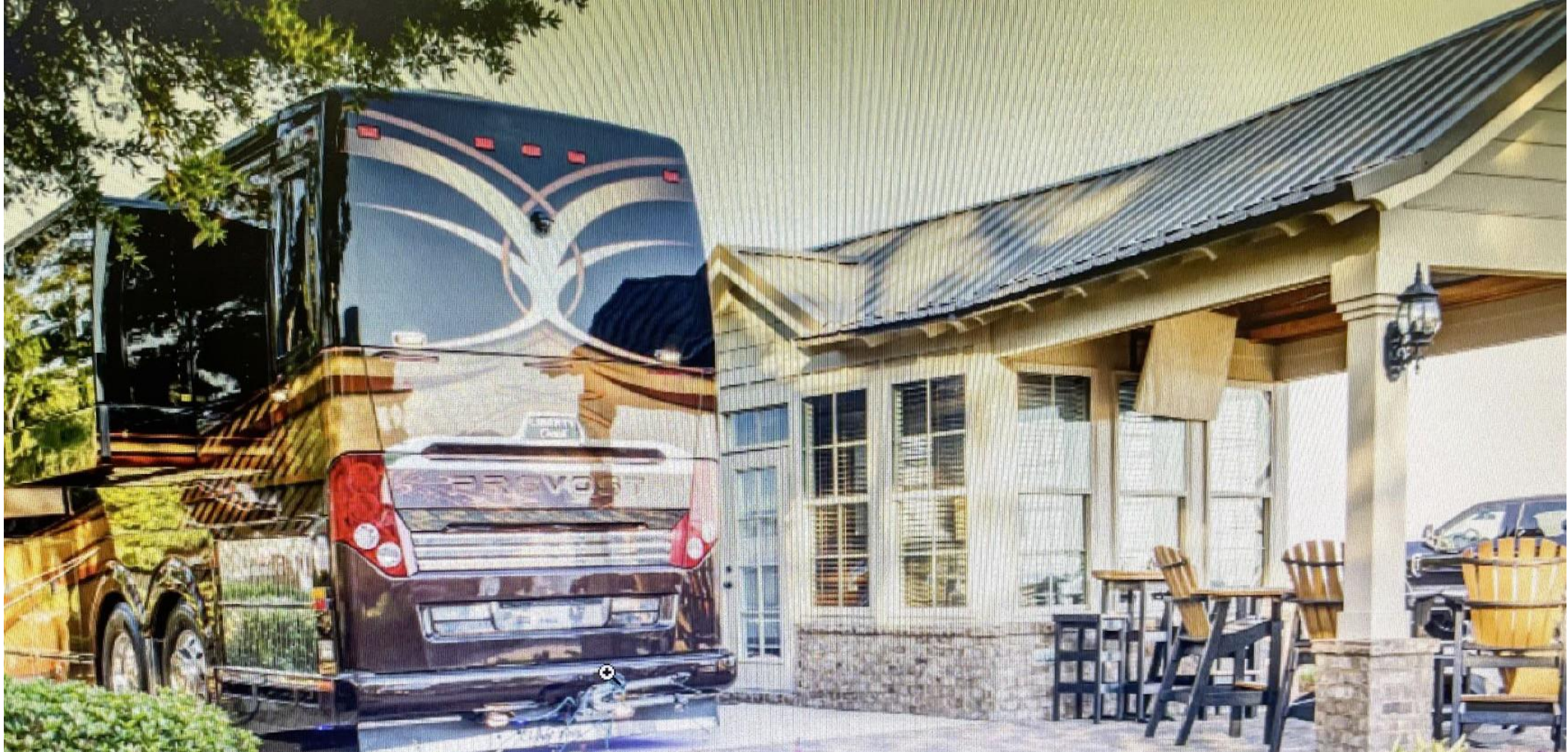


Towering Oaks "Entitled" Luxury RV Park



The Newest Centrally Located RV Park!

Towering Oaks Luxury RV Park Design



Towering Oaks Luxury RV Park Points

- Price: \$2.3M Price per/pad = \$12,500
- 24+ Acres engineered for:
 - 241 RV Sites & 23 Park Model Sites
- Location: Hernando FL
- Fully approved zoning for RV Park →
- No hurricane flooding with its elevation
- 300 yds from Lake Tsala Apopka
- Norvell Bryant Hwy Frontage: 1,360 ft
- County maintained DRA; water & sewer access
- County Median Cut & Turn Lanes in place
- Financial projection estimates available on request



Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
3600 W. Sovereign Path, Lecanto, FL 34461-4070
(352) 527-5226 Fax (352) 527-5317
Web Address: www.citrusboce.com

In reply, refer to: PL2-21-132

June 3, 2021

Joe Cubas
Citrus Sunrise Properties, LLC
13830 SW 28 St.
Miami, FL 33175

SUBJECT: Application CPA/AA-20-18 – Joe Cubas for Citrus Sunrise Properties

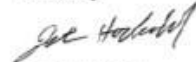
Dear Mr. Cubas:

The Board of County Commissioners approved application CPA/AA-20-18 on April 27, 2021, via Ordinances No. 2021-A12 and 2021-A13.

We have received a letter from the State Land Planning Agency that they will not conduct a compliance review of the amendment (copy attached).

Our Geographic Information Systems (GIS) Division is advised by way of this letter to revise the Future Land Use Map, the Land Development Code Atlas, and our Hansen database pursuant to the enclosed ordinances.

Sincerely,


Joe Hochadel
Principal Planner
Land Development Division

JH/SW/cb

Enclosures: Ordinances 2021-A12 and 2021-A13
Copy of letter dated June 1, 2021 from Florida Dept. of Economic Opportunity

cc: Cynthia Skelhorn, Director, GIS Division
Herb Mack, Property Appraiser (hmack@citruspa.org)

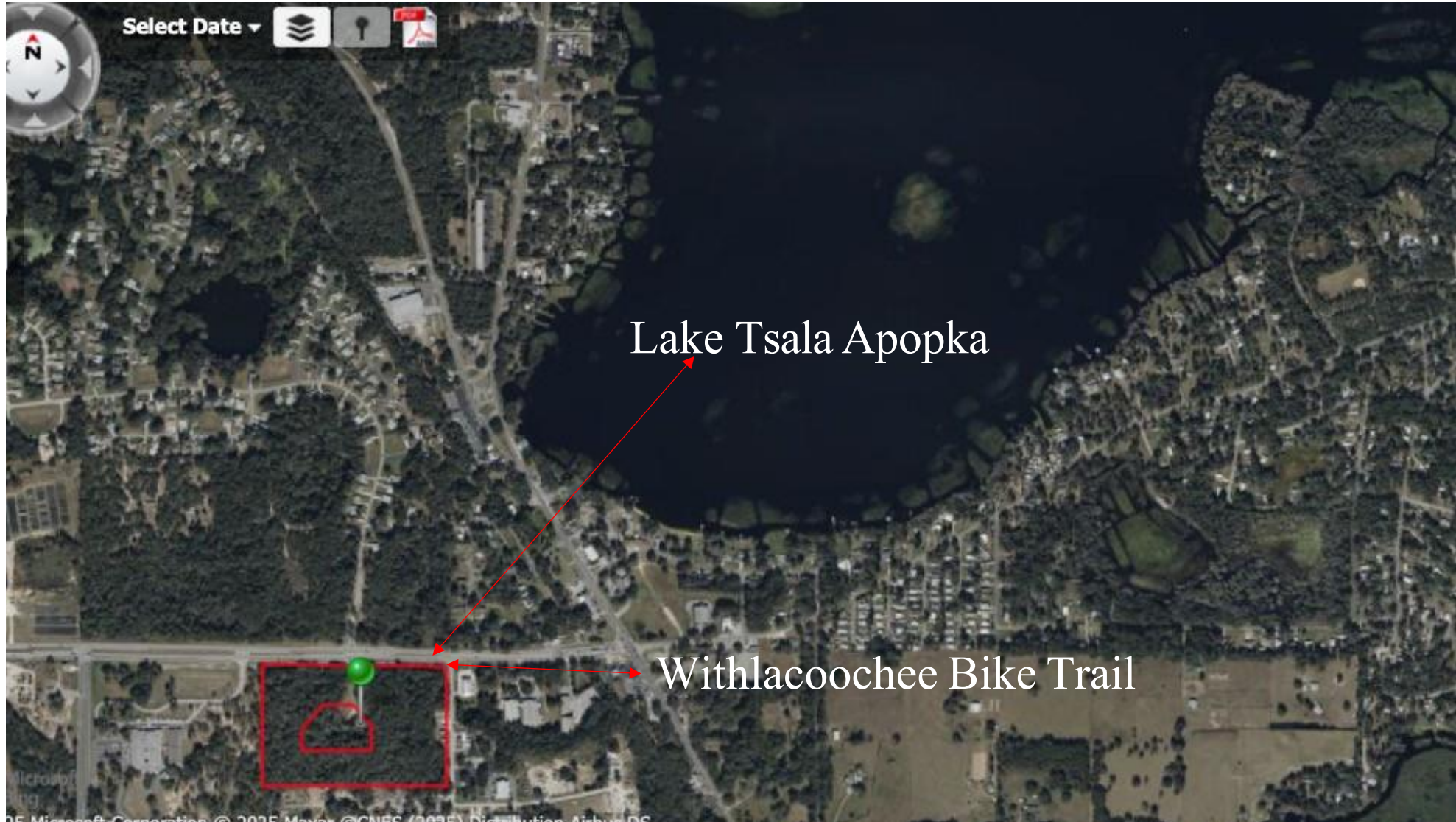
Administration Suite 111 (352) 527-5226 FAX 527-5317	Building Suite 111 (352) 527-5310 FAX 527-5394	Code Compliance Suite 147 (352) 527-5350 FAX 527-5523	Land Development Suite 140 (352) 527-5339 FAX 527-5428
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Planned Crystal Oaks RV Park Amenities

- A 15,000-sf clubhouse
 - Indoor restaurant, bar & grille, ballroom & activity rooms; Outdoor bar & grille
- 2 "no-depth" pools and spas; Dog park
- 4 lighted tennis & pickle ball courts; 2 lighted basketball courts
- 26-mile Withlacoochee Bike Trail 2 blocks away
- Partnerships being recruited:
 - Boat rental and fishing guides on Lake Tsala
 - Canoeing & Kayaking Excursions to Lake Tsala Apopka, Rainbow River, Withlacoochee River, Crystal River & Homosassa River
 - Scalloping trips to the Crystal River & Homosassa River
 - Access to 5 neighboring golf courses

Close Proximity to Lake Tsala Apopka



LAKE TSALA APOPKA

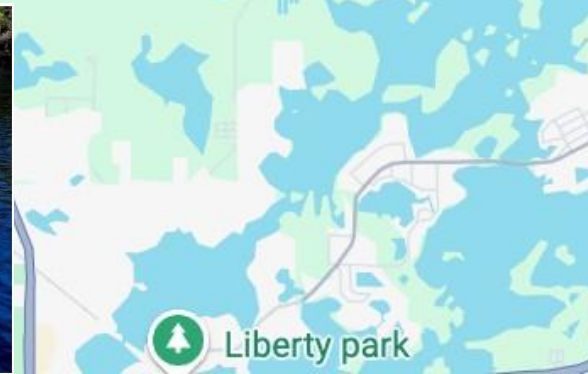
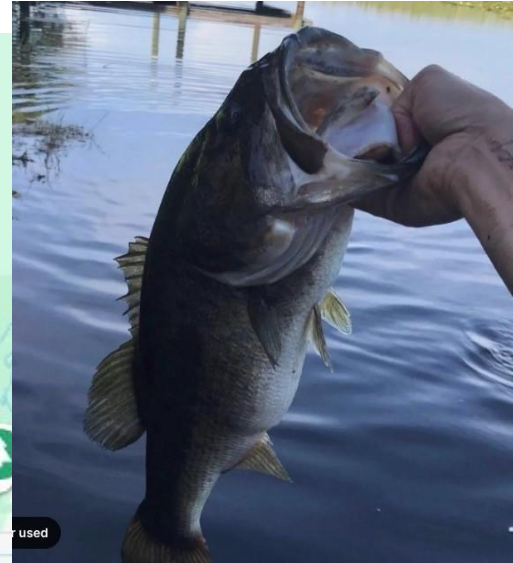
FLORIDA

Towering Oaks RV Park is “Activity Central”

Activities 300 yards to your East: Guided pontoon and fishing trips



Lake Tsala Apopka Offers Great Fishing



Withlacoochee State Trail - Hernando Trail Head



200 Yards from Your RV

The Withlacoochee State Trail (WST) is a 46-mile, multi-use, paved trail, winding through stunning countryside. It runs on the northeast edge of Inverness with safe, easy access to downtown Inverness. Because it is a converted rail line, and because rail lines are set at no greater than a 3-degree incline, you can be sure you can spend some quality time in a beautiful, natural setting with no steep hills to climb. This makes it a super place for riders of all skill-sets – new riders, those returning to the sport after a while, or people who are avid cyclists and like the chance to ride long-distances through a quiet, natural setting.

Towering Oaks RV Park is “Activity Central”



Scalloping in the Gulf!

**Activities
30 minutes
to the West**



Crystal River Springs and Kayaking



Enjoy the headwaters of Homosassa River





4 miles to Bravera Health at Citrus Hills



3 Miles from Crystal Oaks RV Park to Citrus Hill Oaks
Citrus Hills Meadows and The championship
Citrus Hills Skyview Golf Courses

Other nearby courses are Lakeside Country Club
Brentwood Golf Course, Citrus Springs Golf Course



The Brand-New
“Shoppes of Black Diamond”
are 5 miles away

Inverness ranks No. 3 in USA Today's “Best Small Towns in the South”



10 minutes
From your RV

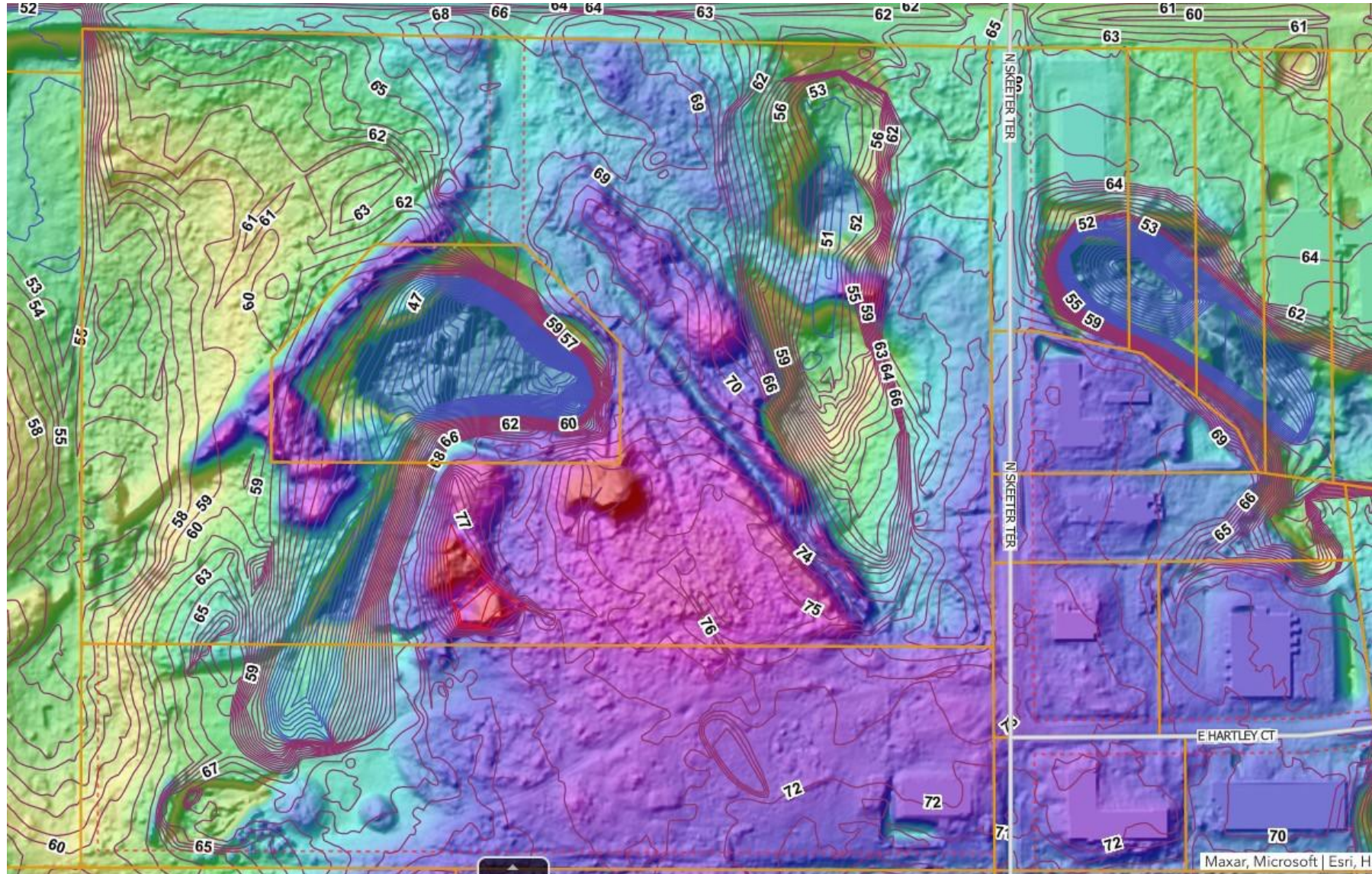


Fine Dining at
Oscar Penns Restaurant

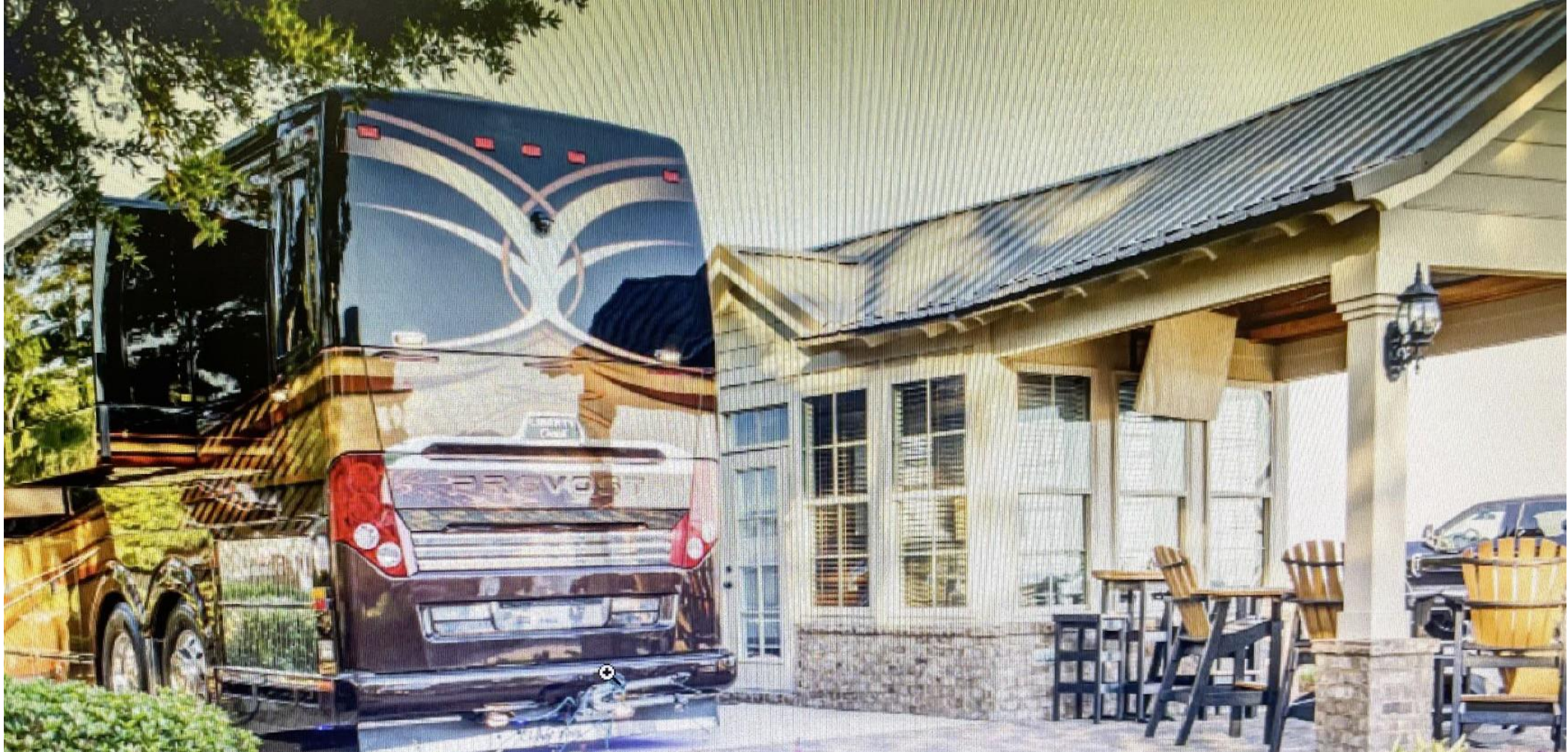
Topo of Towering Oaks RV Park Site



Towering Oaks RV Park Elevations



Towering Oaks "Entitled" Luxury RV Park



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