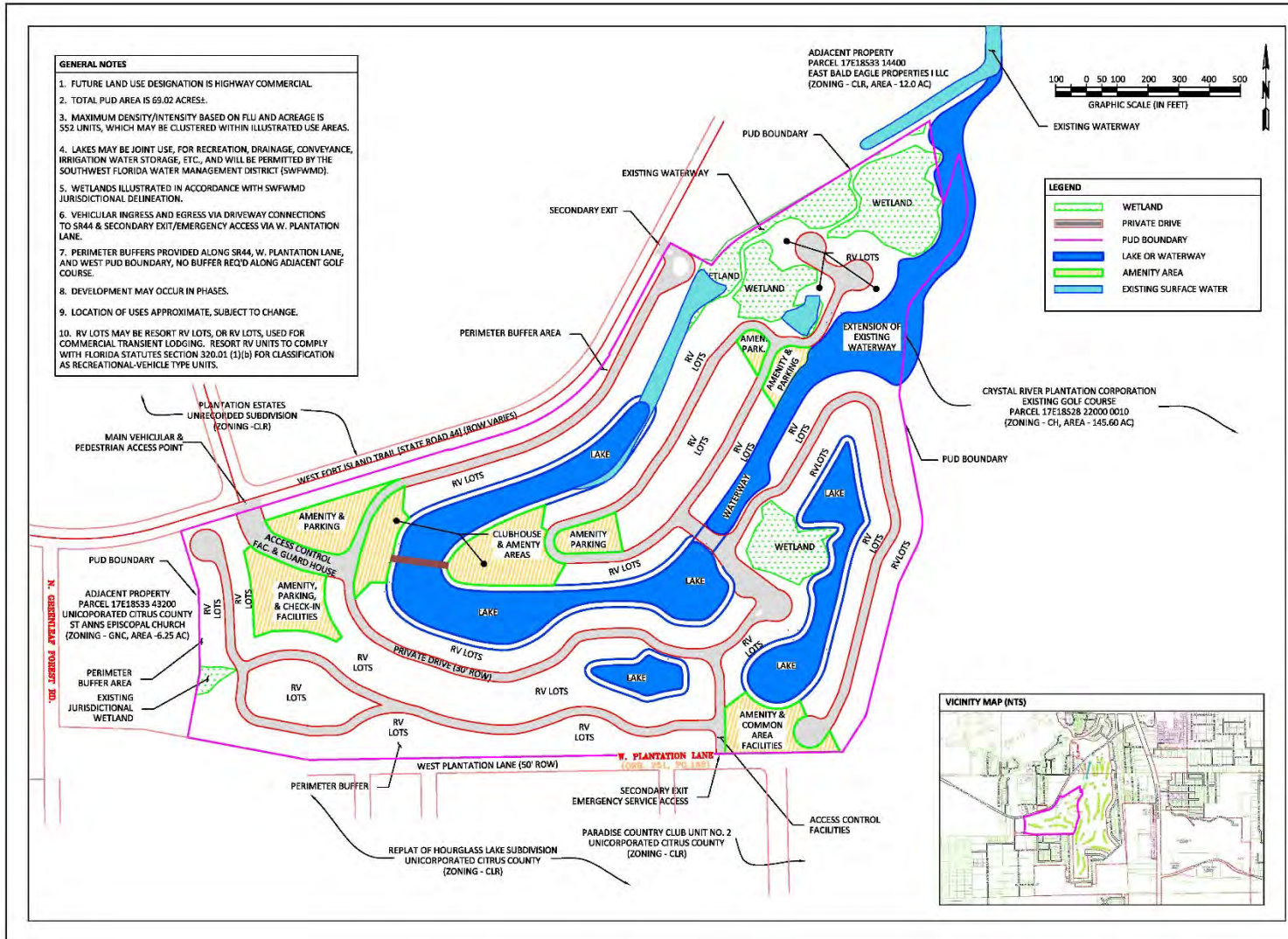
End of Exhibit "B"





# EXHIBIT "C"

## The Outpost PUD Master Plan Conceptual Development Plan



- GENERAL NOTES**
1. FUTURE LAND USE DESIGNATION IS HIGHWAY COMMERCIAL.
  2. TOTAL PUD AREA IS 69.02 ACRES.
  3. MAXIMUM DENSITY/INTENSITY BASED ON FLU AND ACREAGE IS 352 UNITS, WHICH MAY BE CLUSTERED WITHIN ILLUSTRATED USE AREAS.
  4. LAKES MAY BE JOINT USE, FOR RECREATION, DRAINAGE, CONVEYANCE, IRRIGATION WATER STORAGE, ETC., AND WILL BE PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD).
  5. WETLANDS ILLUSTRATED IN ACCORDANCE WITH SWFWMD JURISDICTIONAL DELINEATION.
  6. VEHICULAR INGRESS AND EGRESS VIA DRIVEWAY CONNECTIONS TO SR44 & SECONDARY EXIT/EMERGENCY ACCESS VIA W. PLANTATION LANE.
  7. PERIMETER BUFFERS PROVIDED ALONG SR44, W. PLANTATION LANE, AND WEST PUD BOUNDARY, NO BUFFER REQ'D ALONG ADJACENT GOLF COURSE.
  8. DEVELOPMENT MAY OCCUR IN PHASES.
  9. LOCATION OF USES APPROXIMATE, SUBJECT TO CHANGE.
  10. RV LOTS MAY BE RESORT RV LOTS, OR RV LOTS, USED FOR COMMERCIAL TRANSIENT LODGING. RESORT RV UNITS TO COMPLY WITH FLORIDA STATUTES SECTION 320.01 (1)(b) FOR CLASSIFICATION AS RECREATIONAL-VEHICLE TYPE UNITS.



**THE OUTPOST PUD**  
 PLANTATION ON CRYSTAL RIVER  
 CONCEPTUAL DEVELOPMENT PLAN

DEVELOPER: (DEVELOPER / PROPERTY OWNER / APPLICANT)  
 CRYSTAL RIVER PLANTATION CORPORATION  
 1700 W. PLANTATION LANE  
 PLANTATION, FL 34956  
 PROJECT: THE OUTPOST

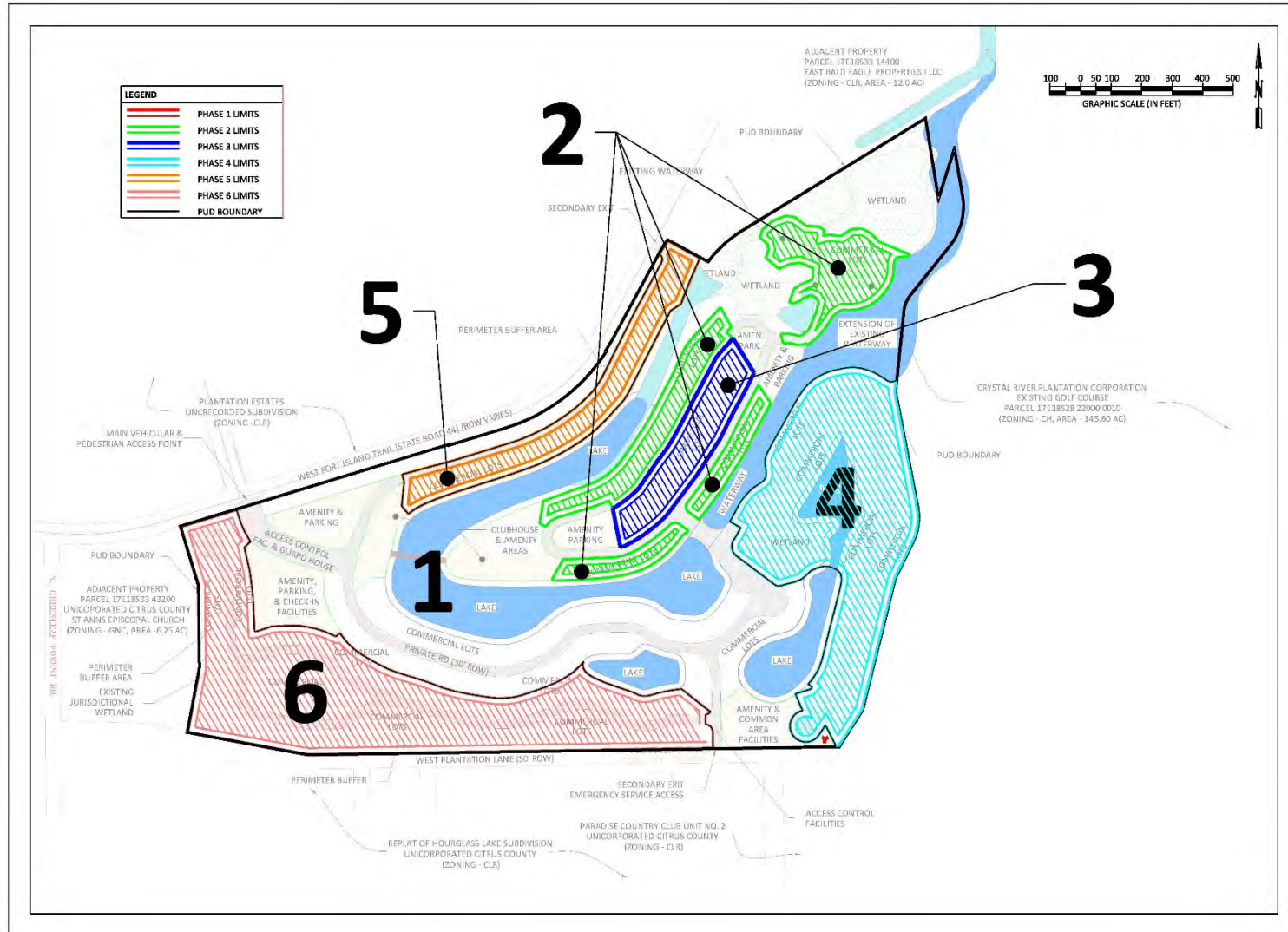
Date: **APRIL 2021**

No.	Description	Date

Drawn By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Project No.: CR-2101

CDP-01

EXHIBIT "C"  
The Outpost PUD Master Plan  
CDP Preliminary Phasing



THE OUTPOST PUD  
PLANTATION ON CRYSTAL RIVER  
CDP PRELIMINARY PHASING

DATE: MARCH 2021

No.	Description	Date

Drawn: \_\_\_\_\_ Design: \_\_\_\_\_ Checked: \_\_\_\_\_ Project No: CR-2101  
Sheet Title: \_\_\_\_\_

CDP-03



JPMC-0001/PZ21-0042

### REZONING APPLICATION

Department of Planning & Community Development  
123 Northwest Highway 49  
Crystal River, FL 34439  
Telephone: (352) 795-4416  
Facsimile: (352) 795-6351  
jrehberg@crystalriverfl.org

#### Applicant Information:

Name: Crystal River Plantation Corporation  
Address: 400 Curie Drive, Alpharetta, GA 30005  
Phone #: 356.246.5245 Fax #: \_\_\_\_\_ Cell #: 356.931.6462  
Email Address: dbaker@zcpcommunities.com

#### Property Description:

Parcel Account #: a portion of 17E18328 22000 Alt. Key # \_\_\_\_\_  
Street Address (or street & avenue location): Along West Fort Island Trail  
2nd West Plantation Lane  
Legal Description: See attached sketch of description

(or attachment)

Property Acreage: 7.2092 Sq. ft.: 314,030  
Present F.L.U.M. Designation: Highway Commercial  
Present Zoning Designation: CH (High Intensity Commercial)  
Requested Zoning Designation: Planned Unit Development  
Reason for the Request: Integrate into adjacent PUD which  
property is owned by the applicant

Explain Consistency with the Future Land Use Plan: Approved zoning class  
w/in Highway Commercial land use designation

#### Additional Contact Information (other than Owner or Agent)

Name: Daniel Baker  
Address: 200 Ocean Crest Drive, Suite 31, Palm Coast, FL 32137  
Phone #: 356.246.5245 Fax #: \_\_\_\_\_ Cell #: 356.931.6462  
Email Address: dbaker@zcpcommunities.com

Fee: \$250 - To be paid at time of application

RECEIVED  
APR 01 2021  
BY: fm



VIA ELECTRONIC DELIVERY

April 9, 2021

Mr. Brian Herrmann  
Planning and Community Development Director  
City of Crystal River  
123 North West Highway 19  
Crystal River, FL 34428



RE: Plantation at Crystal River  
The Outpost

Dear Mr. Herrmann:

This letter follows our recent submission of applications (Zoning Amendment and PUD Amendment) for the above referenced project, and the City's preliminary review of the application packages.

Based on previous correspondence with the City, a draft Developer's Agreement was included in the application packages. The draft Developer's Agreement was intended to (1) fulfill elements of Ordinance 18-O-07, and (2) set forth development standards and criteria for the project. Based on our recent discussion, the Applicant is willing for the City to incorporate the content of the draft Developer's Agreement into a PUD Ordinance, thereby eliminating the additional and unnecessary step of the Developer's Agreement. If this will meet the intent of Ordinance 18-O-07, please consider this letter the Applicant's rescission of the request to process the Developer's Agreement.

In addition, based on the City's initial review, please find enclosed edited versions of the Conceptual Development Plan and Master Site Development Plan, which reflect limited textual changes as we discussed in our April 8, 2021 telephone conference.

Thanks for your continued assistance, and please contact us if you have any questions ([dbaker@acpcommuniites.com](mailto:dbaker@acpcommuniites.com), phone – 386.931.6462).

Respectfully,

A handwritten signature in black ink that appears to read "Daniel Baker".

Daniel Baker  
Authorized Representative

Enc.

Cc: Fred Zohouri, Kingwood International Resort



**VIA FEDERAL EXPRESS & ELECTRONIC DELIVERY**

March 29, 2021

Mr. Brian Herrmann  
Planning and Community Development Director  
City of Crystal River  
123 North West Highway 19  
Crystal River, FL 34428

RE: Plantation at Crystal River  
The Outpost Planned Unit Development

Dear Mr. Herrmann:

On behalf of Crystal River Plantation Corporation, and based on the preapplication meetings and conferences conducted with the City on July 9, 2020, October 22, 2020, and January 7, 2021, please find enclosed the following applications, as summarized below:

**Zoning Amendment Application.** The application includes two elements (1) the addition of approximately 7.21 acres to the Outpost PUD created via Ordinance 18-O-07, and (2) a Conceptual Development Plan (CDP) intended to supersede the PUD Master Plan (PUD MP) that included as an exhibit in Ordinance 18-O-07.

- The expanded PUD area is wholly within, and surrounded by, property owned by the Applicant; that is, the only adjacent contiguous land owner is the Applicant. The Future Land Use Designation (FLUD) for the expanded PUD area is Commercial Highway (CH), and no change to the FLUD is proposed. PUD is an approved zoning classification within the CH land use. *[Note: The expanded PUD 7.21-AC area is owned by applicant and its current use is golf, mostly the Lagoons Executive Golf Course (9-holes) area which is slated for redeveloped as the Outpost. The remaining area of Parcel 17E18S28 22000 0010 (the Championship Course, 18-holes) has an area of 145.60 AC.]*
- The CDP represents an enhanced development plan, with some of the plan improvements outlined below:
  - Higher lot quality: greater depth, and most lot areas situated adjacent to lakes, preserved areas, Outpost Amenities, or the Plantation Championship Golf Course;
  - Vegetated buffers along West Fort Island Trail and West Plantation Lane;
  - Exponentially better arrival experience: the main entry (with security, gate house, and check in facilities) situated across from the Plantation Estates subdivision, entrants into the Outpost will have a view of the Outpost amenities, including the Outpost Clubhouse and Pool across the lake;
  - Improved and expanded centralized amenities and facilities programming, including an extension of the existing waterway to provide connectivity between the Outpost and the Plantation;

200 OCEAN CREST DRIVE, SUITE 31, PALM COAST, FL 32137



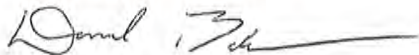
- Better internal circulation, with nonlinear roadways providing a change in viewshed throughout the resort community while also providing better vehicular and pedestrian accessibility to the Outpost Clubhouse and other Outpost amenities and common facilities;
- Reduction or elimination of wetland impacts and vehicular water crossings; and
- Stormwater management system that treats water for quality and quantity to meet WMD criteria.

**Developer Agreement and Master Site Plan Application.** The application includes a draft developer agreement that sets forth the land development criteria for the Outpost PUD, as amended, and includes a Master Site Development Plan illustrating the preliminary program and siting of proposed improvements within the PUD.

- The preliminary program includes approximately 322 commercial lots; while an increase from the PUD Master Plan approved in 2018, still well below the FLUD permissible density of 552 units.
- Differentiation in lot class is achieved via clustering and siting, with internal access controls to protect and promote upper scale lots (e.g. Resort lots). The number of Resort lots totals 144, with 178 RV lots proposed. The size of the RV and Resort lots are very similar to those proposed in the 2018 PUD Master Plan, but the layout is slightly different (60-degree angle versus 45). Generally, the proposed lots are 40 feet wide (as measured parallel from side lot lines) and 63.5 feet deep (as measured perpendicular to the front property line which is coincident with the Road Right of Way). Lot areas may range from 2800 SF to over 3000 SF+.
- The MSDP illustrates a change in ROW width. While changed from 40 to 30 feet wide (2018 PUD MP), there will be an effective width of 50 feet - having a ROW of 30 feet plus 10-foot wide easements on both sides of the ROW where necessary to accommodate for utilities, drainage, lighting, and street trees).
- A phasing plan is included in the application package, identifying six phases of development. It is the Applicant's intent to include phases 1, 2, and 3 in the first subdivision plat of the property; this application is currently being prepared for submittal to the City. The Phasing allows preservation and utilization of future phase areas to benefit the earlier phase owners and guests, providing an enhanced experience of being surrounded by trees and open areas that can be used for recreation and relaxation until the subsequent phases are developed.

We trust the information contained in the application packages is found complete and comprehensive and will meet with the City's acceptance. It is our hope that the two applications can be reviewed and considered concurrently by City staff, and heard together by the Planning Commission and City Council. Thanks for your continued assistance, and please contact us if you have any questions ([dbaker@acpcommuniites.com](mailto:dbaker@acpcommuniites.com), phone – 386.931.6462).

Respectfully,



Daniel Baker  
Authorized Representative

Enc.

Cc: Fred Zohouri, Kingwood International Resort

**Zoning Amendment Application**  
Information Included in Package

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Completed Zoning Application  
Application Fee  
Expanded Area Sketch and Legal Description  
Copy of Deed  
Conceptual Development Plan  
CDP Exhibit A – Zoning Map  
CSP Exhibit B – Future Land Use Map  
CSP Exhibit C - Phasing Plan

**Prepared by/Return to:**

Lisa. A. Byrd, Esq.  
Winter Capriola Zenner LLC  
One Securities Centre, Ste. 800  
Atlanta, GA 30305

**Cross Reference:**

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

**QUIT-CLAIM DEED**

**THIS QUIT-CLAIM DEED**, executed as of this 27<sup>th</sup> day of April, 2018, by **KINGWOOD CRYSTAL RIVER RESORT CORP.**, a Florida corporation, whose address is 400 Curie Drive, Alpharetta, GA 30005, hereinafter referred to as "Grantor", to **CRYSTAL RIVER PLANTATION CORPORATION**, a Florida corporation, whose address is 400 Curie Drive, Alpharetta, GA 30005, hereinafter referred to as "Grantee".

(Wherever used herein the terms "Grantor" and "Grantee" 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 Grantor for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee, all the right, title, interest, claim and demand which the said Grantor 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**, to wit (the "Property"):

**See EXHIBIT "A" attached hereto and made a part hereof.**

**Parcel Nos.: 17E18S28 22000 0010, 17E18S28 22000 0050, 17E18S28 22000 0060, 17E18S33 41300, 17E18S28 22000 0080 and 17E18S28 21223**

**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 behoof of the said Grantee forever.

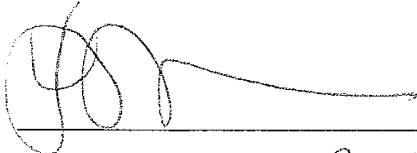
Grantor, Kingwood Crystal River Resort Corp., has formed Grantee, Crystal River Plantation Corporation, to hold title to the Property being conveyed herein. Grantor and Grantee are wholly owned by the identical parties and therefore no transfer of ownership has occurred.



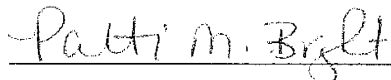


IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered  
in the presence of:


  
\_\_\_\_\_

Printed Name: LISA BYRD

  
\_\_\_\_\_

Printed Name: PATTI M. BRIGHT

**KINGWOOD CRYSTAL RIVER  
RESORT CORP.**, a Florida corporation

By:  \_\_\_\_\_ (Seal)  
Ping Wang, President

STATE OF GEORGIA  
COUNTY OF FULTON

I HEREBY CERTIFY that on this 24<sup>th</sup> day of April, 2018, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared PING WANG, who ( ) is personally known to me or (  ) produced Driver's License(s) issued by the State of GEORGIA as identification, and who did take an oath.

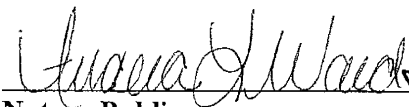
  
\_\_\_\_\_  
Notary Public  
ANDREA L. WARD  
Notary  
GEORGIA  
Expires: March 5, 2022  
Andrea L. Ward  
(Name typed, printed or stamped) Public  
FULTON COUNTY  
(Print, type or stamp commissioned name of Notary Public)

EXHIBIT "A"

LEGAL DESCRIPTION

**PARCEL 100:**

A PARCEL OF LAND, LYING IN SECTIONS 28 AND 33, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, BEING COMPRISED OF A PORTION OF PARCELS 1B AND 4C, OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2392, PAGES 1418 THROUGH 1428, OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1, BLOCK "A", PARADISE COUNTRY CLUB, AS RECORDED IN PLAT BOOK 2, PAGE 182, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE N04°18'31"W, ALONG A NORTHERLY PROJECTION OF THE WEST LINE OF SAID LOT 1, BLOCK "A", A DISTANCE OF 69.98 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 26°21'48" AND A RADIUS OF 213.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 98.24 FEET TO THE END OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N17°17'54"W, 97.37 FEET); THENCE N30°44'36"W, 43.32 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KINGS BAY ROAD, SAID POINT BEING 38.00 FEET FROM, MEASURED RADIALLY TO, THE CENTERLINE OF SAID KINGS BAY ROAD, SAID POINT ALSO BEING ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 12°43'49" AND A RADIUS OF 1470.69 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 326.77 FEET TO THE END OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S52°25'44"W, 326.10 FEET); THENCE S58°48'22"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 189.44 FEET; THENCE N31°27'29"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 4.99 FEET TO A POINT THAT IS 33.00 FEET FROM, MEASURED AT A RIGHT ANGLE TO, THE CENTERLINE OF SAID KINGS BAY ROAD; THENCE S58°47'28"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 298.10 FEET; THENCE S01°06'02"E, 200.00 FEET; THENCE S50°58'39"W, 400.00 TO A POINT ON THE EAST BOUNDARY OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF GOLF VIEW SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 7, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE S00°37'24"E, ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SAID LINE ALSO BEING THE EAST LINE OF SAID GOLF VIEW SUBDIVISION, A DISTANCE OF 391.12 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID GOLF VIEW SUBDIVISION; THENCE S89°26'18"W, ALONG THE SOUTH LINE OF

SAID SECTION 28, SAID LINE BEING THE SOUTH LINE OF SAID GOLF VIEW SUBDIVISION, SAID LINE ALSO BEING THE NORTH LINE OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 17 EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE EAST LINE OF BLOCK "T", KIMBERLY PLANTATION ESTATES, TRACT 4, AS RECORDED IN PLAT BOOK 8, PAGES 75-77, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, NOW VACATED, SAID VACATION BEING DESCRIBED IN OFFICIAL RECORDS BOOK 388, PAGES 21-22, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE S02°09'49"W, ALONG THE EAST LINE OF SAID BLOCK "T", A DISTANCE OF 425.45 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK "T"; THENCE S17°27'58"W, 387.72 FEET; THENCE S38°58'30"W, 439.67 FEET; THENCE S59°17'13"W, A DISTANCE OF 173.82 FEET; THENCE S28°20'34"W, A DISTANCE OF 392.05 FEET TO THE P.C. OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 111°50'34" AND A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 195.20 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S27°34'43"E, 165.65 FEET); THENCE S83°30'00"E, 313.82 FEET; THENCE S26°35'38"E, 220.01 FEET; THENCE S13°57'59"W, 485.97 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED PARCEL 4C; THENCE ALONG THE EASTERLY LINES OF SAID PARCEL 4C THE FOLLOWING TWO COURSES AND DISTANCES: S13°56'44"W, 34.11 FEET, AND S32°37'22"W, 140.53 FEET TO THE INTERSECTION WITH THE EASTERLY PROJECTION OF THE NORTH RIGHT-OF-WAY LINE OF WEST PLANTATION LANE AS PER OFFICIAL RECORD BOOK 251, PAGE 162; THENCE S89°07'51"W, 183.42 FEET ALONG SAID EASTERLY PROJECTION TO THE NORTHEAST CORNER OF SAID NORTH RIGHT-OF-WAY OF SAID WEST PLANTATION LANE; THENCE S00°52'09"E, 49.87 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID WEST PLANTATION LANE TO A POINT ON THE SOUTHERN MOST LINE OF AFOREMENTIONED PARCEL 4C; THENCE N89°01'55"E, 150.59 FEET ALONG THE SAID SOUTHERN MOST LINE OF AFOREMENTIONED PARCEL 4C, TO THE NORTHEAST CORNER OF LOT 37, BLOCK K, PARADISE COUNTRY CLUB, UNIT NO. 2, AS RECORDED IN PLAT BOOK 3, PAGE 34, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE S01°15'18"E, ALONG THE EAST LINE OF LOTS 19-37 OF SAID BLOCK K, A DISTANCE OF 1879.19 FEET TO THE NORTHWEST CORNER OF LOT 17 OF SAID BLOCK "K"; THENCE N88°58'52"E, ALONG THE NORTH LINE OF SAID LOT 17, BLOCK "K", AND ALONG THE NORTH LINE OF LOTS 12-16 OF SAID BLOCK "K", A DISTANCE OF 620.64 FEET TO THE NORTHEAST CORNER OF SAID LOT 12, BLOCK "K"; THENCE N01°35'52"W, ALONG THE WEST LINE OF LOTS 1-10 OF SAID BLOCK "K", A DISTANCE OF 973.62 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK "K", SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF FAIRWAY DRIVE AS SHOWN ON THE PLAT OF SAID PARADISE COUNTRY CLUB, UNIT NO. 2; THENCE S89°03'05"W, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID FAIRWAY DRIVE, A DISTANCE OF 104.89 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID FAIRWAY DRIVE; THENCE N00°58'41"W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FAIRWAY DRIVE AND ALONG THE WEST LINE OF SAID BLOCK "D" AS SHOWN ON SAID PLAT OF PARADISE COUNTRY CLUB, UNIT NO. 2, A DISTANCE OF 263.55 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK "D"; THENCE ALONG THE NORTH LINES OF SAID BLOCK D THE FOLLOWING TWO COURSES AND DISTANCES:

S87°55'16"E, 693.11 FEET, AND S64°55'39"E, 427.05 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD AS SHOWN ON SAID PLAT OF PARADISE COUNTRY CLUB, UNIT NO. 2; THENCE N47°40'25"E, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 437.62 FEET TO THE MOST SOUTHERLY CORNER OF LOT 41, BLOCK A AS SHOWN ON SAID PLAT OF PARADISE COUNTRY CLUB, UNIT NO. 2; THENCE N36°26'08"W, ALONG THE WEST LINE OF SAID LOT 41, BLOCK "A", A DISTANCE OF 128.85 FEET TO THE MOST NORTHWESTERLY CORNER OF SAID LOT 41, BLOCK "A", SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF LOT 40, BLOCK "A", AS SHOWN ON THE PLAT OF PARADISE COUNTRY CLUB, AS RECORDED IN PLAT BOOK 2, PAGE 182, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SAID POINT ALSO BEING ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 06°57'53" AND A RADIUS OF 422.14 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE WEST LINE OF SAID BLOCK "A", A DISTANCE OF 51.32 FEET TO THE END OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N39°53'52"W, 51.28 FEET); THENCE N43°21'22"W, ALONG THE SAID WEST LINE, A DISTANCE OF 279.84 FEET, TO AN INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 39°07'49" AND A RADIUS OF 422.14 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST LINE, A DISTANCE OF 288.30 FEET TO THE END OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N23°49'21"W, 282.73 FEET); THENCE N04°15'09"W, ALONG SAID WEST LINE, A DISTANCE OF 850.39 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 39°05'46" AND A RADIUS OF 422.14 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST LINE, A DISTANCE OF 288.05 FEET TO THE END OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N15°22'03"E, 282.49 FEET); THENCE N34°46'38"E, ALONG SAID WEST LINE, A DISTANCE OF 280.16 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 39°07'41" AND A RADIUS OF 422.14 FEET; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID WEST LINE, A DISTANCE OF 288.28 FEET TO THE END OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N15°19'17"E, 282.72 FEET); THENCE N04°14'29"W, ALONG SAID WEST LINE, A DISTANCE OF 802.46 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 19°59'35" AND A RADIUS OF 850.69 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST LINE, A DISTANCE OF 296.85 FEET TO THE END OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N05°45'19"E, 295.34 FEET), SAID POINT BEING A NON-TANGENT INTERSECTION WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 40°00'50" AND A RADIUS OF 318.84 FEET; THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST LINE, A DISTANCE OF 222.67 FEET TO THE END OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N04°15'45"W, 218.17 FEET), SAID POINT BEING A NON-TANGENT INTERSECTION WITH A CURVE,

CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 20°00'06" AND A RADIUS OF 850.69 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST LINE, A DISTANCE OF 296.97 FEET TO THE END OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N14°15'11"W, 295.47 FEET); THENCE N04°14'58"W, ALONG SAID WEST LINE, A DISTANCE OF 432.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 152.81 ACRES (6,656,400 SQUARE FEET), MORE OR LESS.

**PARCEL 400:**

BEGIN AT THE NORTHEAST CORNER OF LOT 1, BLOCK C, PARADISE COUNTRY CLUB, AS RECORDED IN PLAT BOOK 2, PAGE 182, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SAID POINT BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 406, PAGES 234 AND 235, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE SOUTH 86°19'55" WEST, ALONG THE NORTH LINE OF SAID LOT 1, SAID LINE BEING THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 150 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LANDS, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD, AS SHOWN ON SAID PLAT, SAID POINT ALSO BEING 33 FEET FROM, MEASURED AT A RIGHT ANGLE TO THE CENTERLINE OF SAID COUNTRY CLUB ROAD; THENCE NORTH 3°40'05" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 30 FEET TO THE P.C. OF A CURVE CONCAVE SOUTHWESTERLY HAVING A CENTRAL ANGLE OF 26°21'42", AND A RADIUS OF 429.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 57.65 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 387, PAGE 803, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA (CHORD BEARING AND DISTANCE BETWEEN SAID POINT BEING NORTH 7°30'48" WEST, 57.61 FEET); THENCE NORTH 65°49'58" EAST, ALONG THE SOUTH LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 387, PAGE 803, AND ALONG THE SOUTH LINE OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 402, PAGES 796 AND 797, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, A DISTANCE OF 102.77 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 801, PAGES 683 AND 684, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THEN NORTH 86°19'55" EAST, ALONG THE SOUTH LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 801, PAGES 683 AND 684, A DISTANCE OF 57.60 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 801, PAGES 683 AND 684, SAID POINT BEING ON THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 406, PAGES 234 AND 235, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF THE A.C.L. RAILROAD AS SHOWN ON SAID PLAT; THENCE SOUTH 3°40'05" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, SAID LINE BEING THE EAST LINE OF LANDS

DESCRIBED IN SAID OFFICIAL RECORDS BOOK 406, PAGES 234 AND 235, A DISTANCE OF 123.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.39114 ACRES (17,038 SQUARE FEET), MORE OR LESS.

**PARCEL 500:**

A PARCEL OF LAND, LYING IN SECTION 33, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, BEING COMPRISED OF A PORTION OF PARCELS 1B, 4A, 4B AND 4C, OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2392, PAGES 1418 THROUGH 1428, OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 4A AND THE SOUTHWEST CORNER OF PARCEL 2, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2392, PAGES 1418 THROUGH 1428, OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA; THENCE ALONG THE NORTHEASTERLY LINE OF PARCEL 4A AND THE SOUTHWESTERLY LINE OF PARCEL 2, S61°36'31"E, 158.92 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL 4A, THE SOUTHEAST CORNER OF SAID PARCEL 2, AND BEING ON THE WESTERLY LINE OF PARCEL 1B; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 2 AND THE WESTERLY LINE OF SAID PARCEL 1B, N27°16'50"E, 250.00 FEET, TO AN INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 385.00 FEET; THENCE NORTHEASTERLY, ALONG THE NORTHERLY LINE OF SAID PARCEL 1B AND SAID CURVE, 152.21 FEET, THROUGH A CENTRAL ANGLE OF 22°39'08" AND A CHORD BEARING AND DISTANCE OF N47°23'15"E, 151.22 FEET; THENCE CONTINUE ALONG THE WESTERLY LINE OF SAID PARCEL 1B, N58°29'24"E, 888.54 FEET; THENCE S17°27'58"W, 387.72 FEET; THENCE S38°58'30"W, 439.67 FEET; THENCE S59°17'13"W, 173.82 FEET; THENCE S28°20'34"W, 392.05 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE, 195.20 FEET, THROUGH A CENTRAL ANGLE OF 111°50'34" AND A CHORD BEARING AND DISTANCE OF S27°34'43"E, 165.65 FEET; THENCE S83°30'00"E, 313.82 FEET; THENCE S26°35'38"E, 220.01 FEET; THENCE S13°57'59"W, 485.97 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED PARCEL 4C; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 4C THE FOLLOWING TWO COURSES AND DISTANCES: S13°56'44"W, 34.11 FEET; and S32°37'22"W, 140.53 FEET, TO THE INTERSECTION WITH THE EASTERLY PROJECTION OF THE NORTH RIGHT-OF-WAY LINE OF WEST PLANTATION LANE AS PER OFFICIAL RECORD BOOK 251, PAGE 162; THENCE S89°07'51"W, 183.42 FEET ALONG SAID EASTERLY PROJECTION TO THE NORTHEAST CORNER OF SAID NORTH RIGHT-OF-WAY OF WEST PLANTATION LANE; THENCE CONTINUE S89°07'51"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 572.67 FEET; THENCE N00°00'00"E, 1303.07 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL 4A AND THE SOUTHERLY

RIGHT-OF-WAY LINE OF WEST FORT ISLAND TRAIL (ALSO KNOWN AS STATE ROAD 44 AND KINGS BAY ROAD, RIGHT-OF-WAY WIDTH VARIES); THENCE ALONG SAID LINES, N57°25'17"W, 3.00 FEET, TO AN INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 606.69 FEET; THENCE CONTINUE ALONG SAID LINES, NORTHEASTERLY, AN ARC DISTANCE OF 44.23 FEET, THROUGH A CENTRAL ANGLE OF 04°10'38" AND A CHORD BEARING AND DISTANCE OF N30°29'21"E, 44.22 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE CONTINUE ALONG SAID LINE, N28°24'03"E, 117.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.047 ACRES (1,352,400 SQUARE FEET), MORE OR LESS.

**PARCEL 600:**

A PARCEL OF LAND, LYING IN SECTION 33, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, BEING COMPRISED OF A PORTION OF PARCELS 1B, 4A, 4B AND 4C, OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2392, PAGES 1418 THROUGH 1428, OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 4A AND THE SOUTHWEST CORNER OF PARCEL 2, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2392, PAGES 1418 THROUGH 1428, OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA; THENCE S28°24'03"W, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST FORT ISLAND TRAIL (ALSO KNOWN AS STATE ROAD 44 AND KINGS BAY ROAD, RIGHT-OF-WAY WIDTH VARIES) AND ALONG THE WESTERLY LINE OF SAID PARCEL 4A, 117.00 FEET TO THE POINT OF TANGENCY OF A CIRCULAR CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 606.69 FEET; THENCE CONTINUE ALONG SAID LINES, SOUTHWESTERLY, AN ARC DISTANCE OF 44.23 FEET, THROUGH A CENTRAL ANGLE OF 04°10'38" AND A CHORD BEARING AND DISTANCE OF S30°29'21"W, 44.22 FEET TO THE END OF THE CURVE; THENCE ALONG SAID LINES, S57°25'20"E, 3.00 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"W, 1303.07 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF AFOREMENTIONED PARCEL 4C AND THE NORTH RIGHT-OF-WAY LINE OF WEST PLANTATION LANE (50 FOOT WIDE RIGHT-OF-WAY); THENCE S89°07'51"W, ALONG SAID SOUTH LINE OF PARCEL 4C AND NORTH RIGHT-OF-WAY LINE, 980.55 FEET; THENCE ALONG SAID LINES, N79°26'30"W, 398.90 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 4C; THENCE N10°33'56"E, 150.08 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4C AND A POINT ON THE WESTERNMOST LINE OF AFOREMENTIONED PARCEL 1B; THENCE CONTINUE N10°33'56"E, ALONG SAID WESTERNMOST LINE OF PARCEL 1B, 63.57 FEET; THENCE ALONG SAID WESTERNMOST LINE, N00°39'25"W, 269.07 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED PARCEL 4B; THENCE N16°56'49"W, 200.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4B AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST FORT ISLAND TRAIL (ALSO KNOWN AS STATE ROAD 44 AND KINGS BAY ROAD, RIGHT-OF-WAY WIDTH VARIES); THENCE N73°03'02"E, ALONG THE NORTH LINE OF SAID PARCEL 4B AND SAID SOUTHERLY RIGHT-OF-WAY LINE, 910.69 FEET; THENCE ALONG SAID LINES, S16°56'58"E, 3.00 FEET; THENCE ALONG SAID LINES, N73°03'02"E, 195.24 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY

AND HAVING A RADIUS OF 609.69 FEET; THENCE CONTINUE ALONG SAID LINES, NORTHERLY, AN ARC DISTANCE OF 311.10 FEET, THROUGH A CENTRAL ANGLE OF 29°14'09" AND A CHORD BEARING AND DISTANCE OF N58°25'57"E, 307.74 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 4B AND THE SOUTHWESTERLY CORNER OF AFOREMENTIONED PARCEL 4A; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID PARCEL 4A, NORTHERLY, AN ARC DISTANCE OF 119.57 FEET, THROUGH A CENTRAL ANGLE OF 11°14'13" AND A CHORD BEARING AND DISTANCE OF N38°11'46"E, 119.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.685 ACRES (1,293,100 SQUARE FEET), MORE OR LESS.

**PARCEL 700:**

BEGIN AT THE MOST WESTERLY CORNER OF LOT 52, BLOCK T, KIMBERLY PLANTATION ESTATES, TRACT 4, AS RECORDED IN PLAT BOOK 8, PAGES 75, 76 AND 77, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE SOUTH 61°05'10" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 52, A DISTANCE OF 150.92 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 52; THENCE SOUTH 27°47'40" WEST, 249.96 FEET; THENCE NORTH 61° 05'10" WEST, PARALLEL TO THE SOUTHWESTERLY LINE OF SAID LOT 52, A DISTANCE OF 158.14 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF KINGS BAY ROAD (STATE ROAD NO. 44); THENCE NORTH 28°54'50" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 199.91 FEET TO THE P.C. OF A CURVE, CONCAVED SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 5°21'46" AND A RADIUS OF 535 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 50.08 FEET TO THE POINT OF BEGINNING (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING NORTH 31°35'43" EAST, 50.06 FEET).

CONTAINING 0.89674 ACRES (39,062 SQUARE FEET), MORE OR LESS.

**PARCEL 800:**

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE S 89°40'40" W, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST PLANTATION LANE (50 FEET WIDE AND FORMERLY KNOWN AS PLANTATION DRIVE AND PLANTATION ROAD, AS DESCRIBED IN THE RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 597, AT PAGE 109, AND OFFICIAL RECORDS BOOK 607, AT PAGE 46, OF SAID PUBLIC RECORDS), 4.99 FEET, TO THE POINT OF BEGINNING; THENCE



CONTINUE S 89°40'40" W, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 803.10 FEET, TO THE EAST RIGHT-OF-WAY LINE OF NORTH GREENLEAF FOREST ROAD (50 FEET WIDE AS DESCRIBED IN THE RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 244, AT PAGE 720, OF SAID PUBLIC RECORDS); THENCE N 00°03'16" E, ALONG SAID EAST RIGHT-OF-WAY LINE, 119.76 FEET, TO THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF WEST PLANTATION LANE; THENCE S 87°46'44" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 266.25 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S 78°56'33" E, 547.08 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.3610 ACRES (59,285 SQUARE FEET), MORE OR LESS.

DESCRIBED IN SAID OFFICIAL RECORDS BOOK 406, PAGES 234 AND 235, A DISTANCE OF 123.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.39114 ACRES (17,038 SQUARE FEET), MORE OR LESS.

**PARCEL 500:**

A PARCEL OF LAND, LYING IN SECTION 33, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, BEING COMPRISED OF A PORTION OF PARCELS 1B, 4A, 4B AND 4C, OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2392, PAGES 1418 THROUGH 1428, OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 4A AND THE SOUTHWEST CORNER OF PARCEL 2, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2392, PAGES 1418 THROUGH 1428, OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA; THENCE ALONG THE NORTHEASTERLY LINE OF PARCEL 4A AND THE SOUTHWESTERLY LINE OF PARCEL 2, S61°36'31"E, 158.92 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL 4A, THE SOUTHEAST CORNER OF SAID PARCEL 2, AND BEING ON THE WESTERLY LINE OF PARCEL 1B; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 2 AND THE WESTERLY LINE OF SAID PARCEL 1B, N27°16'50"E, 250.00 FEET, TO AN INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 385.00 FEET; THENCE NORTHEASTERLY, ALONG THE NORTHERLY LINE OF SAID PARCEL 1B AND SAID CURVE, 152.21 FEET, THROUGH A CENTRAL ANGLE OF 22°39'08" AND A CHORD BEARING AND DISTANCE OF N47°23'15"E, 151.22 FEET; THENCE CONTINUE ALONG THE WESTERLY LINE OF SAID PARCEL 1B, N58°29'24"E, 888.54 FEET; THENCE S17°27'58"W, 387.72 FEET; THENCE S38°58'30"W, 439.67 FEET; THENCE S59°17'13"W, 173.82 FEET; THENCE S28°20'34"W, 392.05 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE, 195.20 FEET, THROUGH A CENTRAL ANGLE OF 111°50'34" AND A CHORD BEARING AND DISTANCE OF S27°34'43"E, 165.65 FEET; THENCE S83°30'00"E, 313.82 FEET; THENCE S26°35'38"E, 220.01 FEET; THENCE S13°57'59"W, 485.97 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED PARCEL 4C; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 4C THE FOLLOWING TWO COURSES AND DISTANCES: S13°56'44"W, 34.11 FEET; and S32°37'22"W, 140.53 FEET, TO THE INTERSECTION WITH THE EASTERLY PROJECTION OF THE NORTH RIGHT-OF-WAY LINE OF WEST PLANTATION LANE AS PER OFFICIAL RECORD BOOK 251, PAGE 162; THENCE S89°07'51"W, 183.42 FEET ALONG SAID EASTERLY PROJECTION TO THE NORTHEAST CORNER OF SAID NORTH RIGHT-OF-WAY OF WEST PLANTATION LANE; THENCE CONTINUE S89°07'51"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 572.67 FEET; THENCE N00°00'00"E, 1303.07 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL 4A AND THE SOUTHERLY

RIGHT-OF-WAY LINE OF WEST FORT ISLAND TRAIL (ALSO KNOWN AS STATE ROAD 44 AND KINGS BAY ROAD, RIGHT-OF-WAY WIDTH VARIES); THENCE ALONG SAID LINES, N57°25'17"W, 3.00 FEET, TO AN INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 606.69 FEET; THENCE CONTINUE ALONG SAID LINES, NORTHEASTERLY, AN ARC DISTANCE OF 44.23 FEET, THROUGH A CENTRAL ANGLE OF 04°10'38" AND A CHORD BEARING AND DISTANCE OF N30°29'21"E, 44.22 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE CONTINUE ALONG SAID LINE, N28°24'03"E, 117.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.047 ACRES (1,352,400 SQUARE FEET), MORE OR LESS.

**PARCEL 600:**

A PARCEL OF LAND, LYING IN SECTION 33, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, BEING COMPRISED OF A PORTION OF PARCELS 1B, 4A, 4B AND 4C, OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2392, PAGES 1418 THROUGH 1428, OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 4A AND THE SOUTHWEST CORNER OF PARCEL 2, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2392, PAGES 1418 THROUGH 1428, OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA; THENCE S28°24'03"W, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST FORT ISLAND TRAIL (ALSO KNOWN AS STATE ROAD 44 AND KINGS BAY ROAD, RIGHT-OF-WAY WIDTH VARIES) AND ALONG THE WESTERLY LINE OF SAID PARCEL 4A, 117.00 FEET TO THE POINT OF TANGENCY OF A CIRCULAR CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 606.69 FEET; THENCE CONTINUE ALONG SAID LINES, SOUTHWESTERLY, AN ARC DISTANCE OF 44.23 FEET, THROUGH A CENTRAL ANGLE OF 04°10'38" AND A CHORD BEARING AND DISTANCE OF S30°29'21"W, 44.22 FEET TO THE END OF THE CURVE; THENCE ALONG SAID LINES, S57°25'20"E, 3.00 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"W, 1303.07 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF AFOREMENTIONED PARCEL 4C AND THE NORTH RIGHT-OF-WAY LINE OF WEST PLANTATION LANE (50 FOOT WIDE RIGHT-OF-WAY); THENCE S89°07'51"W, ALONG SAID SOUTH LINE OF PARCEL 4C AND NORTH RIGHT-OF-WAY LINE, 980.55 FEET; THENCE ALONG SAID LINES, N79°26'30"W, 398.90 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 4C; THENCE N10°33'56"E, 150.08 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4C AND A POINT ON THE WESTERNMOST LINE OF AFOREMENTIONED PARCEL 1B; THENCE CONTINUE N10°33'56"E, ALONG SAID WESTERNMOST LINE OF PARCEL 1B, 63.57 FEET; THENCE ALONG SAID WESTERNMOST LINE, N00°39'25"W, 269.07 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED PARCEL 4B; THENCE N16°56'49"W, 200.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4B AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST FORT ISLAND TRAIL (ALSO KNOWN AS STATE ROAD 44 AND KINGS BAY ROAD, RIGHT-OF-WAY WIDTH VARIES); THENCE N73°03'02"E, ALONG THE NORTH LINE OF SAID PARCEL 4B AND SAID SOUTHERLY RIGHT-OF-WAY LINE, 910.69 FEET; THENCE ALONG SAID LINES, S16°56'58"E, 3.00 FEET; THENCE ALONG SAID LINES, N73°03'02"E, 195.24 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY

AND HAVING A RADIUS OF 609.69 FEET; THENCE CONTINUE ALONG SAID LINES, NORTHERLY, AN ARC DISTANCE OF 311.10 FEET, THROUGH A CENTRAL ANGLE OF 29°14'09" AND A CHORD BEARING AND DISTANCE OF N58°25'57"E, 307.74 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 4B AND THE SOUTHWESTERLY CORNER OF AFOREMENTIONED PARCEL 4A; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID PARCEL 4A, NORTHERLY, AN ARC DISTANCE OF 119.57 FEET, THROUGH A CENTRAL ANGLE OF 11°14'13" AND A CHORD BEARING AND DISTANCE OF N38°11'46"E, 119.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.685 ACRES (1,293,100 SQUARE FEET), MORE OR LESS.

**PARCEL 700:**

BEGIN AT THE MOST WESTERLY CORNER OF LOT 52, BLOCK T, KIMBERLY PLANTATION ESTATES, TRACT 4, AS RECORDED IN PLAT BOOK 8, PAGES 75, 76 AND 77, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE SOUTH 61°05'10" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 52, A DISTANCE OF 150.92 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 52; THENCE SOUTH 27°47'40" WEST, 249.96 FEET; THENCE NORTH 61° 05'10" WEST, PARALLEL TO THE SOUTHWESTERLY LINE OF SAID LOT 52, A DISTANCE OF 158.14 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF KINGS BAY ROAD (STATE ROAD NO. 44); THENCE NORTH 28°54'50" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 199.91 FEET TO THE P.C. OF A CURVE, CONCAVED SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 5°21'46" AND A RADIUS OF 535 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 50.08 FEET TO THE POINT OF BEGINNING (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING NORTH 31°35'43" EAST, 50.06 FEET).

CONTAINING 0.89674 ACRES (39,062 SQUARE FEET), MORE OR LESS.

**PARCEL 800:**

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE S 89°40'40" W, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST PLANTATION LANE (50 FEET WIDE AND FORMERLY KNOWN AS PLANTATION DRIVE AND PLANTATION ROAD, AS DESCRIBED IN THE RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 597, AT PAGE 109, AND OFFICIAL RECORDS BOOK 607, AT PAGE 46, OF SAID PUBLIC RECORDS), 4.99 FEET, TO THE POINT OF BEGINNING; THENCE

CONTINUE S 89°40'40" W, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 803.10 FEET, TO THE EAST RIGHT-OF-WAY LINE OF NORTH GREENLEAF FOREST ROAD (50 FEET WIDE AS DESCRIBED IN THE RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 244, AT PAGE 720, OF SAID PUBLIC RECORDS); THENCE N 00°03'16" E, ALONG SAID EAST RIGHT-OF-WAY LINE, 119.76 FEET, TO THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF WEST PLANTATION LANE; THENCE S 87°46'44" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 266.25 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S 78°56'33" E, 547.08 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.3610 ACRES (59,285 SQUARE FEET), MORE OR LESS.

Prepared by/Return to:

Lisa A. Byrd, Esq.  
Winter Capriola Zenner LLC  
One Securities Centre, Ste. 800  
Atlanta, GA 30305

Cross Reference:

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

**QUIT-CLAIM DEED**

**THIS QUIT-CLAIM DEED**, executed as of this 27<sup>th</sup> day of April, 2018, by **KINGWOOD CRYSTAL RIVER RESORT CORP.**, a Florida corporation, whose address is 400 Curie Drive, Alpharetta, GA 30005, hereinafter referred to as "Grantor", to **CRYSTAL RIVER PLANTATION CORPORATION**, a Florida corporation, whose address is 400 Curie Drive, Alpharetta, GA 30005, hereinafter referred to as "Grantee".

(Wherever used herein the terms "Grantor" and "Grantee" 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 Grantor for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee, all the right, title, interest, claim and demand which the said Grantor 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**, to wit (the "**Property**"):

**See EXHIBIT "A" attached hereto and made a part hereof.**

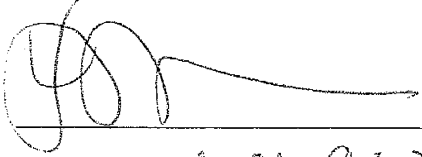
**Parcel Nos.: 17E18S28 22000 0010, 17E18S28 22000 0050, 17E18S28 22000 0060, 17E18S33 41300, 17E18S28 22000 0080 and 17E18S28 21223**

**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 behoof of the said Grantee forever.

Grantor, Kingwood Crystal River Resort Corp., has formed Grantee, Crystal River Plantation Corporation, to hold title to the Property being conveyed herein. Grantor and Grantee are wholly owned by the identical parties and therefore no transfer of ownership has occurred.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

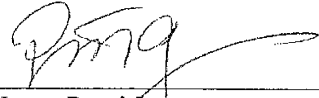


Printed Name: LISA BYRD

Patti M. Bright

Printed Name: PATTI M. BRIGHT

**KINGWOOD CRYSTAL RIVER  
RESORT CORP.**, a Florida corporation

By:  (Seal)  
Ping Wang, President

STATE OF GEORGIA  
COUNTY OF FULTON

I HEREBY CERTIFY that on this 24<sup>th</sup> day of April, 2018, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared PING WANG, who ( ) is personally known to me or (  ) produced Driver's License(s) issued by the State of GEORGIA as identification, and who did take an oath.

  
ANDREA L. WARD  
Notary Public

GEORGIA  
Expires: March 5, 2022  
Andrea L. Ward  
(Name typed, printed or stamped) Public

FULTON COUNTY  
(Print, type or stamp commissioned name of Notary Public)

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 100:

A PARCEL OF LAND, LYING IN SECTIONS 28 AND 33, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, BEING COMPRISED OF A PORTION OF PARCELS 1B AND 4C, OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2392, PAGES 1418 THROUGH 1428, OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1, BLOCK "A", PARADISE COUNTRY CLUB, AS RECORDED IN PLAT BOOK 2, PAGE 182, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE N04°18'31"W, ALONG A NORTHERLY PROJECTION OF THE WEST LINE OF SAID LOT 1, BLOCK "A", A DISTANCE OF 69.98 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 26°21'48" AND A RADIUS OF 213.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 98.24 FEET TO THE END OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N17°17'54"W, 97.37 FEET); THENCE N30°44'36"W, 43.32 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KINGS BAY ROAD, SAID POINT BEING 38.00 FEET FROM, MEASURED RADIALLY TO, THE CENTERLINE OF SAID KINGS BAY ROAD, SAID POINT ALSO BEING ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 12°43'49" AND A RADIUS OF 1470.69 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 326.77 FEET TO THE END OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S52°25'44"W, 326.10 FEET); THENCE S58°48'22"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 189.44 FEET; THENCE N31°27'29"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 4.99 FEET TO A POINT THAT IS 33.00 FEET FROM, MEASURED AT A RIGHT ANGLE TO, THE CENTERLINE OF SAID KINGS BAY ROAD; THENCE S58°47'28"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 298.10 FEET; THENCE S01°06'02"E, 200.00 FEET; THENCE S50°58'39"W, 400.00 TO A POINT ON THE EAST BOUNDARY OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF GOLF VIEW SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 7, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE S00°37'24"E, ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SAID LINE ALSO BEING THE EAST LINE OF SAID GOLF VIEW SUBDIVISION, A DISTANCE OF 391.12 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID GOLF VIEW SUBDIVISION; THENCE S89°26'18"W, ALONG THE SOUTH LINE OF



SAID SECTION 28, SAID LINE BEING THE SOUTH LINE OF SAID GOLF VIEW SUBDIVISION, SAID LINE ALSO BEING THE NORTH LINE OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 17 EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE EAST LINE OF BLOCK "T", KIMBERLY PLANTATION ESTATES, TRACT 4, AS RECORDED IN PLAT BOOK 8, PAGES 75-77, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, NOW VACATED, SAID VACATION BEING DESCRIBED IN OFFICIAL RECORDS BOOK 388, PAGES 21-22, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE S02°09'49"W, ALONG THE EAST LINE OF SAID BLOCK "T", A DISTANCE OF 425.45 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK "T"; THENCE S17°27'58"W, 387.72 FEET; THENCE S38°58'30"W, 439.67 FEET; THENCE S59°17'13"W, A DISTANCE OF 173.82 FEET; THENCE S28°20'34"W, A DISTANCE OF 392.05 FEET TO THE P.C. OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 111°50'34" AND A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 195.20 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S27°34'43"E, 165.65 FEET); THENCE S83°30'00"E, 313.82 FEET; THENCE S26°35'38"E, 220.01 FEET; THENCE S13°57'59"W, 485.97 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED PARCEL 4C; THENCE ALONG THE EASTERLY LINES OF SAID PARCEL 4C THE FOLLOWING TWO COURSES AND DISTANCES: S13°56'44"W, 34.11 FEET, AND S32°37'22"W, 140.53 FEET TO THE INTERSECTION WITH THE EASTERLY PROJECTION OF THE NORTH RIGHT-OF-WAY LINE OF WEST PLANTATION LANE AS PER OFFICIAL RECORD BOOK 251, PAGE 162; THENCE S89°07'51"W, 183.42 FEET ALONG SAID EASTERLY PROJECTION TO THE NORTHEAST CORNER OF SAID NORTH RIGHT-OF-WAY OF SAID WEST PLANTATION LANE; THENCE S00°52'09"E, 49.87 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID WEST PLANTATION LANE TO A POINT ON THE SOUTHERN MOST LINE OF AFOREMENTIONED PARCEL 4C; THENCE N89°01'55"E, 150.59 FEET ALONG THE SAID SOUTHERN MOST LINE OF AFOREMENTIONED PARCEL 4C, TO THE NORTHEAST CORNER OF LOT 37, BLOCK K, PARADISE COUNTRY CLUB, UNIT NO. 2, AS RECORDED IN PLAT BOOK 3, PAGE 34, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE S01°15'18"E, ALONG THE EAST LINE OF LOTS 19-37 OF SAID BLOCK K, A DISTANCE OF 1879.19 FEET TO THE NORTHWEST CORNER OF LOT 17 OF SAID BLOCK "K"; THENCE N88°58'52"E, ALONG THE NORTH LINE OF SAID LOT 17, BLOCK "K", AND ALONG THE NORTH LINE OF LOTS 12-16 OF SAID BLOCK "K", A DISTANCE OF 620.64 FEET TO THE NORTHEAST CORNER OF SAID LOT 12, BLOCK "K"; THENCE N01°35'52"W, ALONG THE WEST LINE OF LOTS 1-10 OF SAID BLOCK "K", A DISTANCE OF 973.62 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK "K", SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF FAIRWAY DRIVE AS SHOWN ON THE PLAT OF SAID PARADISE COUNTRY CLUB, UNIT NO. 2; THENCE S89°03'05"W, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID FAIRWAY DRIVE, A DISTANCE OF 104.89 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID FAIRWAY DRIVE; THENCE N00°58'41"W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FAIRWAY DRIVE AND ALONG THE WEST LINE OF SAID BLOCK "D" AS SHOWN ON SAID PLAT OF PARADISE COUNTRY CLUB, UNIT NO. 2, A DISTANCE OF 263.55 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK "D"; THENCE ALONG THE NORTH LINES OF SAID BLOCK D THE FOLLOWING TWO COURSES AND DISTANCES:

S87°55'16"E, 693.11 FEET, AND S64°55'39"E, 427.05 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD AS SHOWN ON SAID PLAT OF PARADISE COUNTRY CLUB, UNIT NO. 2; THENCE N47°40'25"E, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 437.62 FEET TO THE MOST SOUTHERLY CORNER OF LOT 41, BLOCK A AS SHOWN ON SAID PLAT OF PARADISE COUNTRY CLUB, UNIT NO. 2; THENCE N36°26'08"W, ALONG THE WEST LINE OF SAID LOT 41, BLOCK "A", A DISTANCE OF 128.85 FEET TO THE MOST NORTHWESTERLY CORNER OF SAID LOT 41, BLOCK "A", SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF LOT 40, BLOCK "A", AS SHOWN ON THE PLAT OF PARADISE COUNTRY CLUB, AS RECORDED IN PLAT BOOK 2, PAGE 182, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SAID POINT ALSO BEING ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 06°57'53" AND A RADIUS OF 422.14 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE WEST LINE OF SAID BLOCK "A", A DISTANCE OF 51.32 FEET TO THE END OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N39°53'52"W, 51.28 FEET); THENCE N43°21'22"W, ALONG THE SAID WEST LINE, A DISTANCE OF 279.84 FEET, TO AN INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 39°07'49" AND A RADIUS OF 422.14 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST LINE, A DISTANCE OF 288.30 FEET TO THE END OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N23°49'21"W, 282.73 FEET); THENCE N04°15'09"W, ALONG SAID WEST LINE, A DISTANCE OF 850.39 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 39°05'46" AND A RADIUS OF 422.14 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST LINE, A DISTANCE OF 288.05 FEET TO THE END OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N15°22'03"E, 282.49 FEET); THENCE N34°46'38"E, ALONG SAID WEST LINE, A DISTANCE OF 280.16 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 39°07'41" AND A RADIUS OF 422.14 FEET; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID WEST LINE, A DISTANCE OF 288.28 FEET TO THE END OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N15°19'17"E, 282.72 FEET); THENCE N04°14'29"W, ALONG SAID WEST LINE, A DISTANCE OF 802.46 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 19°59'35" AND A RADIUS OF 850.69 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST LINE, A DISTANCE OF 296.85 FEET TO THE END OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N05°45'19"E, 295.34 FEET), SAID POINT BEING A NON-TANGENT INTERSECTION WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 40°00'50" AND A RADIUS OF 318.84 FEET; THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST LINE, A DISTANCE OF 222.67 FEET TO THE END OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N04°15'45"W, 218.17 FEET), SAID POINT BEING A NON-TANGENT INTERSECTION WITH A CURVE,

CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 20°00'06" AND A RADIUS OF 850.69 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST LINE, A DISTANCE OF 296.97 FEET TO THE END OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N14°15'11"W, 295.47 FEET); THENCE N04°14'58"W, ALONG SAID WEST LINE, A DISTANCE OF 432.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 152.81 ACRES (6,656,400 SQUARE FEET), MORE OR LESS.

**PARCEL 400:**

BEGIN AT THE NORTHEAST CORNER OF LOT 1, BLOCK C, PARADISE COUNTRY CLUB, AS RECORDED IN PLAT BOOK 2, PAGE 182, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SAID POINT BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 406, PAGES 234 AND 235, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE SOUTH 86°19'55" WEST, ALONG THE NORTH LINE OF SAID LOT 1, SAID LINE BEING THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 150 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LANDS, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD, AS SHOWN ON SAID PLAT, SAID POINT ALSO BEING 33 FEET FROM, MEASURED AT A RIGHT ANGLE TO THE CENTERLINE OF SAID COUNTRY CLUB ROAD; THENCE NORTH 3°40'05" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 30 FEET TO THE P.C. OF A CURVE CONCAVE SOUTHWESTERLY HAVING A CENTRAL ANGLE OF 26°21'42", AND A RADIUS OF 429.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 57.65 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 387, PAGE 803, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA (CHORD BEARING AND DISTANCE BETWEEN SAID POINT BEING NORTH 7°30'48" WEST, 57.61 FEET); THENCE NORTH 65°49'58" EAST, ALONG THE SOUTH LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 387, PAGE 803, AND ALONG THE SOUTH LINE OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 402, PAGES 796 AND 797, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, A DISTANCE OF 102.77 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 801, PAGES 683 AND 684, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THEN NORTH 86°19'55" EAST, ALONG THE SOUTH LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 801, PAGES 683 AND 684, A DISTANCE OF 57.60 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 801, PAGES 683 AND 684, SAID POINT BEING ON THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 406, PAGES 234 AND 235, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF THE A.C.L. RAILROAD AS SHOWN ON SAID PLAT; THENCE SOUTH 3°40'05" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, SAID LINE BEING THE EAST LINE OF LANDS

**THE OUTPOST PUD  
PLANTATION ON CRYSTAL RIVER  
ZONING AMENDMENT EXHIBIT A**

Key Map

Date MARCH 2021

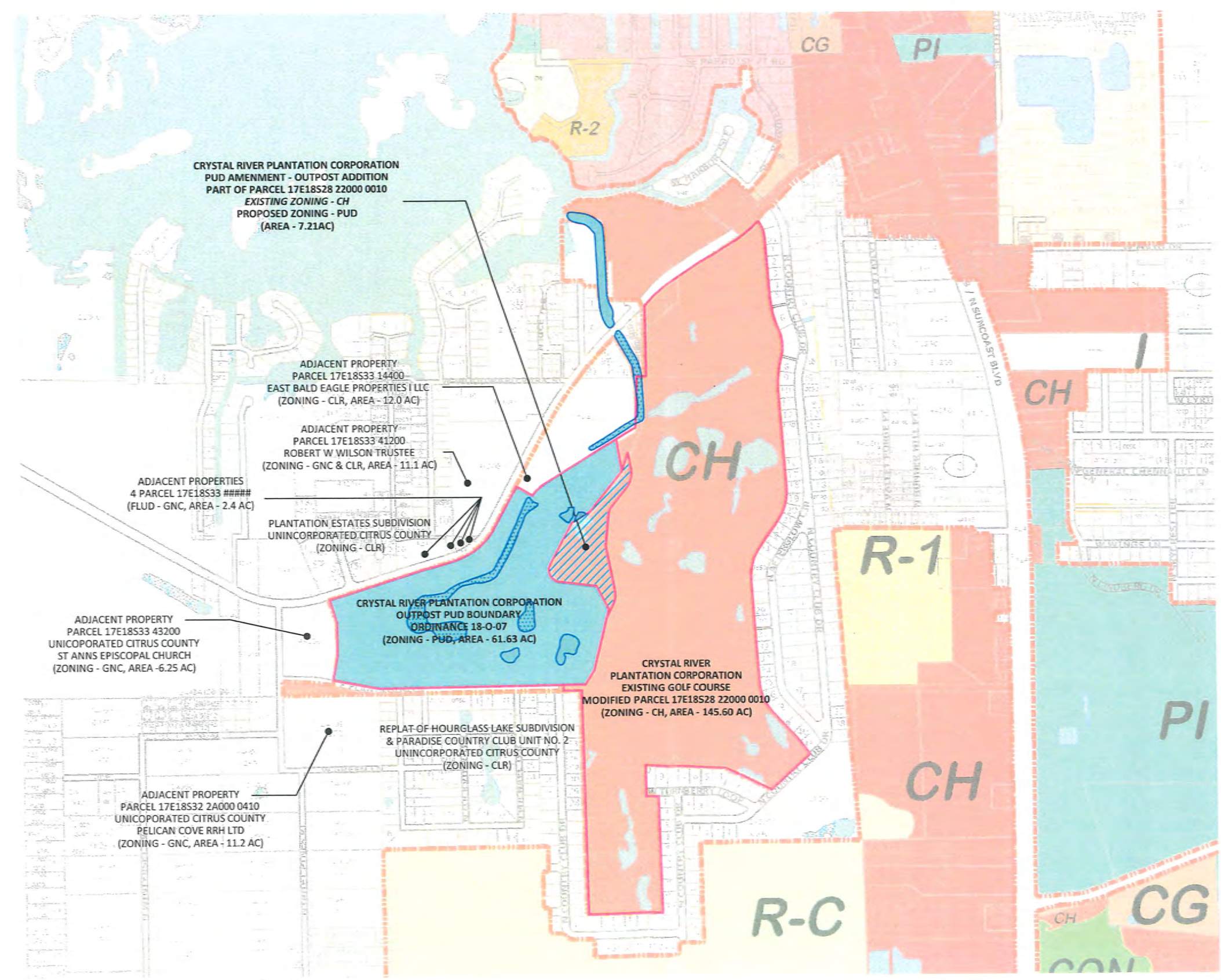
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No.	Description	Date
Drawn	Designed	Checked
		Project No. CR-2101

Sheet Title

Seal Sheet No.

PDA-01



Project Name

**THE OUTPOST PUD  
PLANTATION ON CRYSTAL RIVER  
ZONING AMENDMENT EXHIBIT B**

Key Map

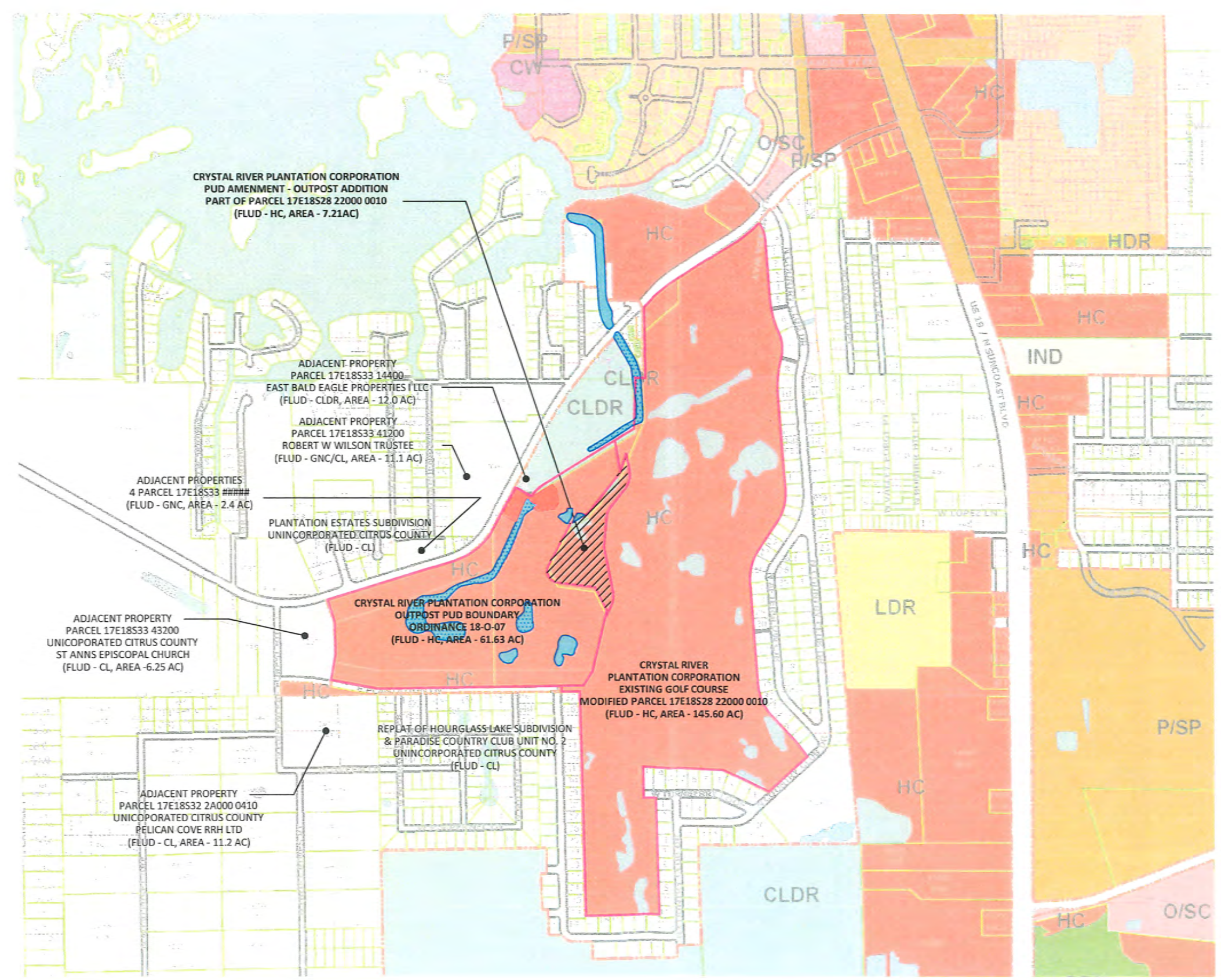
Date MARCH 2021

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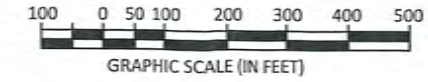
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		Project No: CR-2101

Sheet Title

Seal Sheet No.



LEGEND	
	PHASE 1 LIMITS
	PHASE 2 LIMITS
	PHASE 3 LIMITS
	PHASE 4 LIMITS
	PHASE 5 LIMITS
	PHASE 6 LIMITS
	PUD BOUNDARY



Project Name  
**THE OUTPOST PUD**  
**PLANTATION ON CRYSTAL RIVER**  
 CDP PRELIMINARY PHASING

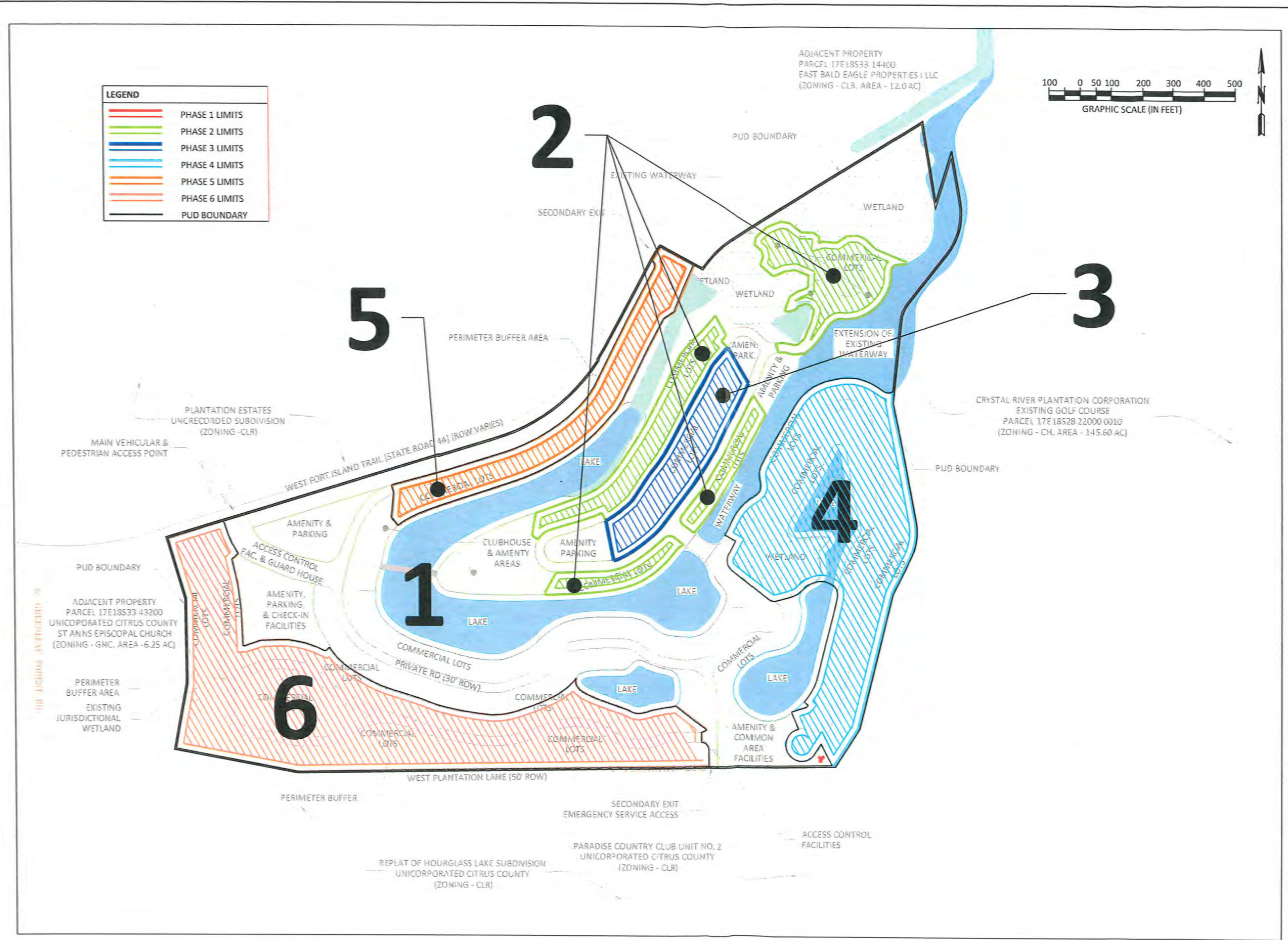
DEVELOPER / DECLARANT / PROPERTY OWNER / APPLICANT  
 CRYSTAL RIVER PLANTATION CORPORATION  
 480 CURE DRIVE  
 ALPHARETTA, GA 30029  
 PRINCIPAL - FRED ZHOURN  
 AGENT  
 ACP COMMUNITIES, LLC  
 ATTENTION - DANIEL BAKER  
 280 OCEAN CREST DRIVE, SUITE 3L, PALM COAST, FL 32137  
 386 246 5845  
 dbaker@acpcommunities.com

Date: **MARCH 2021**

No.	Description	Date

Drawn:    Designed:    Checked:    Project No.:  
 CR-2101

Sheet Title



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 By: hpeters Tab: SHEET 1 LScale: 0.99 DimScale: 1 PSLTScale: 0 3/25/2021  
 SC:

**DESCRIPTION:**

**PARCEL 100A**

A PARCEL OF LAND, LYING IN SECTION 33, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, BEING COMPRISED OF A PORTION OF PARCEL 100, OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2898, PAGES 162 THROUGH 171, OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTH RIGHT-OF-WAY OF WEST PLANTATION DRIVE; THENCE ALONG THE EASTERLY PROJECTION OF THE NORTH RIGHT-OF-WAY LINE OF WEST PLANTATION LANE N°07'51"W, 183.42 FEET TO THE WESTERLY BOUNDARY OF PARCEL 100, AS DESCRIBED IN AFOREMENTIONED OFFICIAL RECORDS BOOK 2898, PAGES 162 THROUGH 171; THENCE ALONG THE WESTERLY BOUNDARY OF AFOREMENTIONED PARCEL 100 THE FOLLOWING THREE COURSES AND DISTANCES: N32°37'22"E, 140.53 FEET, N13°56'44"E, 34.11 FEET, AND N13°57'59", 409.75 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID POINT OF BEGINNING AND CONTINUING ALONG THE WESTERLY BOUNDARY OF AFOREMENTIONED PARCEL 100 THE FOLLOWING THREE COURSES AND DISTANCES: N13°57'59", 76.22 FEET; N26°35'38"W, 220.01 FEET; N83°30'00"W, 313.82 FEET TO THE P.C OF A CURVE CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 111°50'34" AND A RADIUS OF 100.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 195.20 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S27°34'43"E, 165.65 FEET); THENCE CONTINUING ALONG THE WESTERLY BOUNDARY OF AFOREMENTIONED PARCEL 100 THE FOLLOWING FOUR COURSES AND DISTANCES: N28°20'34"E, 392.05 FEET; N59°17'13"E, 173.82; N38°58'30"E, 439.67, AND N17°27'58"E, 172.70; THENCE DEPARTING THE WESTERLY BOUNDARY OF AFOREMENTIONED PARCEL 100, S09°47'30"E, 144.51 FEET TO THE P.C OF A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 48°35'13" AND A RADIUS OF 206.27 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 174.92 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S14°30'06"W, 169.73 FEET); THENCE S38°47'43"W, 204.10 FEET TO THE P.C OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 33°00'34" AND A RADIUS OF 100.32 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 57.80 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S22°17'26"W, 57.00 FEET); THENCE DEPARTING SAID CURVE S05°47'09"W, 267.27 FEET; THENCE S10°50'42"E, 385.28 FEET TO THE P.C OF A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 36°48'29" AND A RADIUS OF 175.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 112.42 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S07°33'33"W, 110.50 FEET); THENCE DEPARTING SAID CURVE, S25°57'48"W, 134.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.2092 ACRES (314,033 SQUARE FEET), MORE OR LESS.

**NOTES:**

1. THIS DRAWING REPRESENTS A SKETCH OF DESCRIPTION AND DOES NOT REPRESENT A CURRENT OR COMPLETE BOUNDARY SURVEY BY THIS FIRM.
2. BOUNDARY INFORMATION, BEARINGS, AND DISTANCES ARE BASED ON A BOUNDARY SURVEY OF PLANTATION INN & GOLF RESORT, PROJECT #FOC-2016809.00, FILE #1M/487G DATED NOVEMBER 15, 2016.
3. THIS SKETCH IS ALSO BASED ON THE PARCELS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2898, PAGES 162 THROUGH 171.
4. THE REMAINDER OF THE ORIGINAL PARENT TRACT IS NOT DELINEATED HEREON.
5. COPIES OF THIS SKETCH OF DESCRIPTION ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER LISTED HEREON.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. PLAT BOOK AND OFFICIAL RECORD BOOK REFERENCES REFER TO THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT WE HAVE MADE A SKETCH OF DESCRIPTION, AS SHOWN HEREON, THAT IT IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF; AND THAT THIS SKETCH AND PLAT CONFORM WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Harold B. Peters, PSM

Digitally signed by Harold B. Peters, PSM  
 DN: C=US, E=hpeters@gpi.net, O=GPI Geospatial, Inc.,  
 OU=Florida PSM 6301, CN=Harold B. Peters, PSM  
 Reason: I signed to the accuracy and integrity of this document  
 Date: 2021.03.25 20:27:06-0400'

DATE SIGNED: \_\_\_\_\_

HAROLD B. PETERS  
 PROFESSIONAL SURVEYOR & MAPPER 6301  
 STATE OF FLORIDA

SKETCH OF DESCRIPTION  
 OF  
 PLANTATION PARCEL 100A

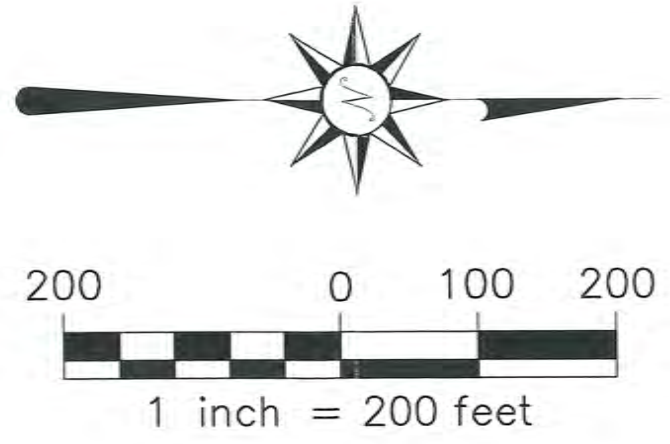
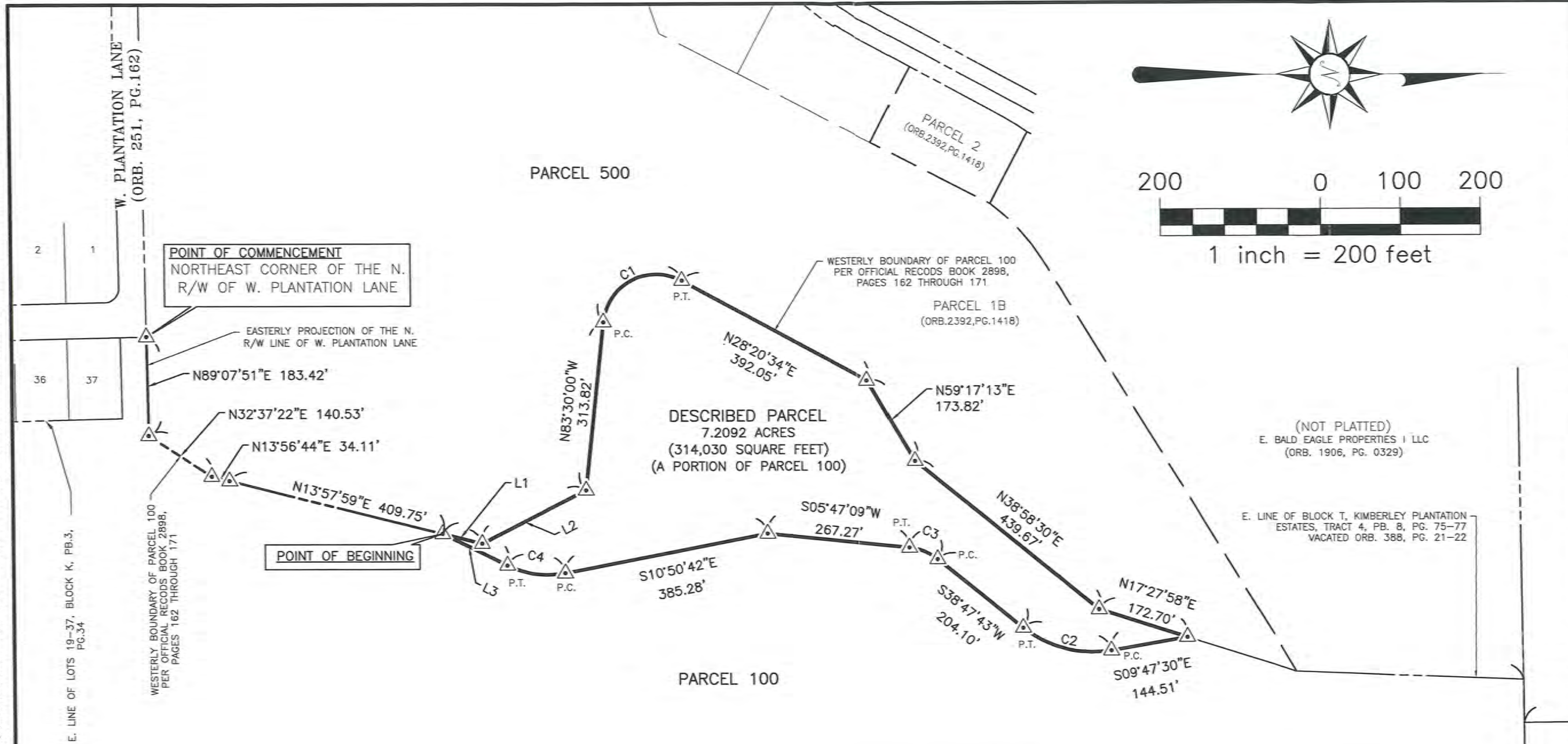


**GPI Geospatial, Inc.**

3051 E. LIVINGSTON ST, SUITE 300  
 ORLANDO, FLORIDA 32803, (407) 851-7880  
 (LICENSED BUSINESS # 6748)

SECTION 33, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA

DRAWN BY: D.M.K.	DATE OF SKETCH: FEBRUARY 23, 2021	SCALE: 1" = 200'
CHECKED BY: H.B.P.	REVISIONS: MARCH 24, 2021	F.B./PG.: N/A
JOB#: GEO-2020243.00		FILE #:3M/1481-100A
COGO FILE: SOD.CRD		SHEET 1 OF 2
DRAWING FILE: SOD-PLANT_100A.DWG		



**POINT OF COMMENCEMENT**  
NORTHEAST CORNER OF THE N.  
R/W OF W. PLANTATION LANE

**POINT OF BEGINNING**

**LEGEND**

- $\triangle$  = DESCRIBED POINT
- C# = CURVE NUMBER (SEE TABLE)
- L# = LINE NUMBER (SEE TABLE)
- COR. = CORNER
- ORB. = OFFICIAL RECORDS BOOK
- PB. = PLAT BOOK
- PG. = PAGE
- R/W = RIGHT-OF-WAY
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- R. = RANGE
- T. = TOWNSHIP
- $\textcircled{A}$  = SUBDIVISION BLOCK

- = CENTERLINE OF RIGHT-OF-WAY
- = DESCRIBED BOUNDARY LINE
- = PARCEL LINE
- = RIGHT-OF-WAY LINE
- = SECTION LINE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	195.20'	165.65'	S27°34'43"E	111°50'34"
C2	206.27'	174.92'	169.73'	S14°30'06"W	48°35'13"
C3	100.32'	57.80'	57.00'	S22°17'26"W	33°00'34"
C4	175.00'	112.42'	110.50'	S07°33'33"W	36°48'29"

LINE	BEARING	DISTANCE
L1	N13°57'59"E	76.22'
L2	N26°35'38"W	220.01'
L3	S25°57'48"W	134.63'

**RECEIVED**  
APR 1 2021  
By: *gjm*

SECTION 33, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA

**GPI**

**SKETCH OF DESCRIPTION OF PLANTATION PARCEL 100A**

DATE OF SKETCH: 02-23-2021  
 F.B./PG.: N/A  
 FILE #: 3M/1481-100A  
 COGO FILE: SOD.CRD  
 DRAWING FILE: SOD-PLANT\_100A.DWG

SCALE: 1" = 200'  
 REVISIONS:  
 DRAWN BY: D.M.K  
 CHECKED BY: H.B.P.  
 JOB#: GEO-2020423.00

SHEET  
2 OF 2





REZONING APPLICATION  
PUD MODIFICATION

Entrance

JPMC-0001/P201-2041

Department of Planning & Community Development  
125 Northwest Highway 14  
Crystal River, FL 34428  
Telephone: (352) 795-4222  
Facsimile: (352) 795-0361  
jrehberg@crystalriverfl.org

**Applicant Information:**

Name: Crystal River Plantation Corporation  
Address: 400 Curie Drive, Aphazetta, GA 30005  
Phone #: 326. 246. 5845 Fax #: \_\_\_\_\_ Cell #: 326. 931. 6462  
Email Address: dbaker@zpccommunities.com

**Property Description:**

Parcel Account #: See legal des. below Alt. Key # 352 2573  
Street Address (or street & avenue location): 9301 West Fort Island Trail,  
Crystal River, FL 34429  
Legal Description: Parcels 17E1E533 41300, 17E1E533 42000060,  
a portion of 17E1E533 14000 0050, and a portion of  
17E1E52E 22000 0010

(or attachment)

Property Acreage: 68.84 Sq. ft.: \_\_\_\_\_  
Present F.L.U.M. Designation: Highway Commercial  
Present Zoning Designation: PUD / CH

Requested PUD Modification: Developer Agreement and Master SDP

Reason for the Request: Perfect Ordinance 18-0-07 by establishing  
the development standards and criteria for the PUD and update  
the proposed development plan as illustrated in the master SDP

Explain Consistency with the Future Land Use Plan: no change in FLUD,  
PUD an approved zoning classification within HC land use

**Additional Contact Information (other than Owner or Agent)**

Name: Daniel Baker  
Address: 200 Ocean Crest Drive, Palm Coast, FL 32137, Ste 31  
Phone #: 326. 246. 5845 Fax #: \_\_\_\_\_ Cell #: 326. 931. 6462  
Email Address: dbaker@zpccommunities.com

Fee to be paid at time of application – Please contact the City of Crystal River

9218  
W. FORT ISLAND  
GULFTI

**Developer Agreement &  
Master Site Development Plan Application**  
Information Included in Package

---

Draft Developer Agreement  
Master Site Development Plan

Supporting Information:

- Phases 1 – 3 Illustrative Concept Plan
- Resort Lot Cottage Concept Imagery
- Topographic and Tree Survey (Resubmittal, Previously Provided)

RECEIVED  
APR 1 1991  
BY: *gm*

This instrument prepared by and after recording return to:

Caiaccio Law Firm LC  
P.O. Box 422584  
Atlanta, Georgia 30342  
(404) 846-4990

INCORPORATE  
CONDITIONS  
INTO PUD ORD  
4/12/21 *gm*

**DEVELOPER'S AGREEMENT BETWEEN  
THE CITY OF CRYSTAL RIVER, FLORIDA AND  
CRYSTAL RIVER PLANTATION CORPORATION**

THIS DEVELOPER'S AGREEMENT (herein "Agreement") is made and entered into this \_\_\_\_\_, 2021, between the CITY OF CRYSTAL RIVER, FLORIDA, a municipal corporation, having a principal address of 123 Northwest Highway 19, Crystal River, Florida 34428, and herein after referred to as the "City" and CRYSTAL RIVER PLANTATION CORPORATION, having a principal address of 400 Currie Drive Alpharetta, GA 30005 and herein after referred to as the "Developer".

**WITNESSTH**

**WHEREAS**, the Developer owns certain real property identified as the PARCELS 17E18S33 41300, 17E18S33 42000 0060, A PORTION OF 17E18S33 14000 0050, and a PORTION OF 17E18S28 22000, consisting of approximately 68.84 acres located in Citrus County, Florida, and within the corporate limits of the City of Crystal River, said property being more particularly described in Exhibit "A", attached hereto and by this reference made a part hereof and herein after referred to as the "Property"; and that the holders of any and all liens and encumbrances affecting the Property will subordinate their interests to this Agreement; and

**WHEREAS**, on August 13, 2018, the City approved Ordinance 18-O-07 changing the zoning for Plantation Outpost Club and Resort, having an area of approximately 61.63 acres, from High Intensity Commercial (CH) and Medium Density Residential (R-2) to a Planned Unit Development (PUD) and approved the PUD Master Plan.

RECEIVED  
APR 01 2021 1 Page  
BY: *gm*

**WHEREAS**, on March \_\_, 2021, the Developer requested (a) an expansion of the Plantation Outpost Club and Resort by approximately 7.21 acres via rezoning of the expansion area from High Intensity Commercial (CH) to Planned Unit Development (PUD), and (b) modification of the PUD Master Plan through supersession by an updated Conceptual Development Plan.

**WHEREAS**, the Developer proposes to develop and use the Property pursuant to Ordinance 18-O-07, as amended or supplemented; and

**WHEREAS**, the City and the Developer desire to enter into an Agreement setting forth the mutual understandings and undertakings regarding the development and use of the Property; and

**WHEREAS**, the City of Crystal River, Florida has approved this Agreement and has authorized the proper City officials to execute this Agreement by motion passed at the regular City Council meeting held on \_\_\_\_\_, 2021; and

**WHEREAS**, the City enters into this Agreement pursuant to the provisions of Chapter 163, Florida Statutes, and in exercising such provisions as have been stipulated herein, the City agrees to fulfill all of its obligations and responsibilities for protecting the public, health, safety and welfare associated therewith pursuant to the law and the Constitution of the State of Florida, and the Comprehensive Land Use Plan of the City of Crystal River, Florida as adopted and approved.

**NOW THEREFORE, IT IS AGREED** by and between the parties hereto, that in consideration of the mutual terms, covenants and conditions stated herein, the commitments by the Developer, the commitments by the City, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by both the City and the Developer, that the parties hereby agree as follows:

1. Each of the preceding WHEREAS recitals herein are true and correct and are incorporated herein, *in haec verba*.

2. The underlying Future Land Use of the Property is predominately Highway Commercial (HC) with a minor area being Medium Density (MD), affording the Property development with intensity up to 75% impervious area (for HC) and density up to 8 units per acre (for MD). The PUD proposes uses significantly below the allowances afforded by the future land use designations of the Property. The Developer reserves the right to propose the Transfer of Development Rights not used.
3. The PUD consists of 68.73 acres with uses to include approximately 322± lots permitted for transient occupancy (e.g. Recreational Vehicles), access control facilities (guard houses, gates, control arms, etc.), business and sales center, amenity centers (clubhouse with pool), water recreation facilities (extension of existing waterway, canoe house and storage, canoe launch facilities), meeting areas and event venues (such as gazebos and pavilions), active recreational amenities (various sport courts for tennis, volleyball, shuffleboard, pickleball, etc.) and convenience facilities (dog park, bath house, laundry, etc.). The individual uses and facilities are planned in phases over a period of years.
4. The following development criteria and standards shall be applied to the Property, which are consistent with the City of Crystal River FLUM and Comprehensive Plan, and which embody the intent and nature of development set forth in Ordinance 18-O-07, as amended or supplemented:
  - a. Conceptual Development Plan (CDP). The City and Developer recognize that the PUD zoning provides for flexibility in planning and design to allow for adjustment to the development plan, and the configuration, quantity, and location of uses based on a variety of factors and market conditions. The configuration and location of uses and roadways are generally illustrated by the Conceptual Development Plan, attached as Exhibit B. The Developer may revise the CDP without requiring amendment of this Agreement; however, material changes to the CDP shall be coordinated with the City and shall be formally submitted to the City by the Developer to supersede the previous version.
  - b. Master Site Development Plan (MSDP). The Developer shall provide the City a Master Development Plan that further defines and identifies specific areas of

development programming and property improvement consistent with the most current version of the CDP. Updates of the MSDP shall be submitted from time to time as applicable. Individual Site Development Plans (SDP) for amenity and common parcels, and commercial lot development areas, may be submitted to the City as part of the Preliminary Plat, Commercial Site Plan, or building permit processes, as applicable.

c. Density and Intensity.

- i. The overall density of the Development shall total approximately 322± dwelling units. The FLUD provides for a density of up to 522 dwelling units. Preliminary phasing is outlined below (*actual construction schedule, sequence, scope, and timing will be based on final dates of full approval of related permits and market conditions*):

PHASE	UNITS	ESTIMATED COMPLETION YEAR
1	64	2021/2022
2	50	2022
3	30	2022/2023
4	64	2026
5	26	2028
6	88	2030

- ii. Commercial intensity shall have a maximum building footprint of 75%, using gross area as a basis, but shall not be limited in gross floor area.
- iii. Ancillary amenities and facilities shall not be limited, and shall not be considered commercial facilities.

5. Setbacks and Buffers.

- a. Building Setbacks: The following building structure setbacks, in feet, shall be applied:

USE	FRONT	REAR	SIDE
Dwelling Units	15	5	5
Commercial – Internal	15	5	5
Accessory Structures	15	5	5
Commercial – Along PUD Boundary and Contiguous to West Fort Island Trail or W. Plantation Lane	25	15	10

b. Perimeter Buffers.

- i. The Buffer criteria in Section 4.05.03.B, Buffer Type A shall apply to perimeter buffers for this PUD where buffers are required in accordance with Section 5.b.ii.
- ii. The following perimeter buffers shall be applied:
  1. Adjacent to the existing golf course – no buffer required (e.g. 0 feet).
  2. Adjacent to West Plantation Lane (north side of ROW) – minimum of 10 feet with average equal to or greater than 15 feet, except as provided in Section 5.b.ii.6.
  3. Adjacent to West Fort Island Trail (US44) – 10 foot minimum, except as provided in Section 5.b.ii.6.
  4. Adjacent to Parcel 17E18S33 43200 - minimum of 10 feet, except as provided in Section 5.b.ii.6.
  5. Adjacent to Parcel 17E18S33 14400 – no buffer required (e.g. 0 feet).
  6. Approved driveways and pedestrian paths, and utility easement areas, shall not require buffers and shall be exempt from minimum or average width criteria for the subject area.

- iii. Perimeter buffers shall not be required between parcels, lots, and uses within the PUD, as the proposed uses are deemed compatible.

6. Other development criteria:

a. Building Height.

i. Dwelling Units and Accessory Structures.

- 1. Maximum building heights on site will be 35 feet, as measured from the finished floor to the peak of the roof.

ii. Commercial Units and Amenity Buildings.

- 1. Maximum building heights on site will be 50 feet, per the City Comprehensive Plan for this FLUD, as measured from the finished floor to the peak of the roof.

- iii. The building height limit shall not apply to architectural elements and building features, such as spires, cupolas, towers, chimneys, and other decorative appurtenances and attachments.

b. Maximum Impervious Area.

- i. The amount of impervious area shall be in accordance with the FLU criteria, or applicable Environmental Resource Protection Permitting of designed stormwater management systems, whichever is less.

- ii. Individual properties, parcels, and lots do not have maximums except to the extent the overall stormwater system design and FLU criteria applies and limits impervious area.

c. Lot dimensions.

i. Dwelling Units.

- 1. Minimum of 2,600 SF;



2. Maximum of 10,000 SF for Dwelling units.
- ii. Commercial Units and Common Areas.
    1. No minimum or maximum standards shall apply.
- d. Landscaping and Tree Protection.
    - i. A tree survey was provided with this Developer Agreement and has been determined complete and accepted by the City, fulfilling requirements of the Land Development Code.
    - ii. The Developer will establish the vegetated perimeter buffers as set forth in Section 5.b., in which existing vegetation will be protected and removal minimized.
      1. The existing vegetation therein shall be considered adequate to meet buffer and landscape requirements; no additional trees, hedges, or shrubs are necessary for planting in these areas.
      2. These areas shall serve to fully mitigate for all tree removal required to accomplish the development plan illustrated in the CDP and MSDP. Individual Heritage tree removal permits shall not be required.
    - iii. Landscaping plans shall be included in the applications for Preliminary Plat, Commercial Site Plan, or Building Permit, as applicable.
  - e. Road rights-of-way (ROW) shall be based on approved plans. The minimum ROW width may be 30 feet, provided sufficient easement area is afforded adjacent to the ROW to accommodate utilities, as applicable.
  - f. Emergency evacuation plan will be by agreed upon plan as approved by the City of Crystal River.

g. The Developer will combine component parcels of the Property into a single parcel for convenience of development and platting.

h. Parking Requirements shall be as set forth below:

i. Parking space requirements:

1. Dwelling Units – 2 spaces per dwelling for permanent occupancy, 1 space per unit for transient occupancy;
2. Public commercial facilities – 1 space per 300 gross square feet of enclosed and conditioned building area;
3. Dining establishments – 1 space per 100 gross square feet of enclosed and conditioned building area;
4. Clubs and community centers – 1 space per 300 gross square feet of enclosed and conditioned building area and 1 space per 1,000 gross square feet for covered unconditioned areas designated for assembly or gathering; and
5. Parking spaces calculations shall consider and allow for internal capture; parking space totals shall not be applied in the aggregate, as mixed and multiple uses result in reduced parking demands.

ii. Parking Space Dimensions:

1. The following minimum dimensional standards shall apply to parking space designs:

Parking Angle	Space Width (FT)	Space Depth (FT)	Aisle Width (FT)	Lot Width (FT)	Buffer to Adjacent Use (FT)
90	9	20 18 if space has curb allowing	12		4

		for 2 ft overhang			
45	9	18	12 (one way), 24 (two directions)	13 (1 Row) 32 (2 Rows)	4

i. Signage:

- i. Internal signage within the Property shall be per Developer discretion; and
- ii. Signage directly adjacent (within 25 feet) to external public road rights of way shall conform to the City-wide sign code.

j. Support Facilities:

- i. Recreational amenities and support facilities shall be designed at the Developer's discretion;
  - 1. Lot area, floor area, percentage requirements and limitations shall not apply; and
  - 2. Each amenity and support facility and/or use may be contained within an independent building, or combined.

k. Transient rental uses:

- i. There shall not be a minimum frequency or rental duration standard applied to transient rental of units or lots.

7. PUD Development Criteria shall supersede conventional criteria set forth in the Land Development Code, if any conflicts arise, the PUD Development Criteria shall govern.

a. Uses for the PUD Master Plan will include the following:

PRIMARY USES (DWELLING UNITS)	ACCESSORY USES (DWELLING UNITS)
RV motor homes (temporary or semi-permanent) -- shall be able to be moved at any time	Non-habitable storages structures with outdoor living space (can be fixed structures)
Park Model Travel Trailers (semi-permanent) -- shall be able to be moved at any time	

PRIMARY USE (DEVELOPMENT)	ACCESSORY USES (DEVELOPMENT)
Resort and Community	Guard House and/or Check-In Facilities
	Laundry Facilities
	Restroom Facilities
	Recreational Facilities: <ul style="list-style-type: none"> <li>• sport courts,</li> <li>• swimming pools &amp; spas,</li> <li>• firepits,</li> <li>• pavilions,</li> <li>• lakes and recreational lagoon or waterways,</li> <li>• waterway access facilities and dockage,</li> <li>• canoe house,</li> <li>• pool house,</li> <li>• fitness facilities,</li> <li>• meeting room and assembly facilities (including amphitheater),</li> <li>• dining facilities and bars,</li> <li>• community centers,</li> <li>• playgrounds and kid's playsets, and</li> <li>• similar recreational facilities to those identified above)</li> </ul>
	Waste Management Collection Centers and Equipment
	Support facilities for the Plantation Golf Course
	Parking areas and storage facilities and yards
Commercial	As provided for by LDC

8. The CDP and MSDP are consistent with the PUD MP for the development that was considered as a portion of the City of Crystal River Ordinance 18-O-07. The phasing, including scope and extent, and associated timing may change based on market conditions and economic factors without requiring modification of the Ordinance and this Developer Agreement. The CDP and MSDP are conceptual in nature. Non-substantial deviations and modifications of the CDP are permitted. Non-substantial deviations include, but shall not be limited to, configuration and siting of internal uses, location and geometry of roadways, location of amenities, reduction in units, and 10% adjustment of development criteria established herein. Substantial changes to the uses

and the conceptual PUD Master Plan shall require formal amendment of this Developer Agreement.

9. Governmental and regulatory development approvals and permits may be required prior to certain development activities, which may include, but not be limited to, the following:
  - a. Any required rezoning.
  - b. Any required comprehensive plan amendments.
  - c. Any required submission to the Withlacoochee Regional Planning Council.
  - d. Any required permissions of the FDEP.
  - e. Any required permissions of the ACOE.
  - f. Any required permission of the SWFWMD.
  - g. Any required permissions of the United States Environmental Protection Agency and other governmental permissions that are required for the project.
  - h. Any final local development order authorizing construction under the concurrency provisions of the city's Comprehensive Plan.
10. The Developer shall obtain permits and approvals required by the City and other federal, state, and local governmental and regulatory jurisdictions having authority to develop and operate the Property as provided herein. The Developer's failure to obtain required permits may result in compliance actions by the City Council; however, the City Council shall not be responsible for implementing or administering rules, laws, and codes of other governmental and regulatory entities. As development approvals and permits are specific to certain phases? it is anticipated that development activities will commence and be coordinated by phase, and accordingly, and there shall not be a requirement or obligation to obtain all applicable permits and approvals prior to the commencement of approved and authorized activities.

11. This Agreement and the development authorized thereof is consistent with the City's Comprehensive Plan and the land development regulations of the City. The property has been rezoned per City approved Ordinance 18-O-07 changing the zoning for Plantation Outpost Club and Resort from High Intensity Commercial (CH) and Medium Density Residential (R-2) to a Planned Unit Development (PUD) and approved the PUD Master Plan (Exhibit B). All portions of this development and this Agreement are subject to the Ordinance and City of Crystal River development regulations in effect at the time of this Agreement's execution.
12. The provisions of this Agreement shall be recorded in the Public Records of Citrus County, Florida and run with the land, and upon recording, they shall be binding upon, and inure to the benefit of, successors to title in the property or any part thereof after this Agreement. However, any other assignment or transfer of Developer's rights and obligations is prohibited unless:
- a. Assignment shall be done in writing in the same formality as this Agreement.
  - b. City shall be a party of said assignment and shall not unreasonably withhold approval of assignment.
  - c. Developer shall remain primarily liable to City for the terms and conditions of this Agreement unless assignment is made in compliance with this section. City agrees to execute a "Satisfaction by Assignment" for Developer if this Agreement is properly assigned.
13. The terms of this Agreement shall be valid from the date of the execution of this Agreement and may be revised to reflect any future changes to the Development proposed by the Developer; however, the parties acknowledge that no development agreement shall be effective or be implemented by a local government unless the local government's comprehensive plan and plan amendments implementing or related to the agreement are found in compliance by the state land planning agency in accordance with F.S. §§ 163.3184, 163.3187. The parties enter into this Agreement based on the mutual accord that the Agreement is consistent, and in compliance with, the City's comprehensive plan,

as amended, and the Parties presumption is that the state land planning agency will find the Agreement in compliance. If the state land planning agency identifies any compliance issues, such determination shall not invalidate the Agreement; the Parties agree to work in good faith to promptly address such issues, using best efforts to maintain the intent and character of the development proposed, as outlined in this Agreement and associated documents.

14. The date of execution of this Agreement shall be the date on which the last party signs and acknowledges this Agreement.
15. If any section, subsection, sentence, clause, phrase or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.
16. This Agreement shall be recorded by the City among the Official Records of Citrus County, Florida, for the particular purpose of placing the Owner(s) or occupants of Developer's Property upon notice of each and every one of the provisions herein contained to the same extent and with the same force and effect as if said Owners and occupants had joined with the parties to this Agreement in the execution thereof; and the acquisition or occupancy of Developer's Property shall be deemed conclusive evidence of the fact that the said Owners or occupants have consented to and accepted the Agreement herein contained and have become bound thereby.
17. The term of this Developer's Agreement shall be twenty (20) years, which term shall automatically extend by, and every, five (5) years until all development activity conceived by this Agreement and any amendment thereof, has been completed.. However, the term may be modified by mutual consent of the city and the developer, such modifications being subject to the public hearing process necessary for the initial approval of the Developer's Agreement.
18. The Developer hereby affirms that it has the legal authority to accept the obligations as set forth in this Agreement.

19. The Developer agrees to indemnify and hold harmless the City from and against all liabilities claims, damages, expenses or actions, either at law or in equity, including attorney's fees and costs and attorney fees and costs on appeal, caused or incurred, in whole or in part, solely as a result of any act or omission by the Developer, or anyone for whose acts or omissions Developer may be liable as a result of Developer's ownership of the Property of its rights under this Agreement.
20. The parties mutually agree that the City shall be held harmless from any and all liability for damages if City's obligations under this Agreement cannot be fulfilled as a result of any ruling or order by any other governmental or regulatory agency having jurisdiction over the subject matter hereof; and in such event, this Agreement shall be null and void and unenforceable by either party regarding that portion of the Developer's Property for which City cannot perform its obligations.
21. Neither party shall be responsible for damages or delays caused by events beyond the control of the party and which could not have been reasonably anticipated or prevented (hereinafter "Force Majeure"). For purposes of this Agreement, Force Majeure includes, without limitation: fire; flood; hurricane; tornado; earthquake; windstorm; sinkhole; unavailability of materials, equipment or fuel; war; declaration of hostilities; terrorist act; civil strife; strike; labor dispute; epidemic; archaeological excavation; government-declared moratorium; or act of God. If a party is delayed in any work pursuant to this Agreement for occurrence of an event of Force Majeure, the date for action required or contemplated by this Agreement shall be extended by the number of days equal to the number of days such party is delayed. The party seeking to be excused based on an event of Force Majeure shall give written notice of the delay indicating its anticipated duration. Each party shall use its best efforts to rectify any conditions causing the delay and will cooperate with the other party.
22. The City of Crystal River shall provide regional wastewater service to the Property and the Ozella Water Authority will provide regional potable water and fire protection service to the Property. Utilities will be extended to each phase of the development as it is built. No parcels will be sold without commitment from the respective utility company regarding



access and readiness of utilities to serve the parcel. New public facilities shall be constructed and placed into operation at the prior to final certification of completion of the subject development phase, and prior to issuance of certificates of occupancy for permanent uses.

23. Common areas, amenities, water recreation facilities, meeting areas and event venues, active recreational amenities, and convenience facilities, as well as open and green space made available and accessible to, and for enjoyment of, the property owners within the development and their guests, invitees, and assigns, will be as shown on the Conceptual Plan, as amended from time to time. This will include, but not is exclusive to active and passive recreational facilities, roads, walks, cart paths, bath houses, and laundry facilities. The aforementioned common areas are not intended for public use, but are planned for primary use by property owners within the development.
24. Whenever either party desires to give notice to the other, it shall be given by written notice, sent by prepaid, certified, United States, mail, with the return receipt requested, addressed to the party for whom it is intended, at the place specified as the place for giving notice, which shall remain until it shall have been changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for the giving of notice:

**CITY OF CRYSTAL RIVER**

Ken Frink, City Manager  
City of Crystal River  
Crystal River, FL 34428

**FOR THE DEVELOPER**

Fred Zohouri  
CRYSTAL RIVER PLANTATION CORP.  
400 Currie Drive  
Alpharetta, GA 30005

Notice so addressed and sent by prepaid certified mail, with return receipt requested, shall be deemed given when it shall have been so deposited in the United States mail.

25. The parties agree that in the event it becomes necessary for any party to this Agreement to litigate in order to enforce its rights under the terms of this Agreement then, and in that event, the prevailing party shall be entitled to receive reasonable attorney's fees and the cost of such litigation including appellate litigation.

26. Failure of the Developer's Agreement to address a particular permit, condition, term or restriction shall not relieve the property owner of the necessity of complying with the law governing such permitting requirements, conditions, terms or restrictions, and that any matter or thing required to be done under existing ordinances of the city shall not be otherwise amended, modified or waived unless such modification amendment or waiver is expressly provided for in the development Agreement with specific reference to the code provisions so waived, modified or amended.
27. The development shall be commenced or be completed within 20 years with the possibility of an extension in time.
28. This Agreement shall not nullify the City's rights and methods outlined in the Land Development Code for monitoring and insuring compliance.

*[THIS SPACE INTENTIONALLY BLANK]*

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this

\_\_\_\_\_ day of \_\_\_\_\_, 2021.

**DEVELOPER:**

Signed, sealed and delivered  
In our presence as witnesses:

\_\_\_\_\_  
By its \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

**STATE OF** \_\_\_\_\_

**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_ day of \_\_\_\_\_  
2021, by \_\_\_\_\_ who is personally known to me \_\_ or has produced  
\_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

My Commission Expires: \_\_\_\_\_  
Commission No. \_\_\_\_\_

**CITY OF CRYSTAL RIVER, FLORIDA:**

\_\_\_\_\_  
By: Joe Meek, Mayor

ATTEST:

\_\_\_\_\_  
Mia Fink, City Clerk

Approved as to form and content for the reliance  
of the City of Crystal River only.

\_\_\_\_\_  
City Attorney

ATTACHMENTS:

Exhibits A, B, & C

**EXHIBIT A**  
Legal Description of Property

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PARCELS 17E18S33 41300, 17E18S33 42000 0060, A PORTION OF 17E18S33 14000 0050, AND A PORTION OF 17E18S28 22000 AS DESCRIBED IN SKETCH OF DESCRIPTION OF PLANTATION PARCELS 500, 600 & 700, PREPARED BY GREENMAN-PEDERSEN, INC. DATED JUNE 23, 2017 AND SKETCH OF DESCRIPTION OF PLANTATION PARCELS 100A, PREPARED BY GREENMAN-PEDERSEN, INC. DATED MARCH 25, 2021, CONTAINING A TOTAL OF 68.84 ACRES MORE OR LESS:

PARCEL 500

A PARCEL OF LAND, LYING IN SECTION 33, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, BEING COMPRISED OF A PORTION OF PARCELS 1B, 4A, 4B AND 4C, OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2392, PAGES 1418 THROUGH 1428, OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 4A AND THE SOUTHWEST CORNER OF PARCEL 2, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2392, PAGES 1418 THROUGH 1428, OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA; THENCE ALONG THE NORTHEASTERLY LINE OF PARCEL 4A AND THE SOUTHWESTERLY LINE OF PARCEL 2, S61°36'31"E, 158.92 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL 4A, THE SOUTHEAST CORNER OF SAID PARCEL 2, AND BEING ON THE WESTERLY LINE OF PARCEL 1B; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 2 AND THE WESTERLY LINE OF SAID PARCEL 1B, N27°16'50"E, 250.00 FEET, TO AN INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 385.00 FEET; THENCE NORTHEASTERLY, ALONG THE NORTHERLY LINE OF SAID PARCEL 1B AND SAID CURVE, 152.21 FEET, THROUGH A CENTRAL ANGLE OF 22°39'08" AND A CHORD BEARING AND DISTANCE OF N47°23'15"E, 151.22 FEET; THENCE CONTINUE ALONG THE WESTERLY LINE OF SAID PARCEL 1B, N58°29'24"E, 888.54 FEET; THENCE S17°27'58"W, 387.72 FEET; THENCE S38°58'30"W, 439.67 FEET; THENCE S59°17'13"W, 173.82 FEET; THENCE S28°20'34"W, 392.05 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE, 195.20 FEET, THROUGH A CENTRAL ANGLE OF 111°50'34" AND A CHORD BEARING AND DISTANCE OF S27°34'43"E, 165.65 FEET; THENCE S83°30'00"E, 313.82 FEET; THENCE S26°35'38"E, 220.01 FEET; THENCE S13°57'59"W, 485.97 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED PARCEL 4C; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 4C THE FOLLOWING TWO COURSES AND DISTANCES: S13°56'44"W, 34.11 FEET; and S32°37'22"W, 140.53 FEET, TO THE INTERSECTION WITH THE EASTERLY PROJECTION OF THE NORTH RIGHT-OF-WAY LINE OF WEST PLANTATION LANE AS PER OFFICIAL RECORD BOOK 251, PAGE 162; THENCE S89°07'51"W, 183.42 FEET ALONG SAID EASTERLY PROJECTION TO THE NORTHEAST CORNER OF SAID NORTH RIGHT-OF-WAY OF WEST PLANTATION LANE; THENCE CONTINUE S89°07'51"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 572.67 FEET; THENCE N00°00'00"E, 1303.07 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL 4A AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST FORT ISLAND TRAIL (ALSO KNOWN AS STATE ROAD 44 AND KINGS BAY ROAD, RIGHT-OF-WAY WIDTH

VARIES); THENCE ALONG SAID LINES, N57°25'17"W, 3.00 FEET, TO AN INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 606.69 FEET; THENCE CONTINUE ALONG SAID LINES, NORTHEASTERLY, AN ARC DISTANCE OF 44.23 FEET, THROUGH A CENTRAL ANGLE OF 04°10'38" AND A CHORD BEARING AND DISTANCE OF N30°29'21"E, 44.22 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE CONTINUE ALONG SAID LINE, N28°24'03"E, 117.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.047 ACRES (1,352,400 SQUARE FEET), MORE OR LESS.

*Reference: Sketch of Description of Plantation Parcel 500, prepared by Greenman-Pedersen, Inc. dated June 23, 2017, Job # FOC-2016809.01, File #3M/1481-500.*

#### PARCEL 600

A PARCEL OF LAND, LYING IN SECTION 33, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, BEING COMPRISED OF A PORTION OF PARCELS 1B, 4A, 4B AND 4C, OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2392, PAGES 1418 THROUGH 1428, OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 4A AND THE SOUTHWEST CORNER OF PARCEL 2, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2392, PAGES 1418 THROUGH 1428, OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA; THENCE S28°24'03"W, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST FORT ISLAND TRAIL (ALSO KNOWN AS STATE ROAD 44 AND KINGS BAY ROAD, RIGHT-OF-WAY WIDTH VARIES) AND ALONG THE WESTERLY LINE OF SAID PARCEL 4A, 117.00 FEET TO THE POINT OF TANGENCY OF A CIRCULAR CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 606.69 FEET; THENCE CONTINUE ALONG SAID LINES, SOUTHWESTERLY, AN ARC DISTANCE OF 44.23 FEET, THROUGH A CENTRAL ANGLE OF 04°10'38" AND A CHORD BEARING AND DISTANCE OF S30°29'21"W, 44.22 FEET TO THE END OF THE CURVE; THENCE ALONG SAID LINES, S57°25'20"E, 3.00 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"W, 1303.07 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF AFOREMENTIONED PARCEL 4C AND THE NORTH RIGHT-OF-WAY LINE OF WEST PLANTATION LANE (50 FOOT WIDE RIGHT-OF-WAY); THENCE S89°07'51"W, ALONG SAID SOUTH LINE OF PARCEL 4C AND NORTH RIGHT-OF-WAY LINE, 980.55 FEET; THENCE ALONG SAID LINES, N79°26'30"W, 398.90 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 4C; THENCE N10°33'56"E, 150.08 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4C AND A POINT ON THE WESTERNMOST LINE OF AFOREMENTIONED PARCEL 1B; THENCE CONTINUE N10°33'56"E, ALONG SAID WESTERNMOST LINE OF PARCEL 1B, 63.57 FEET; THENCE ALONG SAID WESTERNMOST LINE, N00°39'25"W, 269.07 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED PARCEL 4B; THENCE N16°56'49"W, 200.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4B AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST FORT ISLAND TRAIL (ALSO KNOWN AS STATE ROAD 44 AND KINGS BAY ROAD, RIGHT-OF-WAY WIDTH VARIES); THENCE N73°03'02"E, ALONG THE NORTH LINE OF SAID PARCEL 4B AND SAID SOUTHERLY RIGHT-OF-WAY LINE, 910.69 FEET; THENCE ALONG SAID LINES, S16°56'58"E, 3.00 FEET; THENCE ALONG SAID LINES, N73°03'02"E, 195.24 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 609.69 FEET; THENCE

CONTINUE ALONG SAID LINES, NORTHERLY, AN ARC DISTANCE OF 311.10 FEET, THROUGH A CENTRAL ANGLE OF 29°14'09" AND A CHORD BEARING AND DISTANCE OF N58°25'57"E, 307.74 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 4B AND THE SOUTHWESTERLY CORNER OF AFOREMENTIONED PARCEL 4A; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID PARCEL 4A, NORTHERLY, AN ARC DISTANCE OF 119.57 FEET, THROUGH A CENTRAL ANGLE OF 11°14'13" AND A CHORD BEARING AND DISTANCE OF N38°11'46"E, 119.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.685 ACRES (1,293,100 SQUARE FEET), MORE OR LESS.

*Reference: Sketch of Description of Plantation Parcel 600, prepared by Greenman-Pedersen, Inc. dated June 23, 2017, Job # FOC-2016809.01, File #3M/1481-600.*

PARCEL 700:

BEGIN AT THE MOST WESTERLY CORNER OF LOT 52, BLOCK T, KIMBERLY PLANTATION ESTATES, TRACT 4, AS RECORDED IN PLAT BOOK 8, PAGES 75, 76 AND 77, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE SOUTH 61°05'10" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 52, A DISTANCE OF 150.92 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 52; THENCE SOUTH 27°47'40" WEST, 249.96 FEET; THENCE NORTH 61° 05'10" WEST, PARALLEL TO THE SOUTHWESTERLY LINE OF SAID LOT 52, A DISTANCE OF 158.14 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF KINGS BAY ROAD (STATE ROAD NO. 44); THENCE NORTH 28°54'50" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 199.91 FEET TO THE P.C. OF A CURVE, CONCAVED SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 5°21'46" AND A RADIUS OF 535 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 50.08 FEET TO THE POINT OF BEGINNING (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING NORTH 31°35'43" EAST, 50.06 FEET).

CONTAINING 0.89674 ACRES (39,062 SQUARE FEET), MORE OR LESS.

*Reference: Boundary Survey of Plantation Inn & Golf Resort, prepared by Greenman-Pedersen, Inc. dated November 15, 2016, Job # FOC-2016809, File #1M/487G.*

PARCEL 100A

A PARCEL OF LAND, LYING IN SECTION 33, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, BEING COMPRISED OF A PORTION OF PARCEL 100, OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2898, PAGES 162 THROUGH 171, OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTH RIGHT-OF-WAY OF WEST PLANTATION DRIVE; THENCE ALONG THE EASTERLY PROJECTION OF THE NORTH RIGHT-OF-WAY LINE OF WEST PLANTATION LANE N°07'51"W, 183.42 FEET TO THE WESTERLY BOUNDARY OF PARCEL 100, AS DESCRIBED IN AFOREMENTIONED OFFICIAL RECORDS BOOK 2898, PAGES 162 THROUGH 171; THENCE ALONG THE WESTERLY BOUNDARY OF AFOREMENTIONED PARCEL 100 THE FOLLOWING THREE COURSES AND

DISTANCES: N32°37'22"E, 140.53 FEET, N13°56'44"E, 34.11 FEET, AND N13°57'59", 409.75 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID POINT OF BEGINNING AND CONTINUING ALONG THE WESTERLY BOUNDARY OF AFOREMENTIONED PARCEL 100 THE FOLLOWING THREE COURSES AND DISTANCES: N13°57'59", 76.22 FEET; N26°35'38"W, 220.01 FEET; N83°30'00"W, 313.82 FEET TO THE P.C OF A CURVE CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 111°50'34" AND A RADIUS OF 100.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 195.20 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S27°34'43"E, 165.65 FEET); THENCE CONTINUING ALONG THE WESTERLY BOUNDARY OF AFOREMENTIONED PARCEL 100 THE FOLLOWING FOUR COURSES AND DISTANCES: N28°20'34"E, 392.05 FEET; N59°17'13"E, 173.82; N38°58'30"E, 439.67, AND N17°27'58"E, 387.72 FEET TO THE P.C OF A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 48°35'13" AND A RADIUS OF 206.27 FEET; THENCE DEPARTING THE WESTERLY BOUNDARY OF AFOREMENTIONED PARCEL 100, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 174.92 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S14°30'06"W, 169.73 FEET); THENCE S38°47'43"W, 204.10 FEET TO THE P.C OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 33°00'34" AND A RADIUS OF 100.32 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 57.80 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S22°17'26"W, 57.00 FEET); THENCE DEPARTING SAID CURVE S05°47'09"W, 267.27 FEET; THENCE S10°50'42"E, 385.28 FEET TO THE P.C OF A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 36°48'29" AND A RADIUS OF 175.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 112.42 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S07°33'33"W, 110.50 FEET); THENCE DEPARTING SAID CURVE, S25°57'48"W, 134.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.2092 ACRES (314,030 SQUARE FEET), MORE OR LESS.

*Reference: Sketch of Description of Plantation Parcel 100A, prepared by Greenman-Pedersen, Inc. dated March 25, 2021, Job # GEO-2020423.00, File #3M/1481-100A.*

END EXHIBIT A

DRAFT







**Developer Agreement &  
Master Site Development Plan Application  
Information Included in Package**

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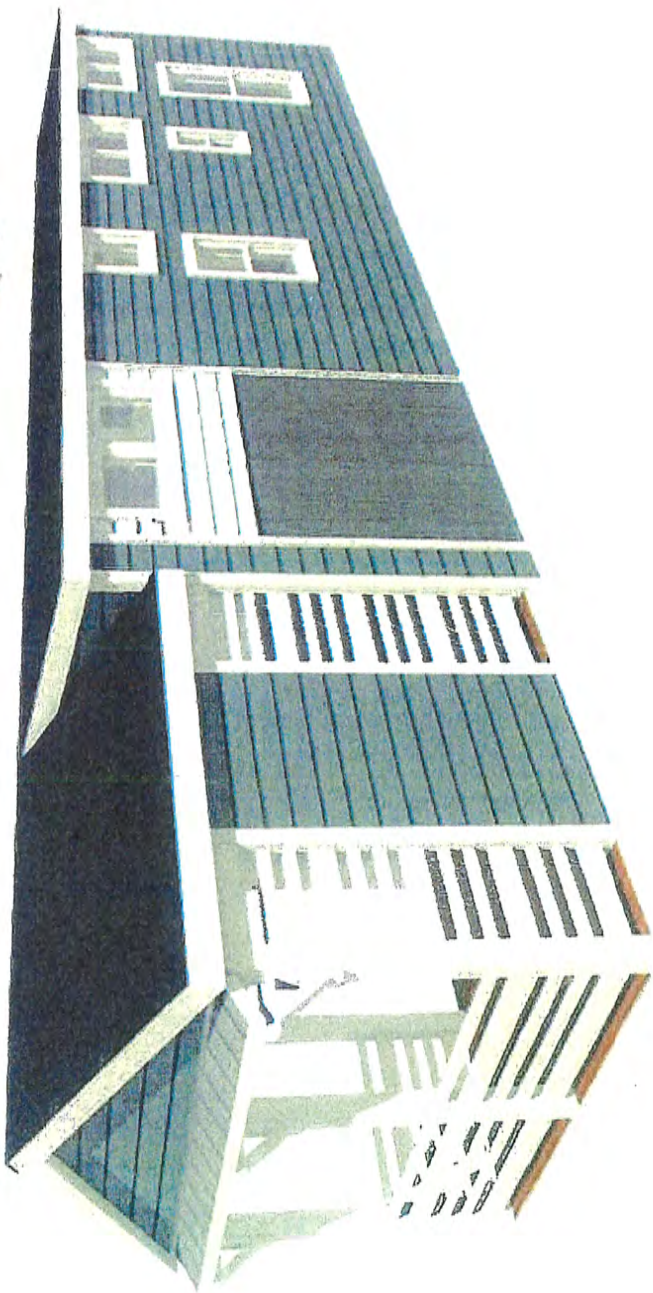
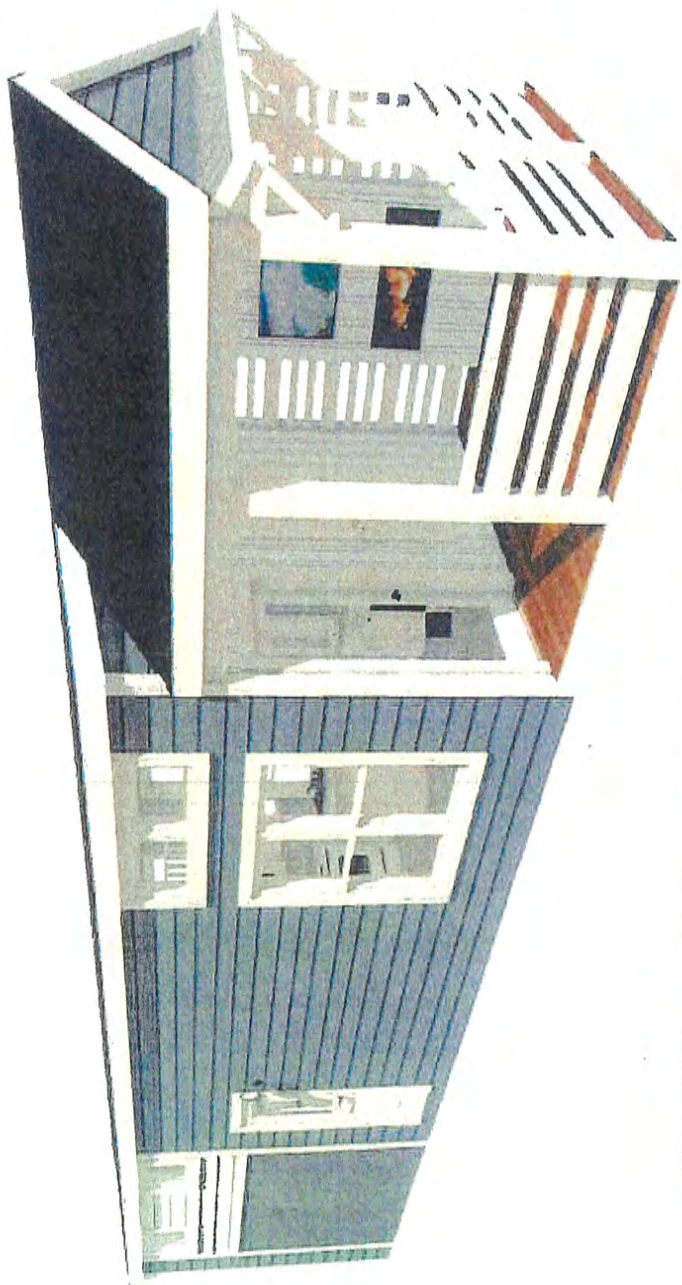
Draft Developer Agreement  
Master Site Development Plan

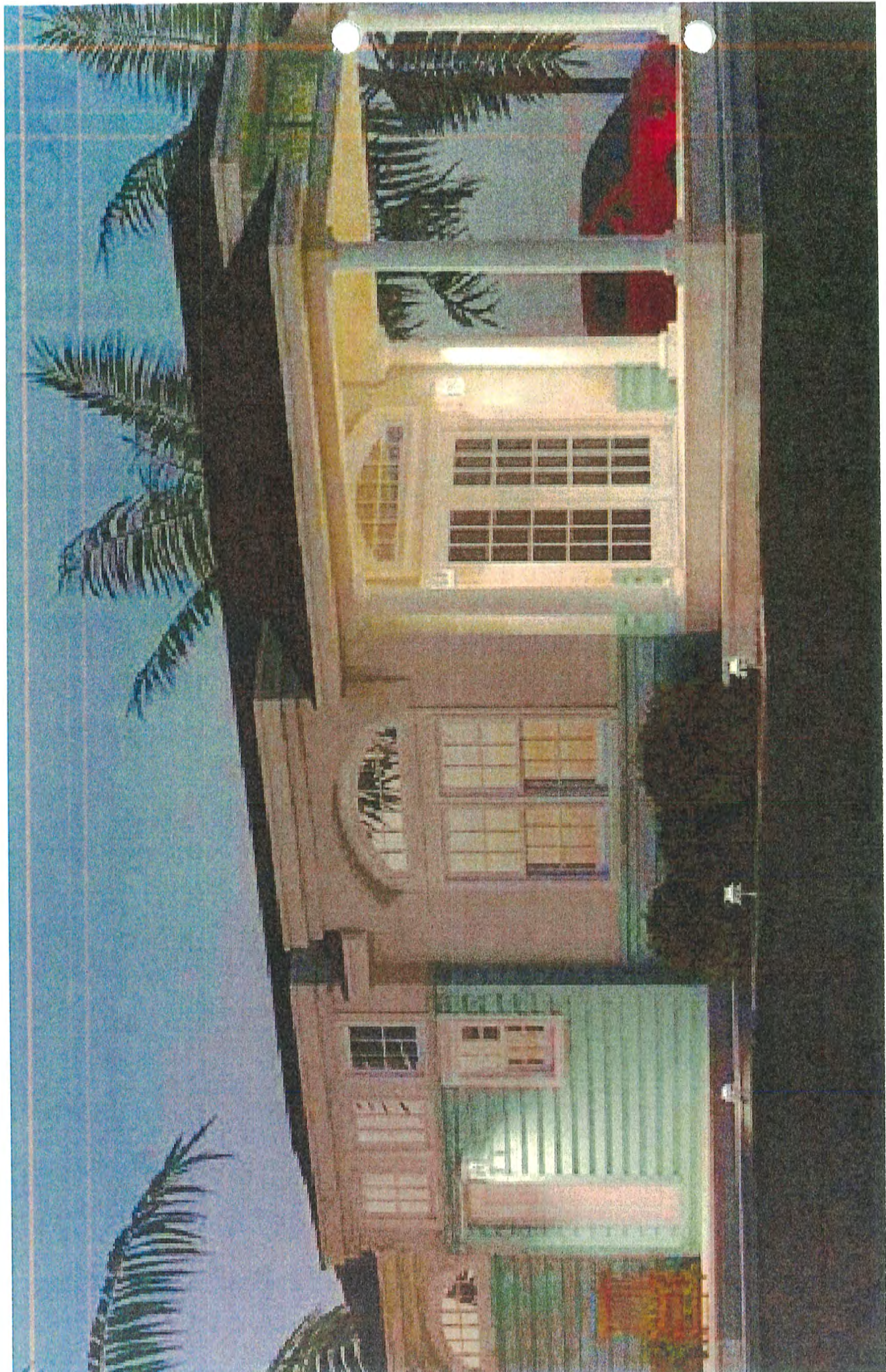
Supporting Information:

- Phases 1 – 3 Illustrative Concept Plan
- Resort Lot Cottage Concept Imagery
- Topographic and Tree Survey (Resubmittal, Previously Provided)











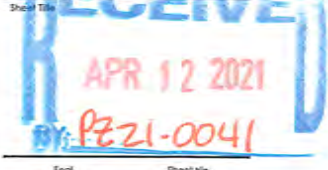
**THE OUTPOST PUD**  
**PLANTATION ON CRYSTAL RIVER**  
**MASTER SITE DEVELOPMENT PLAN**

DEVELOPER / DECLARANT / PROPERTY OWNER / APPLICANT  
 CRYSTAL RIVER PLANTATION CORPORATION  
 400 CURE DRIVE  
 ALPHARETTA, GA 30029  
 PRINCIPAL - FRED JOHNSON  
 AGENT  
 ACP COMMUNITIES, LLC  
 ATTENTION - DANIEL SAGER  
 200 OCEAN CREST DRIVE, SUITE 201, PALM COAST, FL 32137  
 386.346.5546  
 dsager@acpcommunities.com

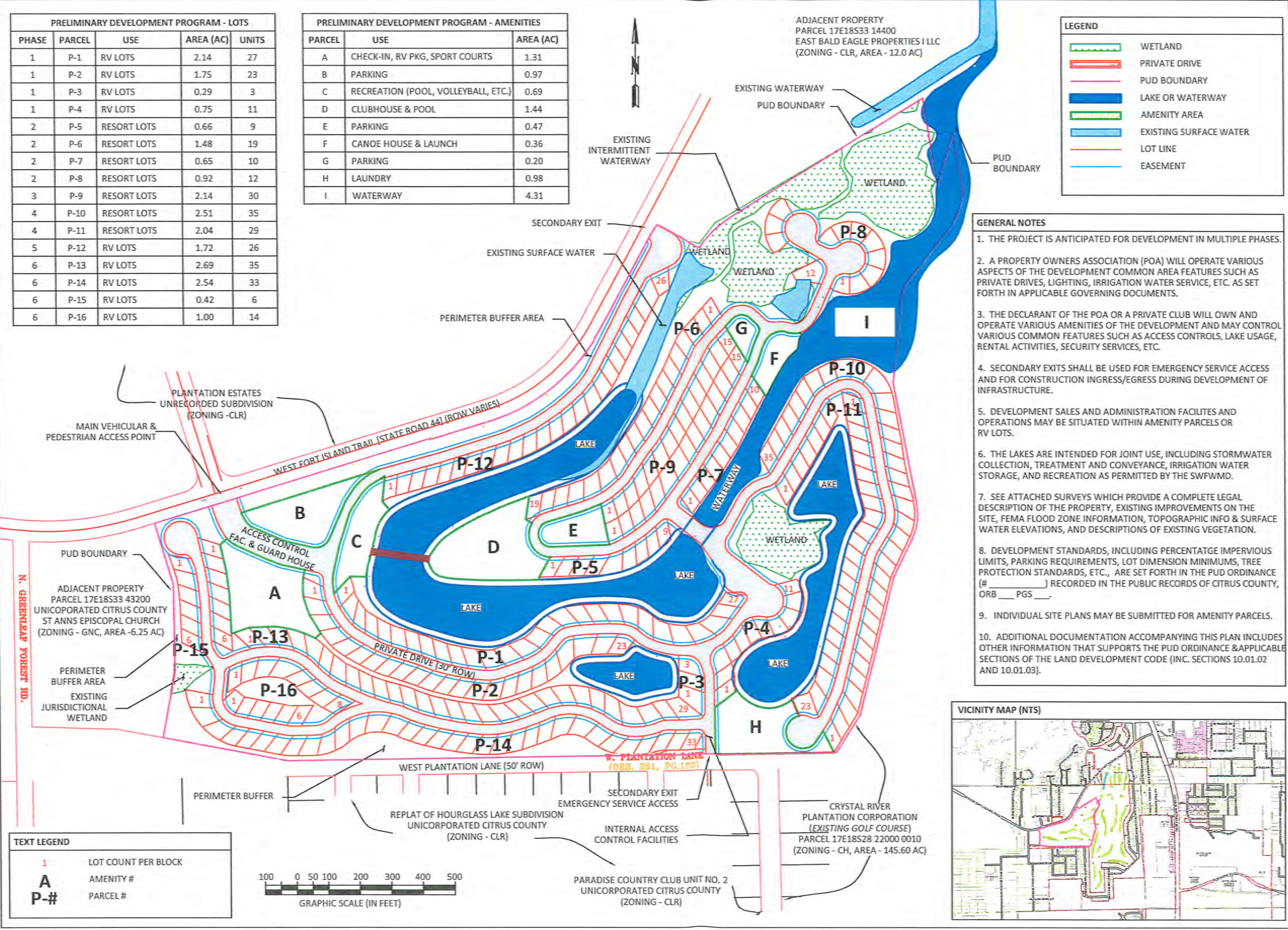
Date: APRIL 2021

No.	Description	Date
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Scale: \_\_\_\_\_ Sheet No. \_\_\_\_\_

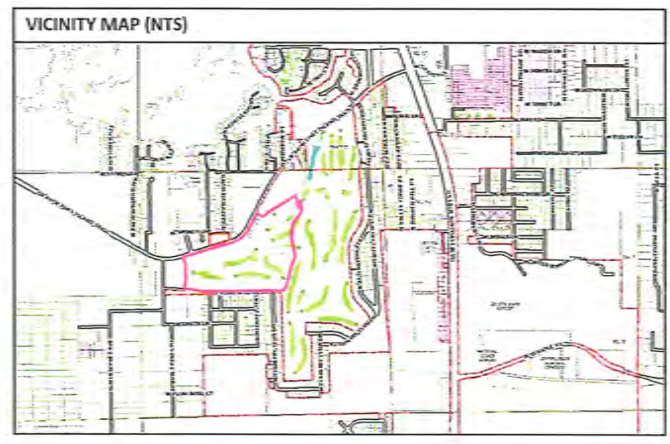


PHASE	PARCEL	USE	AREA (AC)	UNITS
1	P-1	RV LOTS	2.14	27
1	P-2	RV LOTS	1.75	23
1	P-3	RV LOTS	0.29	3
1	P-4	RV LOTS	0.75	11
2	P-5	RESORT LOTS	0.66	9
2	P-6	RESORT LOTS	1.48	19
2	P-7	RESORT LOTS	0.65	10
2	P-8	RESORT LOTS	0.92	12
3	P-9	RESORT LOTS	2.14	30
4	P-10	RESORT LOTS	2.51	35
4	P-11	RESORT LOTS	2.04	29
5	P-12	RV LOTS	1.72	26
6	P-13	RV LOTS	2.69	35
6	P-14	RV LOTS	2.54	33
6	P-15	RV LOTS	0.42	6
6	P-16	RV LOTS	1.00	14

PARCEL	USE	AREA (AC)
A	CHECK-IN, RV PKG, SPORT COURTS	1.31
B	PARKING	0.97
C	RECREATION (POOL, VOLLEYBALL, ETC.)	0.69
D	CLUBHOUSE & POOL	1.44
E	PARKING	0.47
F	CANOE HOUSE & LAUNCH	0.36
G	PARKING	0.20
H	LAUNDRY	0.98
I	WATERWAY	4.31

	WETLAND
	PRIVATE DRIVE
	PUD BOUNDARY
	LAKE OR WATERWAY
	AMENITY AREA
	EXISTING SURFACE WATER
	LOT LINE
	EASEMENT

- GENERAL NOTES**
1. THE PROJECT IS ANTICIPATED FOR DEVELOPMENT IN MULTIPLE PHASES.
  2. A PROPERTY OWNERS ASSOCIATION (POA) WILL OPERATE VARIOUS ASPECTS OF THE DEVELOPMENT COMMON AREA FEATURES SUCH AS PRIVATE DRIVES, LIGHTING, IRRIGATION WATER SERVICE, ETC. AS SET FORTH IN APPLICABLE GOVERNING DOCUMENTS.
  3. THE DECLARANT OF THE POA OR A PRIVATE CLUB WILL OWN AND OPERATE VARIOUS AMENITIES OF THE DEVELOPMENT AND MAY CONTROL VARIOUS COMMON FEATURES SUCH AS ACCESS CONTROLS, LAKE USAGE, RENTAL ACTIVITIES, SECURITY SERVICES, ETC.
  4. SECONDARY EXITS SHALL BE USED FOR EMERGENCY SERVICE ACCESS AND FOR CONSTRUCTION INGRESS/EGRESS DURING DEVELOPMENT OF INFRASTRUCTURE.
  5. DEVELOPMENT SALES AND ADMINISTRATION FACILITIES AND OPERATIONS MAY BE SITUATED WITHIN AMENITY PARCELS OR RV LOTS.
  6. THE LAKES ARE INTENDED FOR JOINT USE, INCLUDING STORMWATER COLLECTION, TREATMENT AND CONVEYANCE, IRRIGATION WATER STORAGE, AND RECREATION AS PERMITTED BY THE SWFWMD.
  7. SEE ATTACHED SURVEYS WHICH PROVIDE A COMPLETE LEGAL DESCRIPTION OF THE PROPERTY, EXISTING IMPROVEMENTS ON THE SITE, FEMA FLOOD ZONE INFORMATION, TOPOGRAPHIC INFO & SURFACE WATER ELEVATIONS, AND DESCRIPTIONS OF EXISTING VEGETATION.
  8. DEVELOPMENT STANDARDS, INCLUDING PERCENTAGE IMPERVIOUS LIMITS, PARKING REQUIREMENTS, LOT DIMENSION MINIMUMS, TREE PROTECTION STANDARDS, ETC., ARE SET FORTH IN THE PUD ORDINANCE (# \_\_\_\_\_) RECORDED IN THE PUBLIC RECORDS OF CITRUS COUNTY, ORB \_\_\_ PGS \_\_\_.
  9. INDIVIDUAL SITE PLANS MAY BE SUBMITTED FOR AMENITY PARCELS.
  10. ADDITIONAL DOCUMENTATION ACCOMPANYING THIS PLAN INCLUDES OTHER INFORMATION THAT SUPPORTS THE PUD ORDINANCE & APPLICABLE SECTIONS OF THE LAND DEVELOPMENT CODE (INC. SECTIONS 10.01.02 AND 10.01.03).



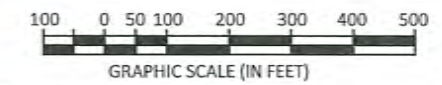
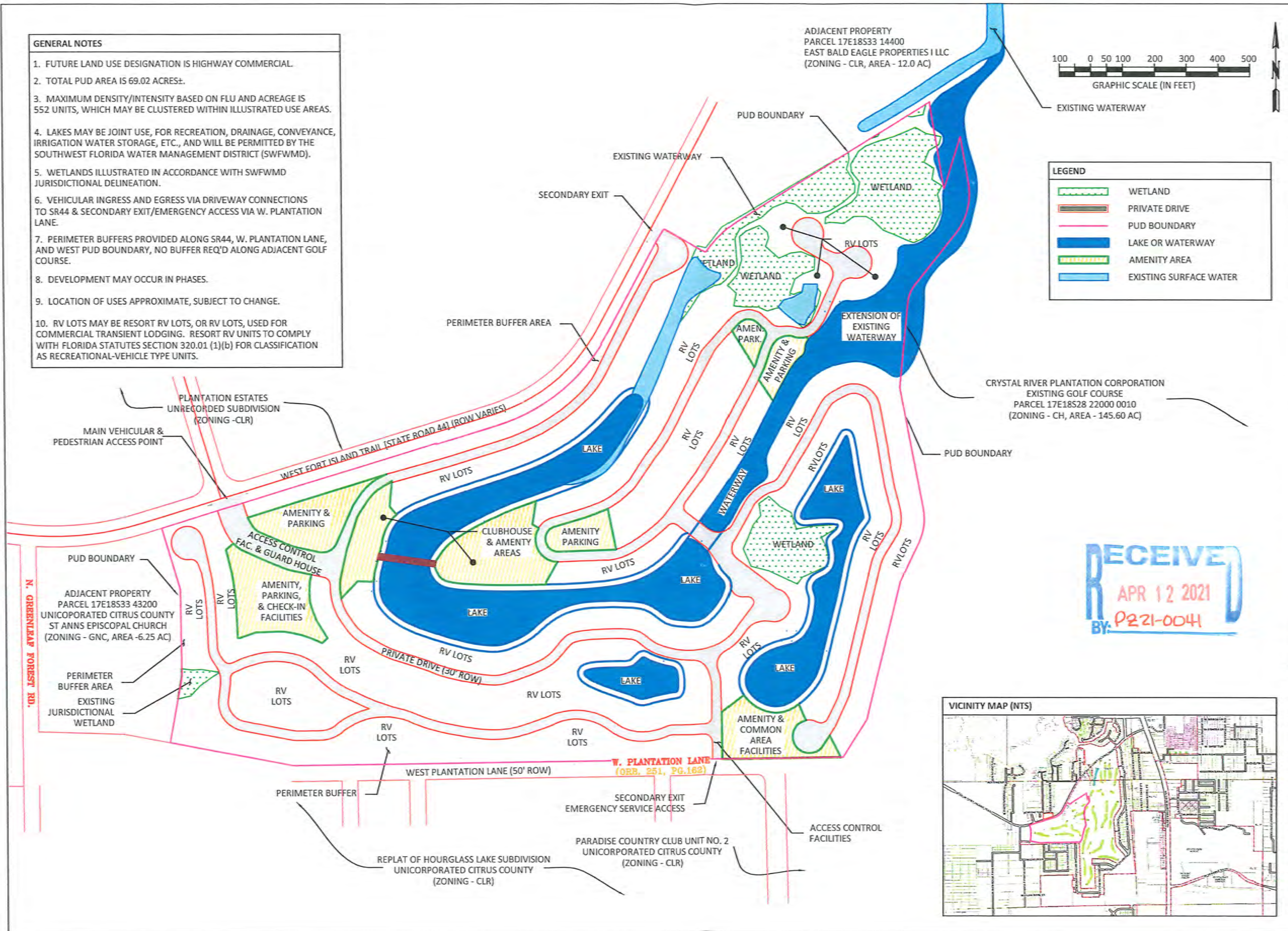
1	LOT COUNT PER BLOCK
A	AMENITY #
P-#	PARCEL #





**GENERAL NOTES**

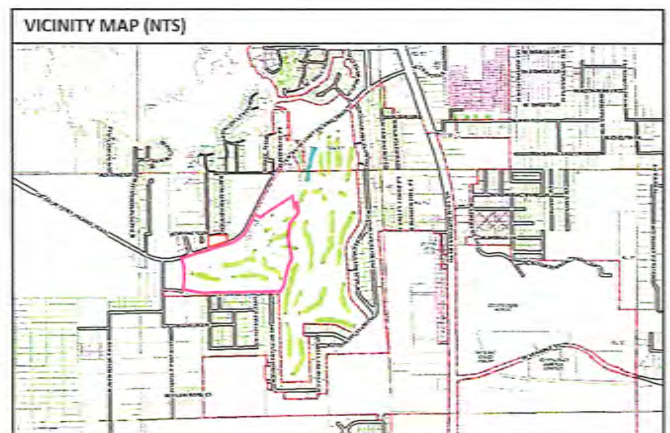
1. FUTURE LAND USE DESIGNATION IS HIGHWAY COMMERCIAL.
2. TOTAL PUD AREA IS 69.02 ACRES±.
3. MAXIMUM DENSITY/INTENSITY BASED ON FLU AND ACREAGE IS 552 UNITS, WHICH MAY BE CLUSTERED WITHIN ILLUSTRATED USE AREAS.
4. LAKES MAY BE JOINT USE, FOR RECREATION, DRAINAGE, CONVEYANCE, IRRIGATION WATER STORAGE, ETC., AND WILL BE PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD).
5. WETLANDS ILLUSTRATED IN ACCORDANCE WITH SWFWMD JURISDICTIONAL DELINEATION.
6. VEHICULAR INGRESS AND EGRESS VIA DRIVEWAY CONNECTIONS TO SR44 & SECONDARY EXIT/EMERGENCY ACCESS VIA W. PLANTATION LANE.
7. PERIMETER BUFFERS PROVIDED ALONG SR44, W. PLANTATION LANE, AND WEST PUD BOUNDARY, NO BUFFER REQ'D ALONG ADJACENT GOLF COURSE.
8. DEVELOPMENT MAY OCCUR IN PHASES.
9. LOCATION OF USES APPROXIMATE, SUBJECT TO CHANGE.
10. RV LOTS MAY BE RESORT RV LOTS, OR RV LOTS, USED FOR COMMERCIAL TRANSIENT LODGING. RESORT RV UNITS TO COMPLY WITH FLORIDA STATUTES SECTION 320.01 (1)(b) FOR CLASSIFICATION AS RECREATIONAL-VEHICLE TYPE UNITS.



**LEGEND**

	WETLAND
	PRIVATE DRIVE
	PUD BOUNDARY
	LAKE OR WATERWAY
	AMENITY AREA
	EXISTING SURFACE WATER

**RECEIVED**  
APR 12 2021  
BY: P221-004



**THE OUTPOST PUD  
PLANTATION ON CRYSTAL RIVER  
CONCEPTUAL DEVELOPMENT PLAN**

DEVELOPER / DECLARANT / PROPERTY OWNER / APPLICANT  
CRYSTAL RIVER PLANTATION CORPORATION  
400 CLURE DRIVE  
ALPHARETTA, GA 30005  
PRINCIPAL - FRED ZOHOUR  
AGENT  
ACP COMMUNITIES, LLC  
ATTENTION - DANIEL BAUER  
200 OCEAN CREST DRIVE, SUITE 2L, PALM COAST, FL 32137  
386.246.8946  
dbaier@acpcommunities.com

Date: APRIL 2021

No.	Description	Date
△		

Drawn: Designed: Checked: Project No: CR-2101  
Sheet Title:

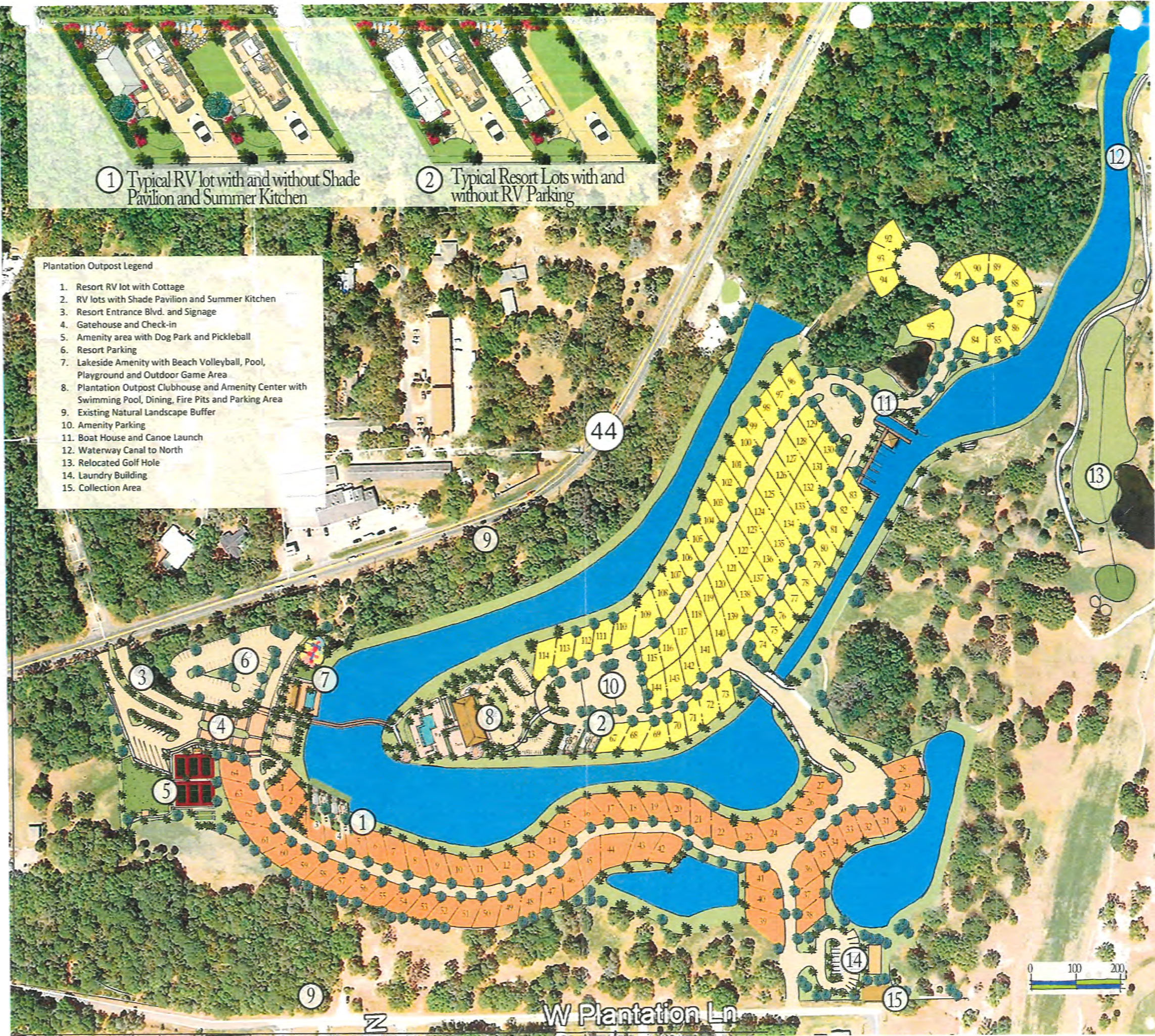
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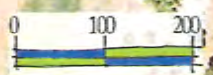
① Typical RV lot with and without Shade Pavilion and Summer Kitchen

② Typical Resort Lots with and without RV Parking

- Plantation Outpost Legend
1. Resort RV lot with Cottage
  2. RV lots with Shade Pavilion and Summer Kitchen
  3. Resort Entrance Blvd. and Signage
  4. Gatehouse and Check-in
  5. Amenity area with Dog Park and Pickleball
  6. Resort Parking
  7. Lakeside Amenity with Beach Volleyball, Pool, Playground and Outdoor Game Area
  8. Plantation Outpost Clubhouse and Amenity Center with Swimming Pool, Dining, Fire Pits and Parking Area
  9. Existing Natural Landscape Buffer
  10. Amenity Parking
  11. Boat House and Canoe Launch
  12. Waterway Canal to North
  13. Relocated Golf Hole
  14. Laundry Building
  15. Collection Area

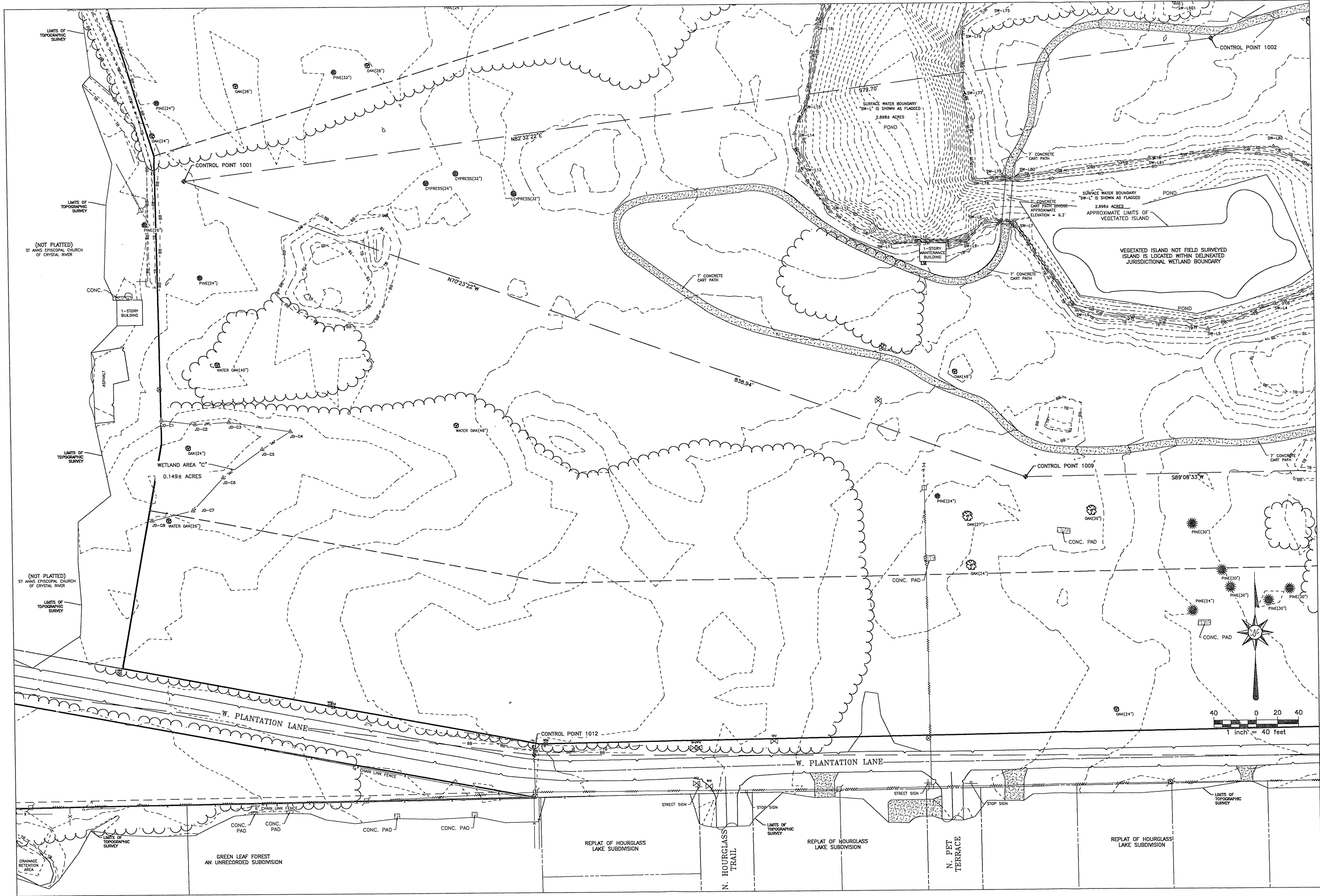


W Plantation Ln





Project: Job No: Client: KINGWOODRY-LW [K:\\_Land Projects\FOC-2016809.01 Kingwood - Plantation R\KingwoodRY-LW.dwg] Xref: KINGWOODRY-LW [K:\\_Land Projects\FOC-2016809.01 Kingwood - Plantation R\KingwoodRY-LW.dwg] FOC-2016809.01 Kingwood - Plantation R\KingwoodRY-LW.dwg  
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 By: meeliman  
 Profile: Carlson2017  
 SC:

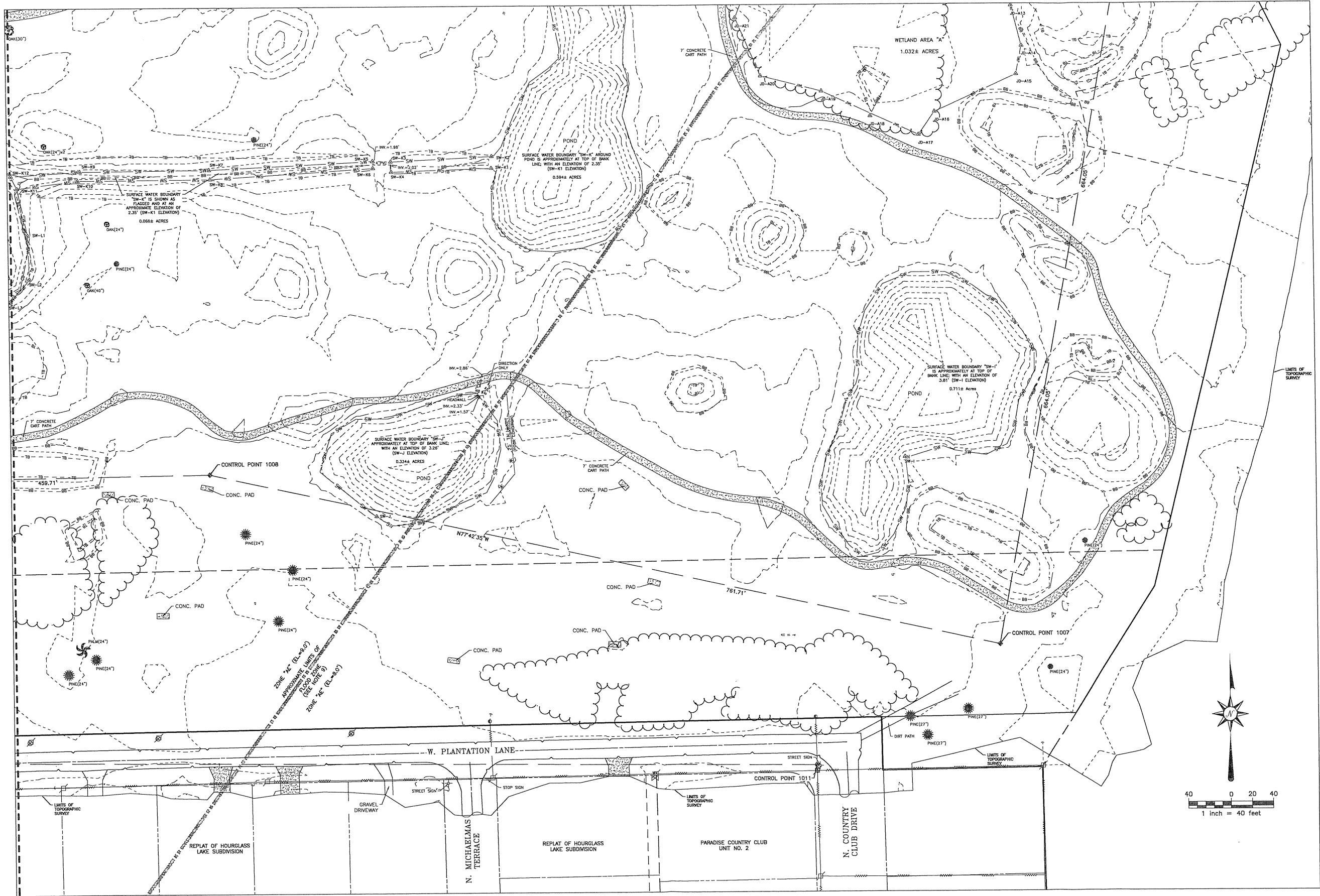


SHEET NO. 2 OF 6	A TOPOGRAPHIC SURVEY FOR KINGWOOD CRYSTAL RIVER RESORT CORP. CITRUS COUNTY, FLORIDA		SECTION 33-T-1BS-R.17E	DATE OF SURVEY: 09-30-2020	DATE
			JOB NUMBER: GEO-2020423.01	FILE #: 1M/688 F.B./FG.M150D/21	REVISION
		DWG. NAME: KINGWOODRY2020.DWG	DRAWN BY: D.R.H.	CHECKED BY: H.B.P.	
		COGO FILE: KINGWOODRY2020.GRD			

**GPI** Geospatial, Inc.  
 3051 U.S. HIGHWAY 90, SUITE 407  
 GAITHERSBURG, MD 20878  
 (LICENSED BUSINESS NO. 8748)  
 LIDAR - PHOTOGRAMMETRY - ASSET MANAGEMENT

Project: Job No: Client: KINGWOODRY-LW [X:\Land Projects\F0C-2016809.01 Kingwood - Plantation R\DWG\REF\LOC\_MAP.dwg  
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 Plot Date: Mar 30, 2021 - 2:08pm By: meelmon  
 LT:Scale=1 DimScale=1 Tab=SHEET03

Xrefs: KINGWOODRY-LW [X:\Land Projects\F0C-2016809.01 Kingwood - Plantation R\DWG\REF\LOC\_MAP.dwg  
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SHEET NO: 4 OF 6	A TOPOGRAPHIC SURVEY FOR KINGWOOD CRYSTAL RIVER RESORT CORP. CITRUS COUNTY, FLORIDA		SECTION 33-T.18S-R.17E	DATE OF SURVEY: 09-30-2020	DATE
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		COGO FILE: KINGWOODRY2020.GRD	CHECKED BY: H.B.P.		

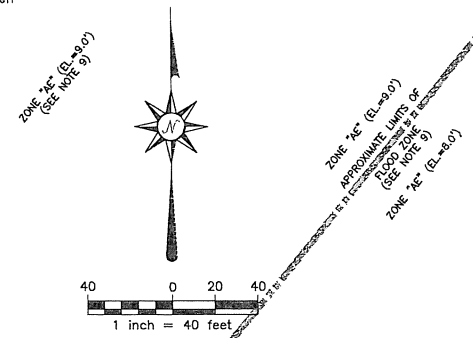
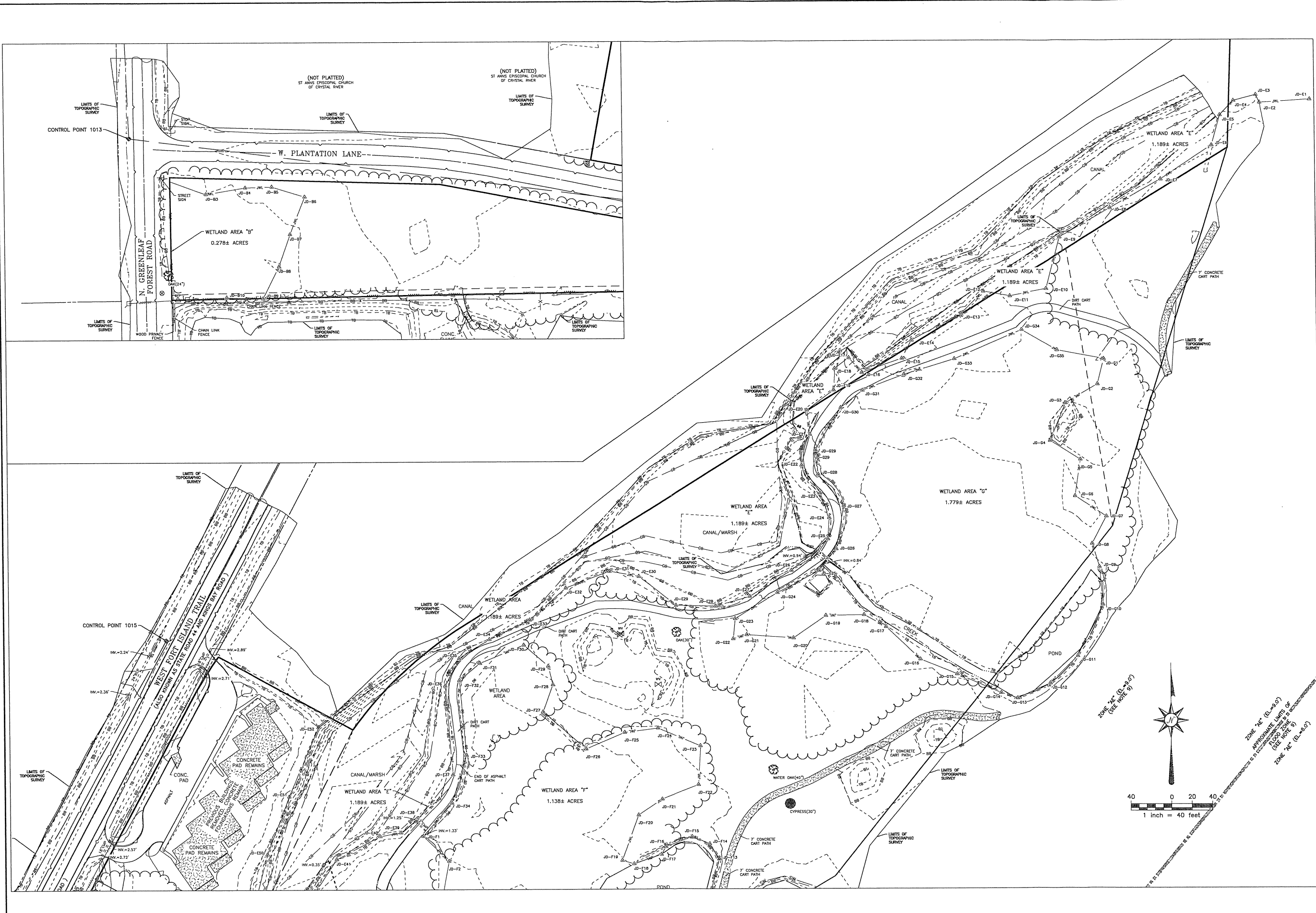
**GPI**  
 GPI Geospatial, Inc.  
 3081 E. JUNIPER ST.  
 GUNTERSBURG, MO 65038  
 (LICENSED BUSINESS NO. 8746)  
 LIDAR - PHOTOGRAMMETRY - ASSET MANAGEMENT





Project: Job No: Client: Kingwood  
 Drawing Name: O:\055\2020\2020\00\_Kingwood\_Plantation\_RA\_05\_Mapping\_CAD\KINGWOODR2020.dwg  
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 By: meirman  
 Plotter: Calman2017  
 Document: 1  
 Title: SHEET 06

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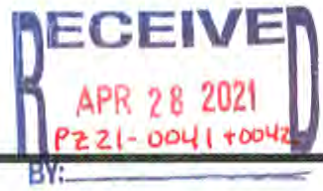


SHEET NO. 6 OF 6	A TOPOGRAPHIC SURVEY FOR KINGWOOD CRYSTAL RIVER RESORT CORP. CITRUS COUNTY, FLORIDA		SECTION 33-T-1BS-R-17E	DATE OF SURVEY: 09-30-2020	REVISION	DATE
			JOB NUMBER: GEO-2020423.01	FILE #: 1M/668	F.B./P.G.: M1500/21	
		DWG. NAME: KINGWOODR2020.DWG	DRAWN BY: D.R.H.			
		COCO FILE: KINGWOODR2020.CRD	CHECKED BY: H.B.P.			



**PUBLIC INPUT  
RECEIVED  
FOR**

**PZ21-0041/PZ21-0042**



**Jenette Collins**

**From:** Jim Fike <jimfike@gmail.com>  
**Sent:** Wednesday, April 28, 2021 3:50 PM  
**To:** Jenette Collins  
**Cc:** Ken Frink; ecopland@crystalriverfl.org; Jeanette Rehberg  
**Subject:** Plantation Outpost Club & Resort response from opposing neighbor next to proposed RV Park

Dear Ms. Collins,

Could you please forward this letter to the Planning Commission and it's my hope it would be forwarded to the City Council & Citrus County Officials as well.

Plantation Outpost Club & Resort **RV PARK** Letter from neighboring Homeowner viewpoint

**List of considerations by Single Family resident neighboring RV Park:**

- 1) 7' high Privacy Fence that blocks view of mobile park.
- 2) No Secondary entrance/exit that dumps traffic into our single family homes & neighborhood.
- 3) RV Park paying for eight (8') feet width of roadway from their entrance on Fort Island Trail all the way to Hwy 19, including a bike trail.
- 4) Strict Enforcement of Ordinances: Noise, Lighting & dimming for Light Poles RV park at night, Smoke, Run Off, trash & debris. Ownership of RV Parks change routinely & their rules & amenities change routinely...What part will the City, County play to stop this? What Safety & Security plan for Residents? Security Guard, Sheriff Patrolling, Park enforcement? Or More empty words...
- 5) Proper Identification of every individual living in RV park
- 6) Boat access to ramp for all single family residents
- 7) Mitigation should include areas that flood within our neighborhood outside and apart from the RV park where there is standing water problems to alleviate ongoing flooding issues.
- 8) Specific work schedule for heavy equipment, not on weekends.

There should Not be a Secondary Entrance in our backyard for 1,000 RV people to come & go from our neighborhood streets.

Fort Island Trail is at its maximum capacity now without proper management for exiting traffic on weekends & holidays. The boats & trailers are in a long line trying to get out onto US 19, waiting for three (3), four (4) traffic lights to get through to US 19. Every single planning commissioner & County Commissioner & City council member needs to see w/ their own eyes the huge problem that exists on an overburdened fort island trail.

The plantation inn property that previously was a driving range, now is a parking lot for trucks & boat trailers is packed full on holidays & many weekends. That doesn't include the traffic from the park & public boat ramp six miles down on Fort island trail.

I would like to hear exact details of exactly how Fort Island Trail is going to be improved as it is NOT being managed now. We're going through two (2) years of road construction on US 19 from Fort island trail down to Ozello Trail and who is going to manage the traffic lights over the two years of the road work being done? The state, county & city turn a blind eye & do nothing... deferring to DAB the contractor to manage the traffic lights till the end of 2022? Zero concern for residents or businesses. DAB the contracting firm has done nothing, nada, zilch, zero to help manage the through traffic on Hwy 19 changing red lights to Green to stop the gridlock. Now residents are rewarded w/ Fort Island Trail construction till the end of 2024?

It is imperative that there be a 7 ft high privacy fence put in place permanently (not a chain link fence). The homeowners need to take every precaution guarding against a chain link fence, Noise, Lighting, Smoke, Pollution, Runoff, Flooding from the Waterway, debris, degradation from within that Park. Now the city and county wants to bring a waterway 500' closer to our homes in a neighborhood prone to flooding issues the last sixty (60) years. I would like the planning commission, county & city council members to identify on an accurate legible map where the flooding occurs now within our single family home neighborhood now? Ironically, we live in an AE flood zone that was amended by FEMA in 2014 & flood insurance is about to double or triple yet the County & City approves a waterway closer to our homes? The Runoff & Title Surges into the Waterway coming 500 ft or more closer to our homes isn't a problem? It's a blatant lie...

There should be clear marks of exactly where this RV Park seven (7) ft high privacy fence is going to be built w/ a **heavy yellow rope** hung the length of where this fence is as it affects the rest of the golf course and our homes. We do not have a map to scale to be able to see exactly where this park is going to be from each of our property lines so we can make relevant determinations. Elevations & scale were excluded from the RV Park map & neighborhood. RV slots do not have to meet the 12.1 ft FEMA mandate, only the buildings, sheds, electrical? The Developer will profit off of his land at Homeowner expense w/ 10-15% lower property values... Every single Family Residence should be grandfathered in permanently to use whatever boat ramp and access to water that this RV park will have. The City & County never should have approved the golf course area as heavy commercial use allowing this developer to plow under the course & putting any commercial structure, thus abandoning the single family homes.

How is the noise, run off, turbidity, dust, going to be managed during construction? May 6th, 2021 residents will hear a song & dance of verbal words from the developer: " it means nothing ". There is not a single benefit to the Single Family Homes near this RV Park.

The single family homes & residents next to the RV Park are being hit from three (3) sides by the City of Crystal River and Citrus County. One (1): the RV park will diminish Home Values. Two (2): City & County approving waterway 500' closer to an AE Flood zone, HOW? Three (3): City & County approving Expansion of Airport where we air traffic flying east to west directly over our homes at 100' feet. Tax Base increases always approved, quality of life ignored without consideration.

Truly,

Jim Fike  
homeowner neighboring RV Park  
Crystal River, FL 34429  
cell: 352-234-FIKE (3453)  
home: 352-398-4888  
352-228-0192 google number

[jimfike@gmail.com](mailto:jimfike@gmail.com)