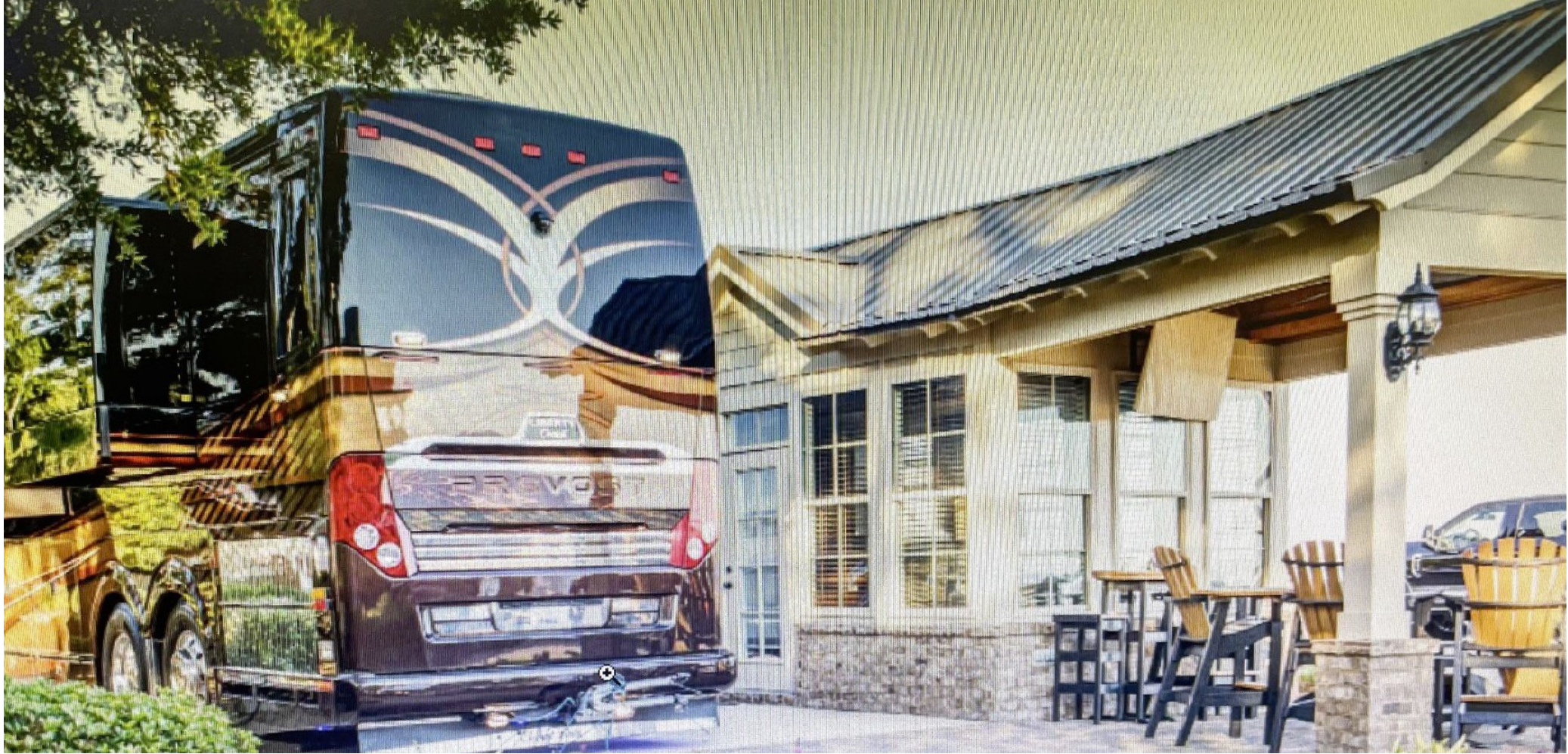
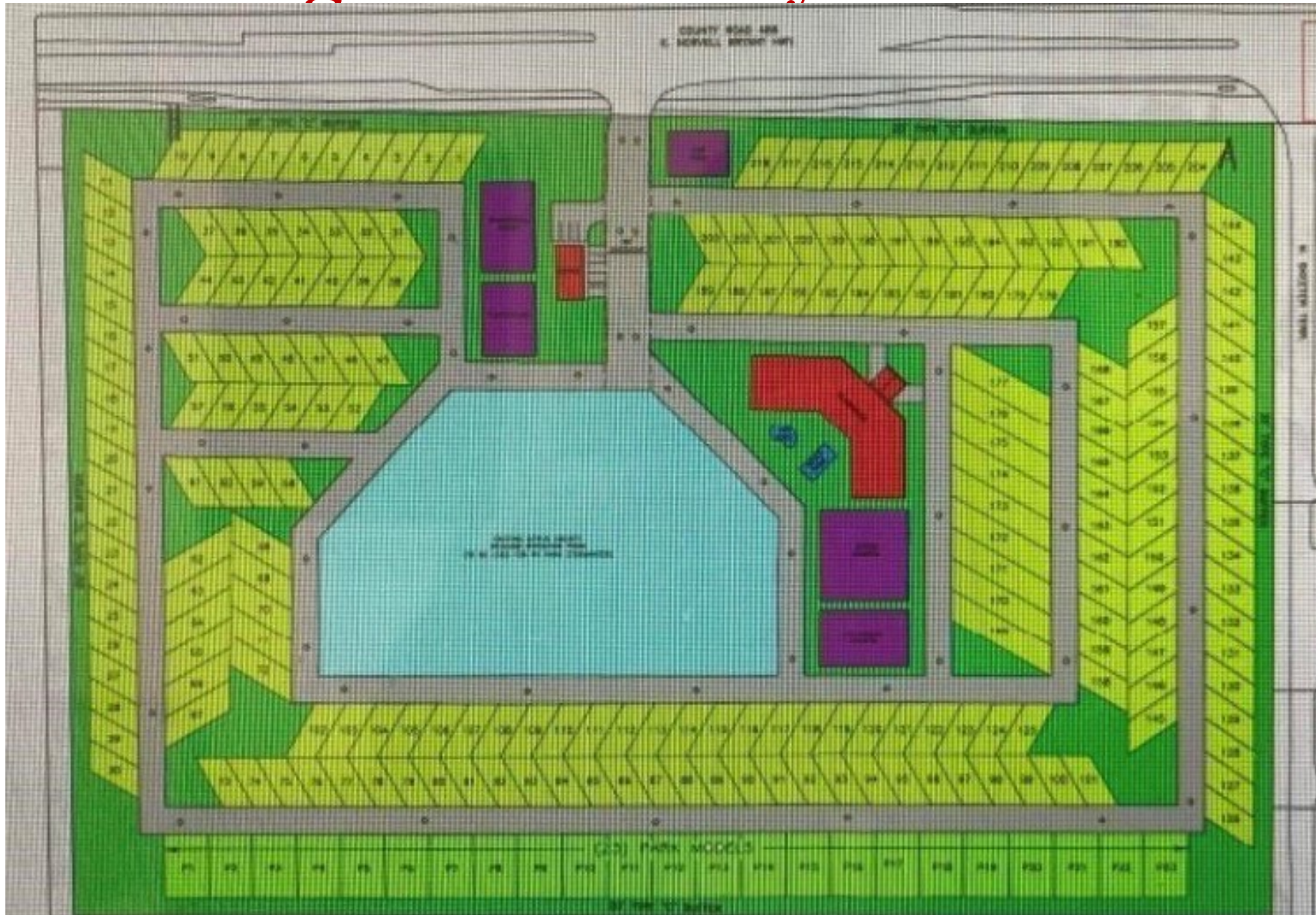


Towering Oaks "Entitled" Luxury RV Park



The Newest Centrally Located RV Park!

Towering Oaks Luxury RV Park Design



Towering Oaks Luxury RV Park Points

- **Price: \$2.8M** **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**



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)

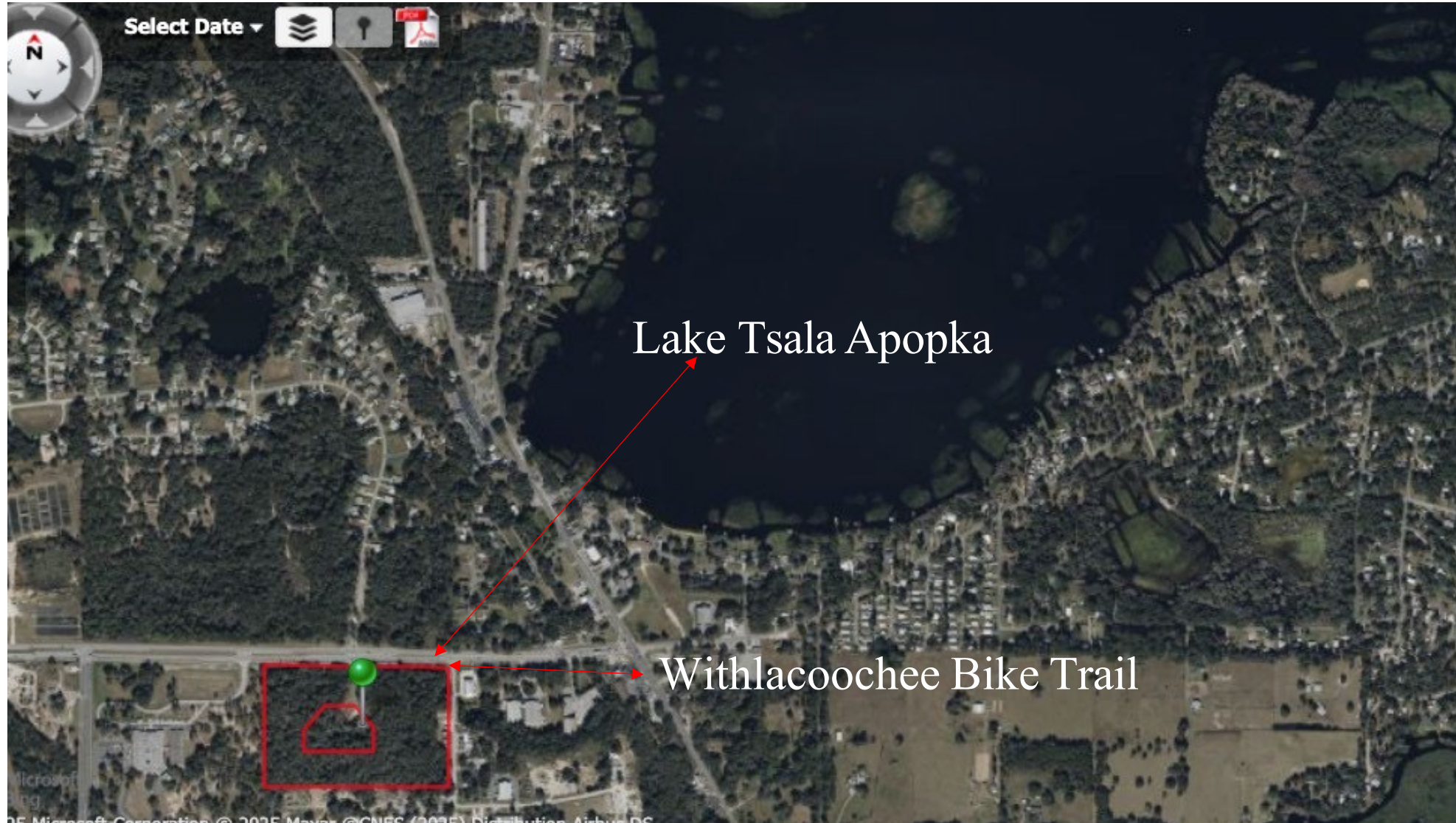
Administration Suite 111 (352) 527-5226 FAX 527-5317	Building Suite 111 (352) 527-5310 FAX 527-5394	Code Compliance Suite 147 (352) 527-5350 FAX 527-5523	Land Development Suite 140 (352) 527-5337 FAX 527-5428
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Planned Towering Oaks RV Park Amenities

- 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

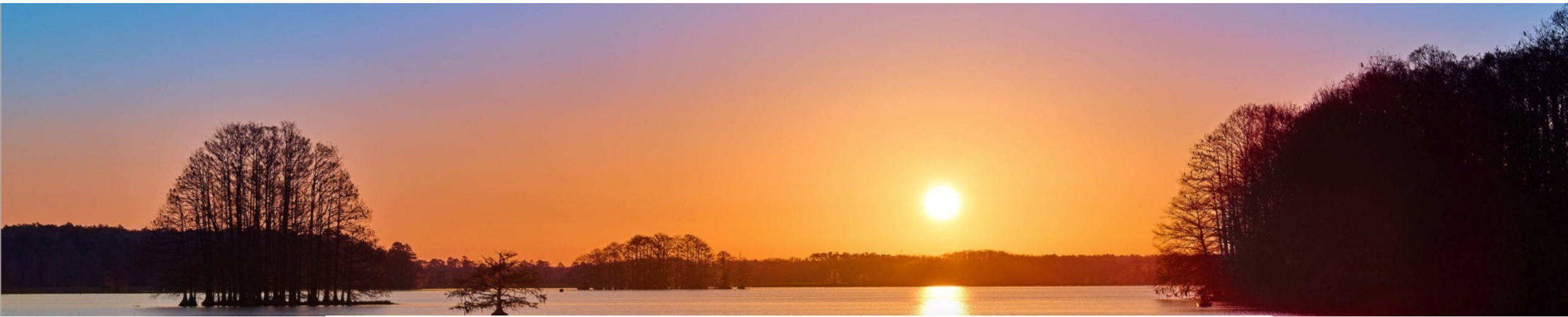


LAKE TSALA APOPKA

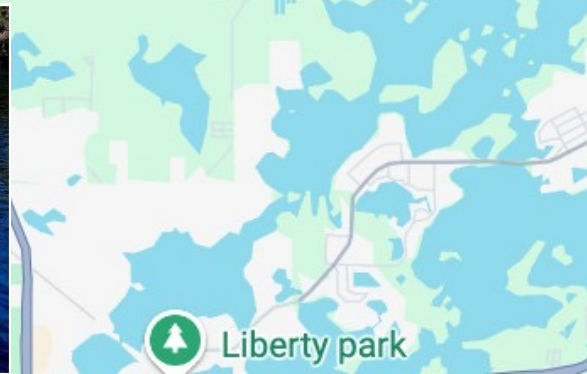
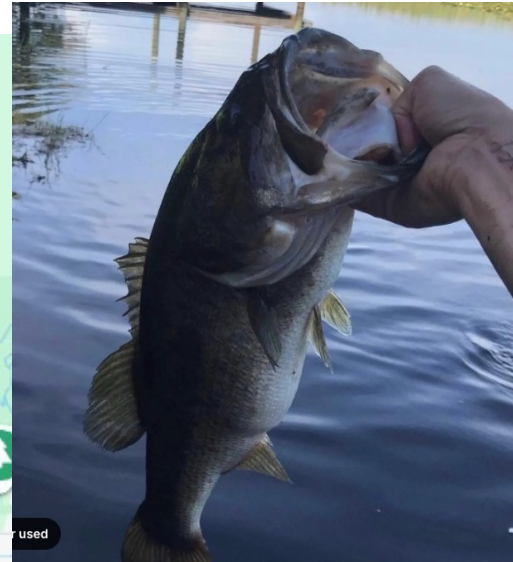
FLORIDA

Towering Oaks RV Park is “Activity Central”

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



Lake Tsala Apopka Offers Great Fishing



Fishing guides are waiting for you!

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





24/7 E.R. - Across From the Front Gates

4 miles to Bravera Health at Citrus Hills



3 Miles to the Citrus Hills Oaks, Meadows and 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



**CALL FOR
LIVE PERFORMERS
& DEMOS**

MUSICIANS
SPOKEN WORD
DANCE
... PERFORMANCE ART!

INVERNESS FESTIVAL OF THE ARTS
NOVEMBER 15 & 16, 2025

The advertisement features a collage of images: a person on a bicycle, a violinist, and a guitarist performing outdoors.

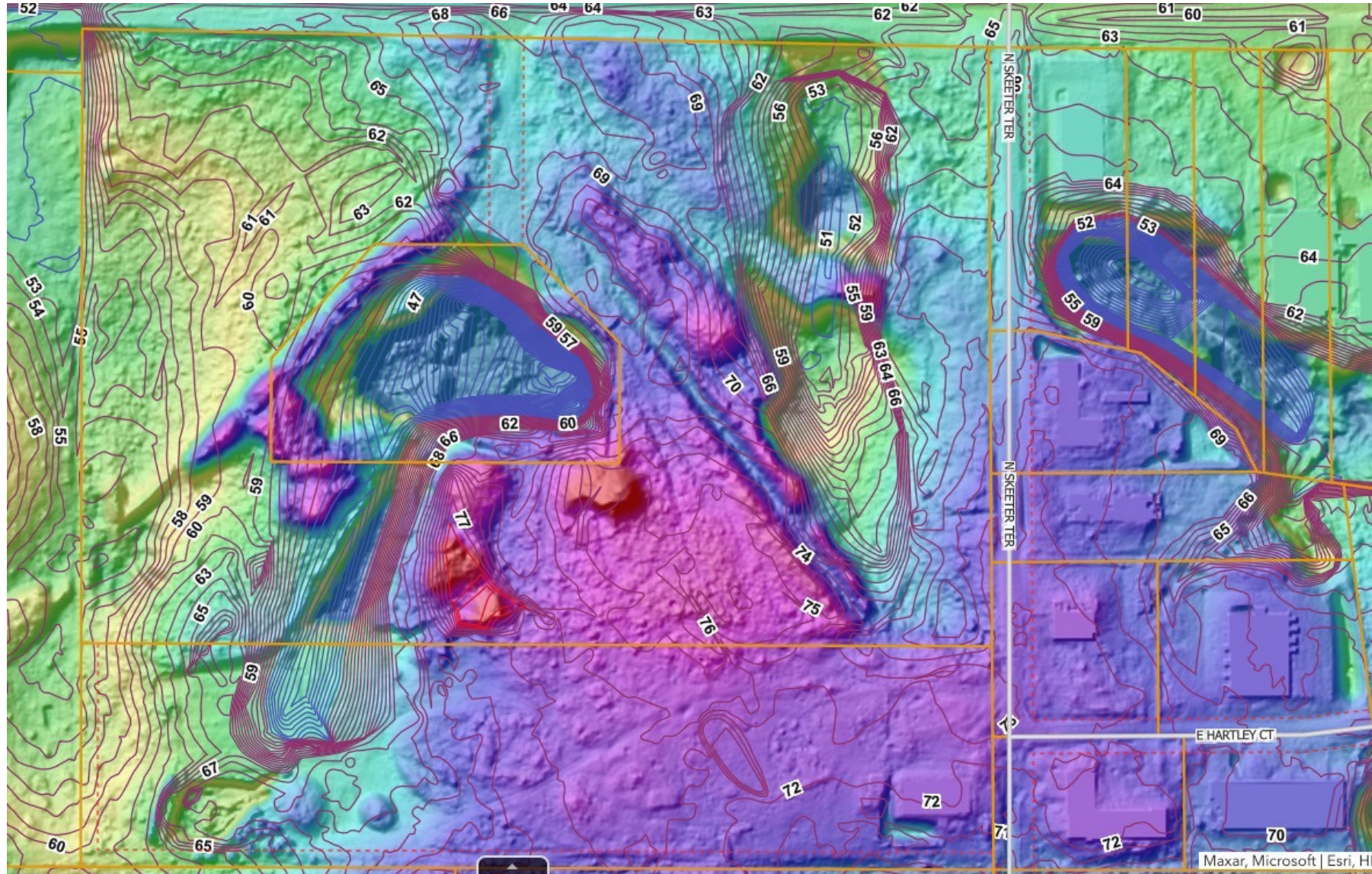


Fine Dining at
Oscar Penns Restaurant

Topo of Towering Oaks RV Park Site



Towering Oaks RV Park Elevations



Comparative RV Park Sales

- **Rock Crusher Canyon RV Park**

- Sold for \$6M in '15
- 354 RV pads; 44 cottages
- \$15,000 per Site

- **Sandy Oaks RV Resort**

- Sold for \$7.4M in January '19
- Has 185 sites; \$40,000 per RV pad
- Sits on 39 acres; 19 acres are under power lines and unusable

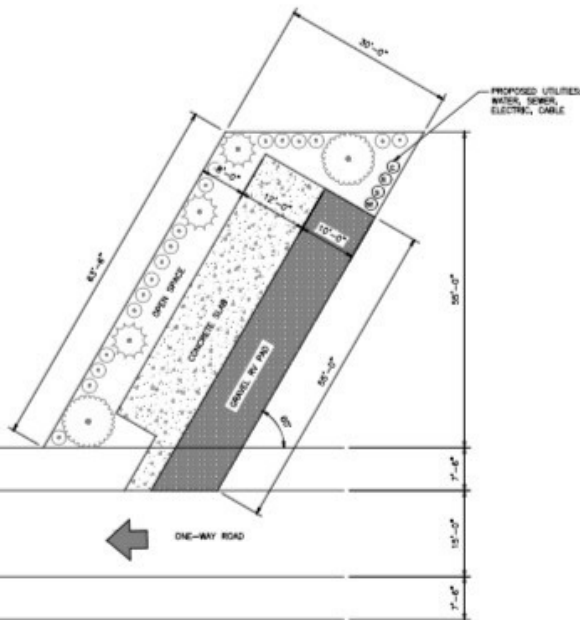
- **River Ranch RV Resort (Inspiration for our RV Park)**

- This RV Resort is the most comparable to the Hernando RV Resort
- Each site is being sold in a comparable phase 2 between \$79,000 and \$164,000
- If we use the oldest lot pricing in the phase, and charge \$63,000/site it = \$15,183,000

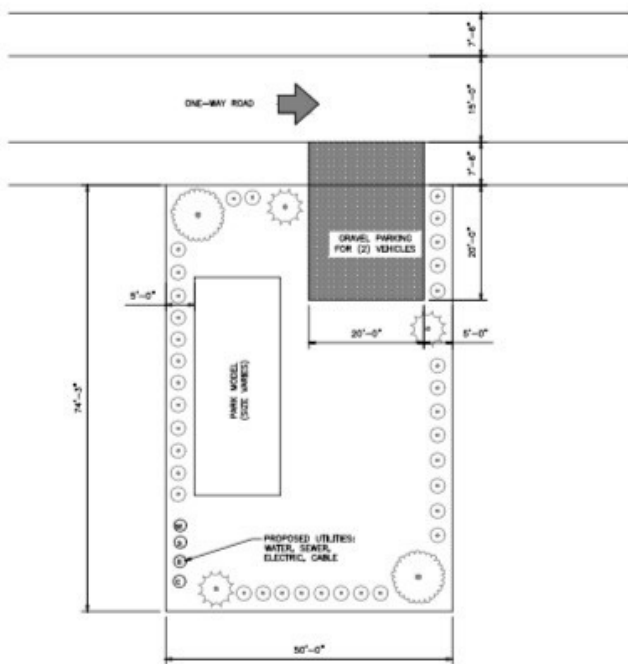
NOTES:

- 1.) THE PROPOSED PROJECT IS A 241 SITE RV PARK.
- 2.) THIS PROJECT WILL MEET OR EXCEED ALL SITE REQUIREMENTS IN SECTION 3310 OF THE CITRUS COUNTY LAND DEVELOPMENT CODE:
 - A. MINIMUM LAND AREA SHALL BE 10 ACRES.
 - B. A MINIMUM OF 30% OF THE PROPERTY SHALL BE RETAINED AS OPEN SPACE.
 - C. THE MAXIMUM DENSITY FOR THIS RV PARK IS 10 SPACES PER GROSS ACRE.
 - D. INDIVIDUAL SITES SHALL HAVE ACCESS FROM INTERNAL DRIVES AND SHALL NOT HAVE DIRECT ACCESS FROM ADJOINING PUBLIC RIGHTS OF WAY.
 - E. A MINIMUM OF 10% OF THE RV PARK SHALL BE DEVOTED TO RECREATION. AT LEAST HALF OF THE TOTAL REQUIRED RECREATION AREA SHALL BE COMPRISED OF FACILITIES FOR ACTIVE RECREATION SUCH AS SWIMMING POOLS, BALL FIELDS, SHUFFLEBOARD COURTS, OR PLAY LOTS FOR SMALL CHILDREN. THESE FACILITIES SHALL BE LOCATED AS TO BE READILY AVAILABLE FROM ALL SPACES AND FREE FROM TRAFFIC HAZARDS.
 - F. THIS RV PARK WILL BE EQUIPPED WITH CENTRAL WATER AND SEWER HOODGRIPS.
 - G. INDIVIDUAL RV SITES SHALL HAVE A MINIMUM AREA OF 1,000 SQUARE FEET AND A MINIMUM WIDTH OF 30 FEET. FOR "PARK MODELS", THE MINIMUM AREA SHALL BE 3,200 SQUARE FEET AND THE MINIMUM WIDTH SHALL BE 40 FEET. PARK MODELS MUST BE LOCATED IN A DESIGNATED "PARK MODEL AREA" SHOWN ON THE MASTER PLAN. THE TOTAL PARK MODELS ALLOWED SHALL NOT EXCEED 15% OF THE TOTAL RV SITES LOCATED WITHIN THE PARK.
 - H. A STORAGE SHED SHALL BE PERMITTED WITHIN A RV SPACE, PROVIDED IT DOES NOT EXCEED 60 SQUARE FEET IN AREA.
 - I. TEMPORARY STRUCTURES SUCH AS CANVAS AWNINGS, SCREENED ENCLOSURES, OR PLATFORMS, WHICH ARE NORMAL CAMPING EQUIPMENT, MAY BE ERECTED BUT MUST BE REMOVED WHEN THE RV SPACE IS VACATED. NO OTHER STRUCTURAL ADDITIONS SHALL BE BUILT ONTO OR BECOME A PART OF ANY RV.

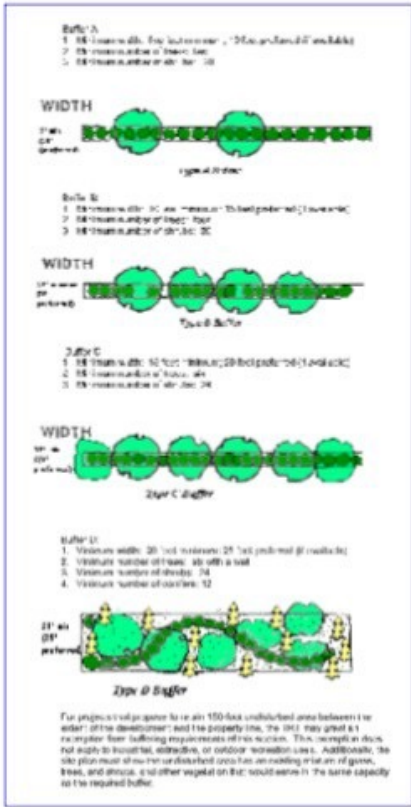
SITE SCHEDULE	
TOTAL APPLICANT OWNED LAND AREA	24.1 ACRES
TOTAL SITES ALLOWED	241
TOTAL SITES PROPOSED	241
TOTAL PARK MODEL SITES ALLOWED (15%)	36 PARK MODELS
TOTAL PARK MODEL SITES PROPOSED	23 PARK MODELS
TOTAL OPEN SPACE REQUIRED (30%)	7.23 ACRES
TOTAL OPEN SPACE PROVIDED	8.93 ACRES
TOTAL RECREATION AREA REQUIRED (10%)	2.41 ACRES
TOTAL RECREATION AREA PROVIDED	2.51 ACRES



1 TYPICAL RV SITE (1,905 SQ. FT.)
SCALE: 1" = 10'



2 TYPICAL PARK MODEL SITE (3,715 SQ. FT.)
SCALE: 1" = 10'



3 LANDSCAPE BUFFERS
SCALE: N.T.S.

SITE SCHEDULE

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