

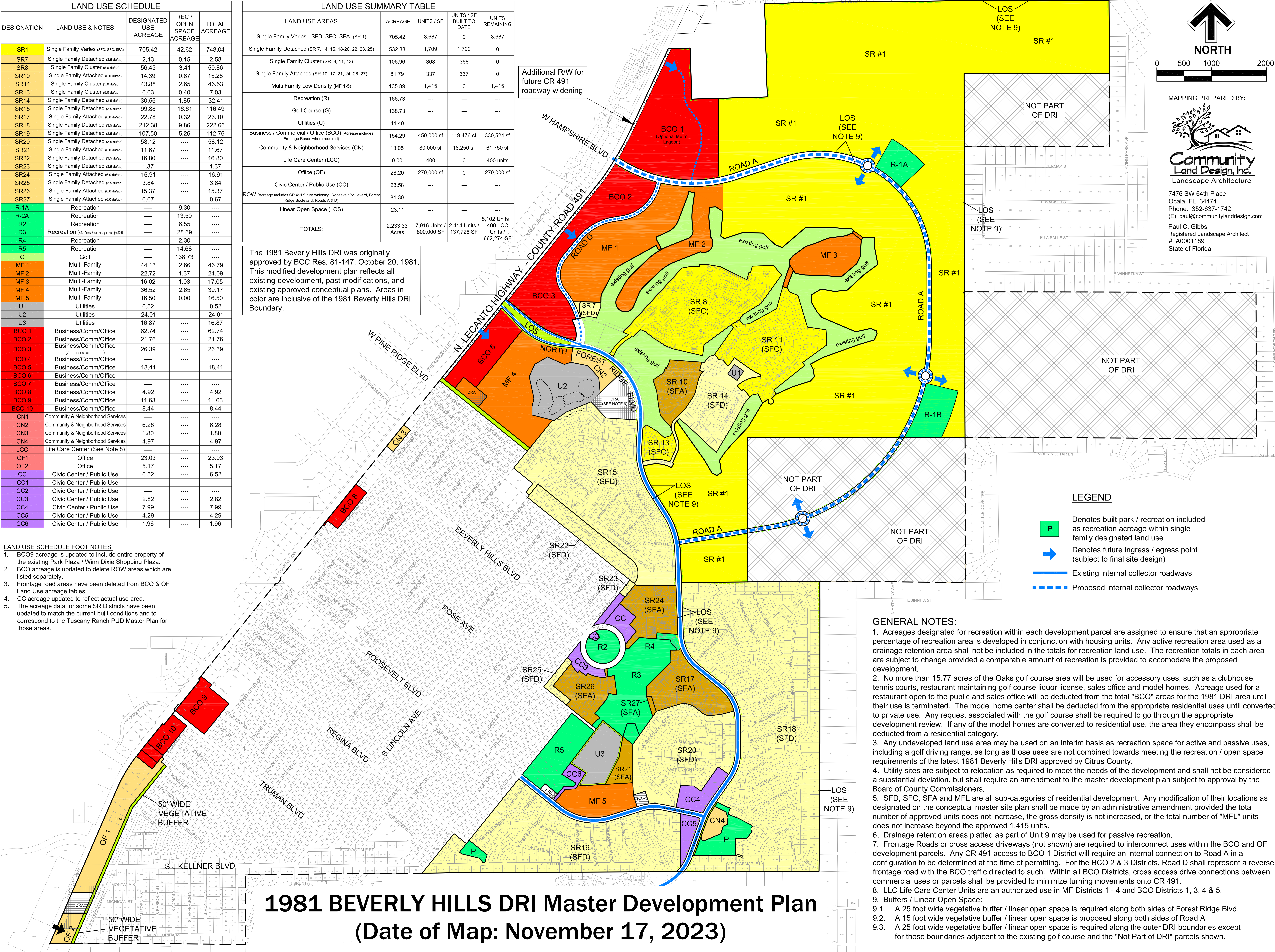
LAND USE SCHEDULE				
DESIGNATION	LAND USE & NOTES	DESIGNATED USE ACREAGE	REC / OPEN SPACE ACREAGE	TOTAL ACREAGE
SR1	Single Family Varies (SFD, SFC, SFA)	705.42	42.62	748.04
SR7	Single Family Detached (3.5 du/ac)	2.43	0.15	2.58
SR8	Single Family Cluster (5.0 du/ac)	56.45	3.41	59.86
SR10	Single Family Attached (6.0 du/ac)	14.39	0.87	15.26
SR11	Single Family Cluster (5.0 du/ac)	43.88	2.65	46.53
SR13	Single Family Cluster (5.0 du/ac)	6.63	0.40	7.03
SR14	Single Family Detached (3.5 du/ac)	30.56	1.85	32.41
SR15	Single Family Detached (3.5 du/ac)	99.88	16.61	116.49
SR17	Single Family Attached (6.0 du/ac)	22.78	0.32	23.10
SR18	Single Family Detached (3.5 du/ac)	212.38	9.86	222.66
SR19	Single Family Detached (3.5 du/ac)	107.50	5.26	112.76
SR20	Single Family Detached (3.5 du/ac)	58.12	---	58.12
SR21	Single Family Attached (6.0 du/ac)	11.67	---	11.67
SR22	Single Family Detached (3.5 du/ac)	16.80	---	16.80
SR23	Single Family Detached (3.5 du/ac)	1.37	---	1.37
SR24	Single Family Attached (6.0 du/ac)	16.91	---	16.91
SR25	Single Family Detached (3.5 du/ac)	3.84	---	3.84
SR26	Single Family Attached (6.0 du/ac)	15.37	---	15.37
SR27	Single Family Attached (6.0 du/ac)	0.67	---	0.67
R-1A	Recreation	---	9.30	---
R-2A	Recreation	---	13.50	---
R2	Recreation	---	6.55	---
R3	Recreation (7.43 acres incl. Site per file #6019)	---	28.69	---
R4	Recreation	---	2.30	---
R5	Recreation	---	14.68	---
G	Golf	---	138.73	---
MF 1	Multi-Family	44.13	2.66	46.79
MF 2	Multi-Family	22.72	1.37	24.09
MF 3	Multi-Family	16.02	1.03	17.05
MF 4	Multi-Family	36.52	2.65	39.17
MF 5	Multi-Family	16.50	0.00	16.50
U1	Utilities	0.52	---	0.52
U2	Utilities	24.01	---	24.01
U3	Utilities	16.87	---	16.87
BCO 1	Business/Comm/Office	62.74	---	62.74
BCO 2	Business/Comm/Office	21.76	---	21.76
BCO 3	Business/Comm/Office (3.3 acres office use)	26.39	---	26.39
BCO 4	Business/Comm/Office	---	---	---
BCO 5	Business/Comm/Office	18.41	---	18.41
BCO 6	Business/Comm/Office	---	---	---
BCO 7	Business/Comm/Office	---	---	---
BCO 8	Business/Comm/Office	4.92	---	4.92
BCO 9	Business/Comm/Office	11.63	---	11.63
BCO 10	Business/Comm/Office	8.44	---	8.44
CN1	Community & Neighborhood Services	---	---	---
CN2	Community & Neighborhood Services	6.28	---	6.28
CN3	Community & Neighborhood Services	1.80	---	1.80
CN4	Community & Neighborhood Services	4.97	---	4.97
LCC	Life Care Center (See Note 8)	---	---	---
OF1	Office	23.03	---	23.03
OF2	Office	5.17	---	5.17
CC	Civic Center / Public Use	6.52	---	6.52
CC1	Civic Center / Public Use	---	---	---
CC2	Civic Center / Public Use	---	---	---
CC3	Civic Center / Public Use	2.82	---	2.82
CC4	Civic Center / Public Use	7.99	---	7.99
CC5	Civic Center / Public Use	4.29	---	4.29
CC6	Civic Center / Public Use	1.96	---	1.96

LAND USE SCHEDULE FOOT NOTES:

- BCO9 acreage is updated to include entire property of the existing Park Plaza / Winn Dixie Shopping Plaza.
- BCO acreage is updated to delete ROW areas which are listed separately.
- Frontage road areas have been deleted from BCO & OF Land Use acreage tables.
- CC acreage updated to reflect actual use area.
- The acreage data for some SR Districts have been updated to match the current built conditions and to correspond to the Tuscany Ranch PUD Master Plan for those areas.

LAND USE SUMMARY TABLE				
LAND USE AREAS	ACREAGE	UNITS / SF	UNITS / SF BUILT TO DATE	UNITS REMAINING
Single Family Varies - SFD, SFC, SFA (SR 1)	705.42	3,687	0	3,687
Single Family Detached (SR 7, 14, 15, 18-20, 22, 23, 25)	532.88	1,709	1,709	0
Single Family Cluster (SR 8, 11, 13)	106.96	368	368	0
Single Family Attached (SR 10, 17, 21, 24, 26, 27)	81.79	337	337	0
Multi Family Low Density (MF 1-5)	135.89	1,415	0	1,415
Recreation (R)	166.73	---	---	---
Golf Course (G)	138.73	---	---	---
Utilities (U)	41.40	---	---	---
Business / Commercial / Office (BCO) (Acreage includes Frontage Roads where required)	154.29	450,000 sf	119,476 sf	330,524 sf
Community & Neighborhood Services (CN)	13.05	80,000 sf	18,250 sf	61,750 sf
Life Care Center (LCC)	0.00	400	0	400 units
Office (OF)	28.20	270,000 sf	0	270,000 sf
Civic Center / Public Use (CC)	23.58	---	---	---
ROW (Acreage includes CR 491 future widening, Roosevelt Boulevard, Forest Ridge Boulevard, Roads A & D)	81.30	---	---	---
Linear Open Space (LOS)	23.11	---	---	---
TOTALS:	2,233.33 Acres	7,916 Units / 800,000 SF	2,414 Units / 137,726 SF	5,102 Units + 400 LCC Units / 662,274 SF

The 1981 Beverly Hills DRI was originally approved by BCC Res. 81-147, October 20, 1981. This modified development plan reflects all existing development, past modifications, and existing approved conceptual plans. Areas in color are inclusive of the 1981 Beverly Hills DRI Boundary.



GENERAL NOTES:

- Acreages designated for recreation within each development parcel are assigned to ensure that an appropriate percentage of recreation area is developed in conjunction with housing units. Any active recreation area used as a drainage retention area shall not be included in the totals for recreation land use. The recreation totals in each area are subject to change provided a comparable amount of recreation is provided to accommodate the proposed development.
- No more than 15.77 acres of the Oaks golf course area will be used for accessory uses, such as a clubhouse, tennis courts, restaurant maintaining golf course liquor license, sales office and model homes. Acreage used for a restaurant open to the public and sales office will be deducted from the total "BCO" areas for the 1981 DRI area until their use is terminated. The model home center shall be deducted from the appropriate residential uses until converted to private use. Any request associated with the golf course shall be required to go through the appropriate development review. If any of the model homes are converted to residential use, the area they encompass shall be deducted from a residential category.
- Any undeveloped land use area may be used on an interim basis as recreation space for active and passive uses, including a golf driving range, as long as those uses are not combined towards meeting the recreation / open space requirements of the latest 1981 Beverly Hills DRI approved by Citrus County.
- Utility sites are subject to relocation as required to meet the needs of the development and shall not be considered a substantial deviation, but shall require an amendment to the master development plan subject to approval by the Board of County Commissioners.
- SFD, SFC, SFA and MFL are all sub-categories of residential development. Any modification of their locations as designated on the conceptual master site plan shall be made by an administrative amendment provided the total number of approved units does not increase, the gross density is not increased, or the total number of "MFL" units does not increase beyond the approved 1,415 units.
- Drainage retention areas platted as part of Unit 9 may be used for passive recreation.
- Frontage Roads or cross access driveways (not shown) are required to interconnect uses within the BCO and OF development parcels. Any CR 491 access to BCO 1 District will require an internal connection to Road A in a configuration to be determined at the time of permitting. For the BCO 2 & 3 Districts, Road D shall represent a reverse frontage road with the BCO traffic directed to such. Within all BCO Districts, cross access drive connections between commercial uses or parcels shall be provided to minimize turning movements onto CR 491.
- LLC Life Care Center Units are an authorized use in MF Districts 1 - 4 and BCO Districts 1, 3, 4 & 5.
- Buffers / Linear Open Space:
 - A 25 foot wide vegetative buffer / linear open space is required along both sides of Forest Ridge Blvd.
 - A 15 foot wide vegetative buffer / linear open space is proposed along both sides of Road A
 - A 25 foot wide vegetative buffer / linear open space is required along the outer DRI boundaries except for those boundaries adjacent to the existing golf course and the "Not Part of DRI" parcels shown.