

# CITRUS COUNTY

## LEGEND

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

## SITE DATA

**Owner/Applicant:**  
 Lebo 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:** 400

**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 building 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')

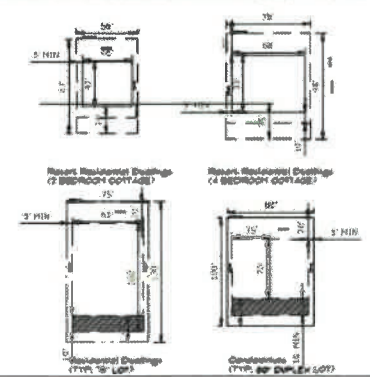
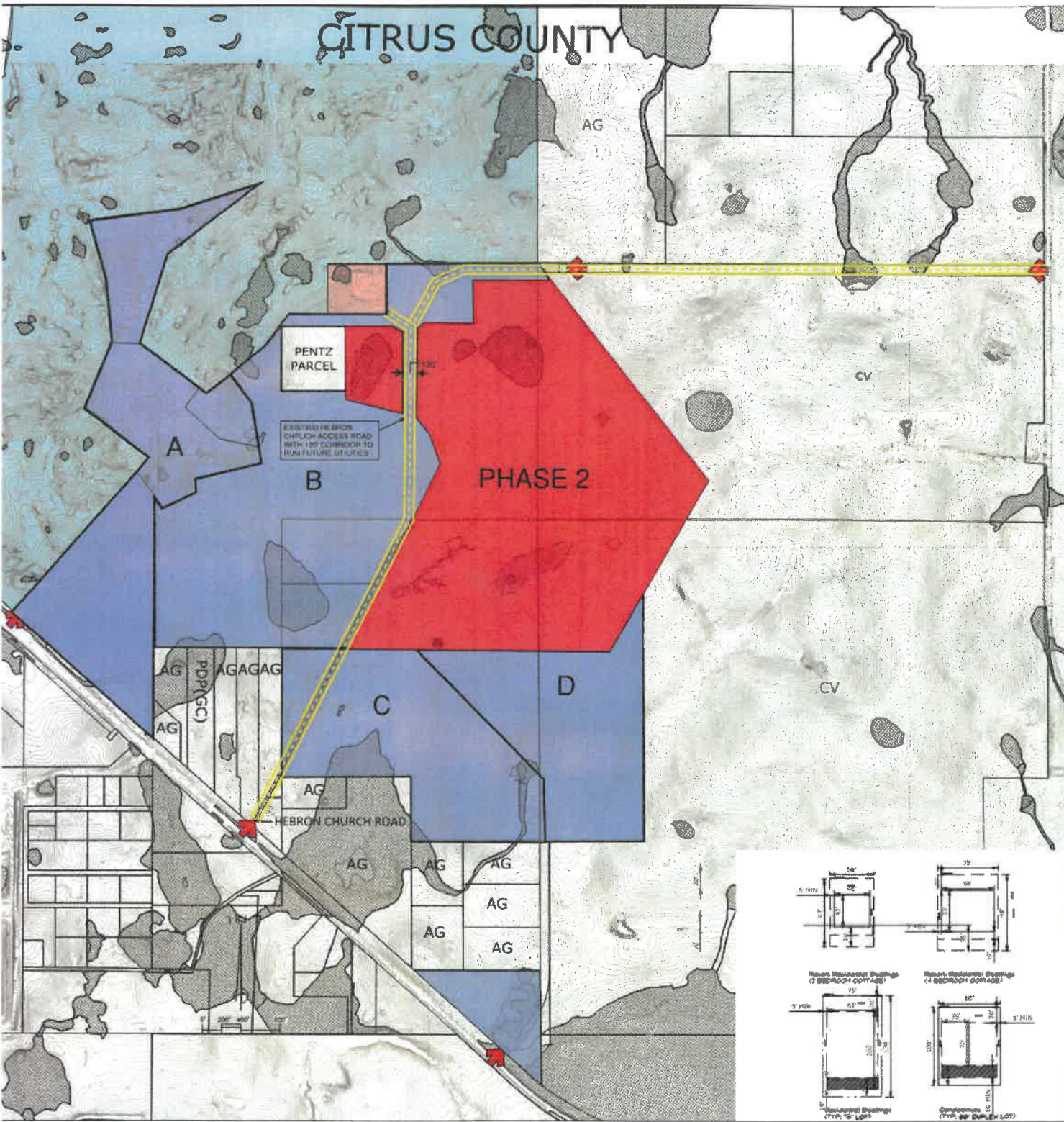
**Buffer:** 50' vegetated buffer

**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:

1. 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.
2. Drainage follows an issue (DRA) site control only layout. The actual use and location will be determined with final engineering design.



NTS