













CITRUS COUNTY

LEGEND

	EXISTING GOLF COURSE AND PRACTICE FACILITY		SUBTERRANEAN CAVE SYSTEM
	RESORT RESIDENTIAL WITH GOLF AND ANCILLARY FACILITIES		WETLAND
	PHASE 2		SINKHOLE
	MAINTENANCE SERVICES		TRAFFIC ROUNDABOUT
	FLOODPLAIN		CONNECTOR ROADS
	ENTRANCE		GATEHOUSE

SITE DATA

Owner/Applicant:
 Lebra Creek GPCC, LLC
 150 Glen Street West, Suite 310
 Toronto, Ontario Canada M5E2W9

Parcel Key No. 327332, 327306, 327719, 327569, 327695, 327934, 327961, 329996, & 2353911
 Area: 3, 88.25 Acres
 Section/Township/Ranger: 11.02, 17-33, 14/215/18C
 Current Zoning: CPDP
 Requested Zoning: CPDP
 Proposed No. of Lots: 940
 Golf Course Setbacks: 50' from all external privately owned property lines

Clubhouses:
 Front: 0' (provided adjacent sidewalk no less than 5')
 Side: 0' (provided common wall maintenance agreement no less than 10')
 Rear: 0' (provided there is a maintenance easement no less than 10')

Resort Residential Dwellings:
 Front: 10' (provided any front loaded garage is set back 25')
 Side: 5/0' (provided common wall maintenance easement no less than 10')
 Rear: 20'

Condominiums/Multifamily:
 Front: 10' (provided any front-loaded garage is set back 25')
 Side: 5/0' (in the event there is a common wall maintenance easement no less than 10')
 Rear: 20'

*Such units shall be allowed golf cart only access provided cart paths are installed to each

Residential Dwellings:
 Front: 10' (provided any front-loaded garage is set back 25')
 Side: 5'
 Rear: 20' for "each house"

*Rear and accessory dwelling unit may encroach into such setback to 10'

Resort Hotel and Ancillary Facilities:
 Front: 0' (provided an adjacent sidewalk of not less than 5' is part of roadway in front of building)
 Side: 0' (provided there is a common wall maintenance easement of no less than 10')
 Rear: 0' (provided there is a maintenance easement on either rear of not less than 10')

Buffer: 50' vegetated buffer

FEMA FIRM Community Panel: FEMA Panel: 120530156E, effective date of January 15, 2021.

Fire Protection: To be addressed during the Conditional Plat phase.

General Notes:

- This is a planning document and is not to be considered a final design or construction plan. Also, not intended for use as data or public records. Design and utility agreement will be included in the final subdivision plat and shall meet the requirement of Highlands County and any agencies having jurisdiction related to this project.
- Drainage studies on Phase 2 (B) are conditional only zoning. The actual use and location will be determined with final engineering design.

