

**Raymond B. Wolfel**  
**President**

November 18, 2023

To: Fairview Estates Members

Re: Tuscany Ranch proposed development at our door.  
Public Hearing 9:00 am December 7, 2023

Dear Members,

Some of us may still be unaware of the proposed VERY dense development to our North and to our West.

These three parcels are currently zoned LDR - Low Density Residential. Our neighborhood is also zoned LDR. (see attached proposed plan)

The Developer is asking the Citrus County Board to:

1. Amend the Comprehensive Plan (GFLUM) from LDR to PDR (Planned Development District).
2. Add these three parcels to an existing DRI East of and accessed from Lecanto Highway and Forest Ridge Blvd approved back in 1981.
3. Approve 2,578 dwellings on these three parcels. That translates to a gross unit density of 4-units per acre.
4. After subtracting for roads, basins and open space that translates to a net 6-units per acre.
5. Requested uses are: Single family detached, Duplex, Triplex, Quadraplex, Townhomes, and Cluster Housing.

We all relied on the County's Comprehensive Plan that the adjoining parcels were similarly zoned and that compatible products and densities would prevail. The proposed plan is not "consistent" with the existing developments already here.

Your attendance at the Plan Commission Hearing on December 7th and at the subsequent County Board Hearings is vital.

Please attend and take advantage of your 3-minutes to speak to implore your Plan Commissioners and your Board Members to live up to their promises documented in the Comprehensive Plan.

See you there!

A handwritten signature in black ink, appearing to read 'Raymond B. Wolfel', followed by the date '11.18.23'.

Raymond B. Wolfel  
Fairview Estates Board President

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November 15, 2023

**NOTICE OF ESTABLISHMENT OR CHANGE  
OF A REGULATION AFFECTING THE USE OF LAND,  
COMPREHENSIVE PLAN, AND/OR LAND DEVELOPMENT CODE**

The Citrus County Board of County Commissioners proposes to adopt or change: A regulation affecting the use of land; Comprehensive Plan; the Land Development Code; and/or the use of land within and for the area shown on the map in this notice. The overall impact of these proposals may be significant. **This notice is being sent to all affected property owners and adjacent property owners of record located within 500 ft. of the affected properties.**

Interested parties may appear at the meetings and be heard regarding the following proposed amendment(s) to the Citrus County Comprehensive Plan, the Citrus County Future Land Use Map, the Citrus County Land Development Code, and/or the Citrus County Land Use Atlas Map:

<b>Application No.</b>	<b>Application CPA/AA/PUD-2023-00002 Clark A. Stillwell for Beverly Hills Development LLC and Tuscany Ranch Partners II LLC</b>
<b>Proposed Change:</b>	Request to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from LDR, Low Density Residential District, to RMU, Residential Mixed Use District; to amend the Land Development Code Atlas Map from PDR, Planned Residential Development District (various uses), and LDRMH, Low Density Residential District with mobile homes allowed, and LDR, Low Density Residential District, to PDR, Planned Residential Development District (various uses); to amend an existing Master Plan/Development of Regional Impact (Beverly Hills DRI) and to establish a new Master Plan for multiple uses.
<b>Description:</b>	<u>Section 1, Township 18 South, Range 18 East</u> , portion of Parcel 10000, Alternate Key 3526803; Parcel 32000, Alternate Key 3378191  <u>Sections 11 and 12, Township 18 South, Range 18 East</u> , Parcel 10000, Alternate Key 3479740; and Parcel 21000, Alternate Key 1488923  <u>Section 6, Township 18 South, Range 19 East</u> , Parcel 11000, Alternate Key 1587956; and Parcel 30000, Alternate Key 1587972  <u>Section 7, Township 18 South, Range 19 East</u> , Parcel 10000, Alternate Key 2824620; Parcel 30000, Alternate Key 2824646; Parcel 32300, Alternate Key 2824638; and Parcel 40000, Alternate Key 1588006  A complete legal description is on file with the Land Development Division.
<b>Acreage:</b>	Approximately 1,641.6 acres
<b>Planning and Development Commission (PDC)</b>	Public Hearing: <b>December 7, 2023, at 9:00 A.M.</b> <b>Lecanto Government Building</b> <b>3600 West Sovereign Path, Room 166</b> <b>Lecanto, FL 34461</b>
<b>Contact Information:</b>	<b>(Please include application number named above in all correspondence)</b>  Land Development Division 3600 West Sovereign Path, Suite 140 Lecanto, FL 34461 <b>(352) 527-5239</b>