SPECIAL MASTER HEARING - LECANTO SAND MINE
CPA/AA/PUD-2025-00010

Lecanto Government Building
3600 W. Sovereign Path Room 166
Lecanto Florida 34461

AGENDA

June 5, 2026 - 9:00 AM

Christian W. Waugh, Special Master

NOTICE TO THE PUBLIC

To manage growth and foster prosperity by prioritizing the protection of environmental assets, the development and maintenance of infrastructure, and the health, safety, and well-being of its citizens.

Any person who decides to appeal any decision of the Governing Board with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to provide that a verbatim record of proceeding is made, which record includes testimony and evidence upon which the appeal is to be based. (Section 286.0105, Florida Statutes) Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, Lecanto Government Bldg., 3600 W. Sovereign Path, Suite 267, Lecanto, FL 34461 (352) 527-5210, If you are hearing or speech impaired, dial 7-1-1, 1-800-955-8771 (TTY) or 1-800-955-8770 (v), via Florida Relay Service at least two days before the meeting.

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. APPEAL PROCESS AND MEETING PROCEDURES

E. STAFF ANNOUNCEMENTS

F. EX PARTE COMMUNICATION: County Attorney

G. APPLICATIONS

G.1. 6.5.2026 Agenda, Directions & Map

G.2. CPA/AA/PUD-2025-00010 Lecanto Sand LLC

H. ADJOURN

CITRUS COUNTY
SPECIAL MASTER HEARING
Friday, June 5, 2026 at 9:00AM
Lecanto Government Building
3600 West Sovereign Path, Room 166
Lecanto, Florida 34461

Christian W. Waugh, Special Master

A. CALL TO ORDER
B. INVOCATION
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D. APPEAL PROCESS AND MEETING PROCEDURES
E. STAFF ANNOUNCEMENTS
F. EX PARTE COMMUNICATION: County Attorney
G. APPLICATIONS

1. COMPREHENSIVE PLAN AMENDMENT

a. CPA/AA/PUD-2025-00010 Lecanto Sand, LLC

REQUEST: Request to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan, from LDR, Low Density Residential District to EXT, Extractive District; and to amend the Land Development Code Atlas Map from LDR-MH, Low Density Residential District with mobile homes allowed and EXT, Extractive District, to EXT, Extractive District with Planned Unit Development for a new sand mine pursuant to Section 4800, Mining Development – Application and Standards, of the Land Development Code (LDC).

LOCATION: Sections 18 and 19, Township 19 South, Range 18 East, more specifically, portions of Frasure Hull Peach Orchards Unrecorded and specifically Parcels 1A000-0340, 1A000-0350, 1A000-0360, 1A000-0470, 1A000-0480, 1A000-0490, 1A000-0500, 1A000-0510, 1A000-0520, 1A000-0570, 1A000-0580, 1A000-0590, 2B000-0310, 2B000-0315, 2B000-0321 2B000-0323, 2B000-0325, which addresses are 2899, 2945, 2991, 3097, 3098, 3195, 3196, 3311, 3318, 3444 and 3441 S McClure Point; and 2968, 3096, 3194, 3316 and 3448 S Race Ave., Lecanto, FL. . A complete legal description is on file with the Land Development Division.

STAFF CONTACT: Joanna L. Coutu, AICP, Deputy Director; Dept. of Growth Management

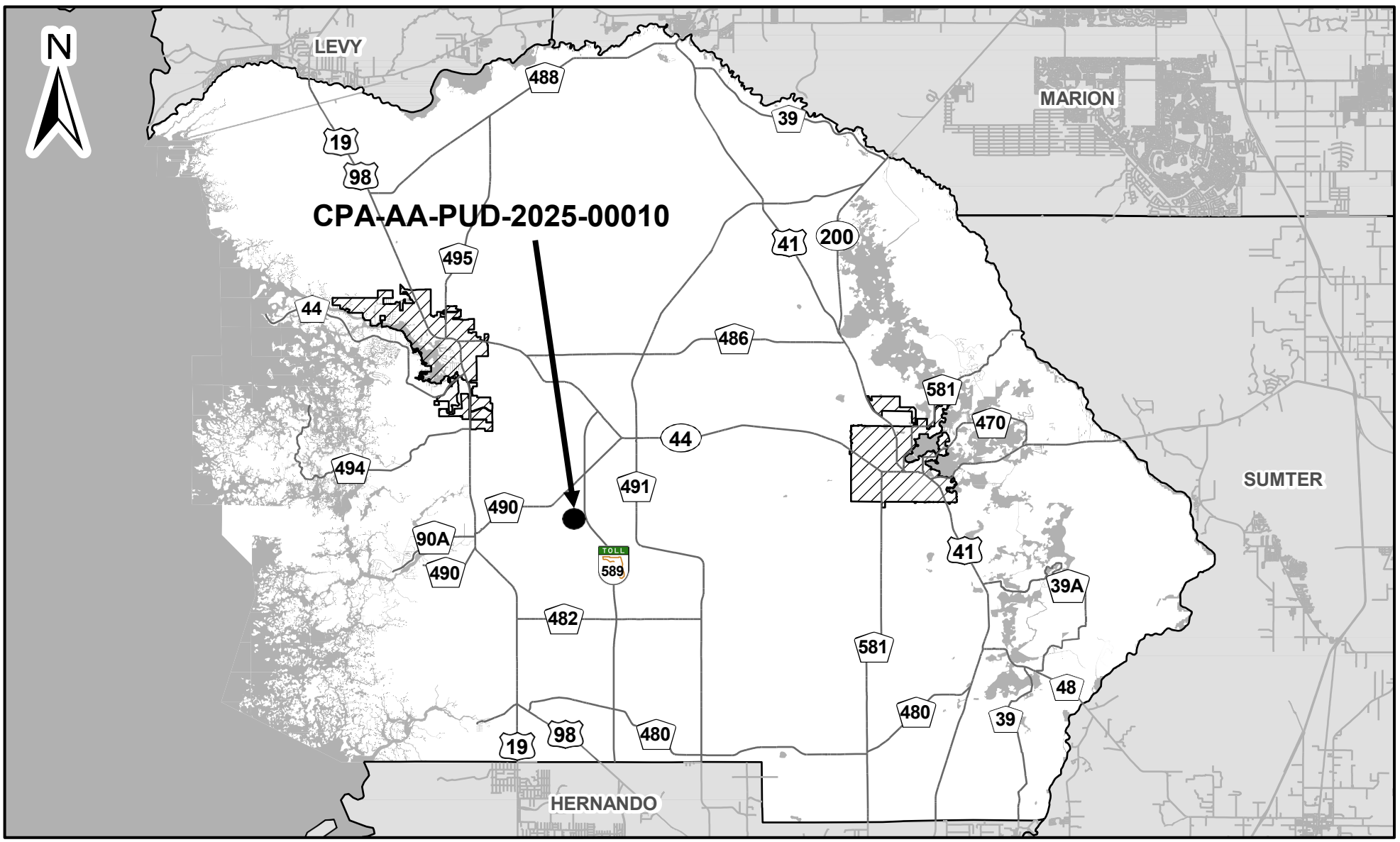
K. ADJOURN

Special Master Hearing

Directions for meeting on June 5th, 2026

CPA/AA/PUD-2025-00010 Lecanto Sand Mine LLC

From the intersection of Saunders Way and S Lecanto Hwy/CR-491, turn left onto S Lecanto Hwy/CR-491. Travel approximately **2.0 miles** and turn left onto W Gulf to Lake Hwy/SR-44. Travel approximately **0.5 miles** and turn left onto W Homosassa Trail/CR-490. Travel approximately **2.5 miles** turn left onto W Hoskins Ln, go about **0.1 mile**, turn right onto S McClure Pt proceed another **0.5 miles.**

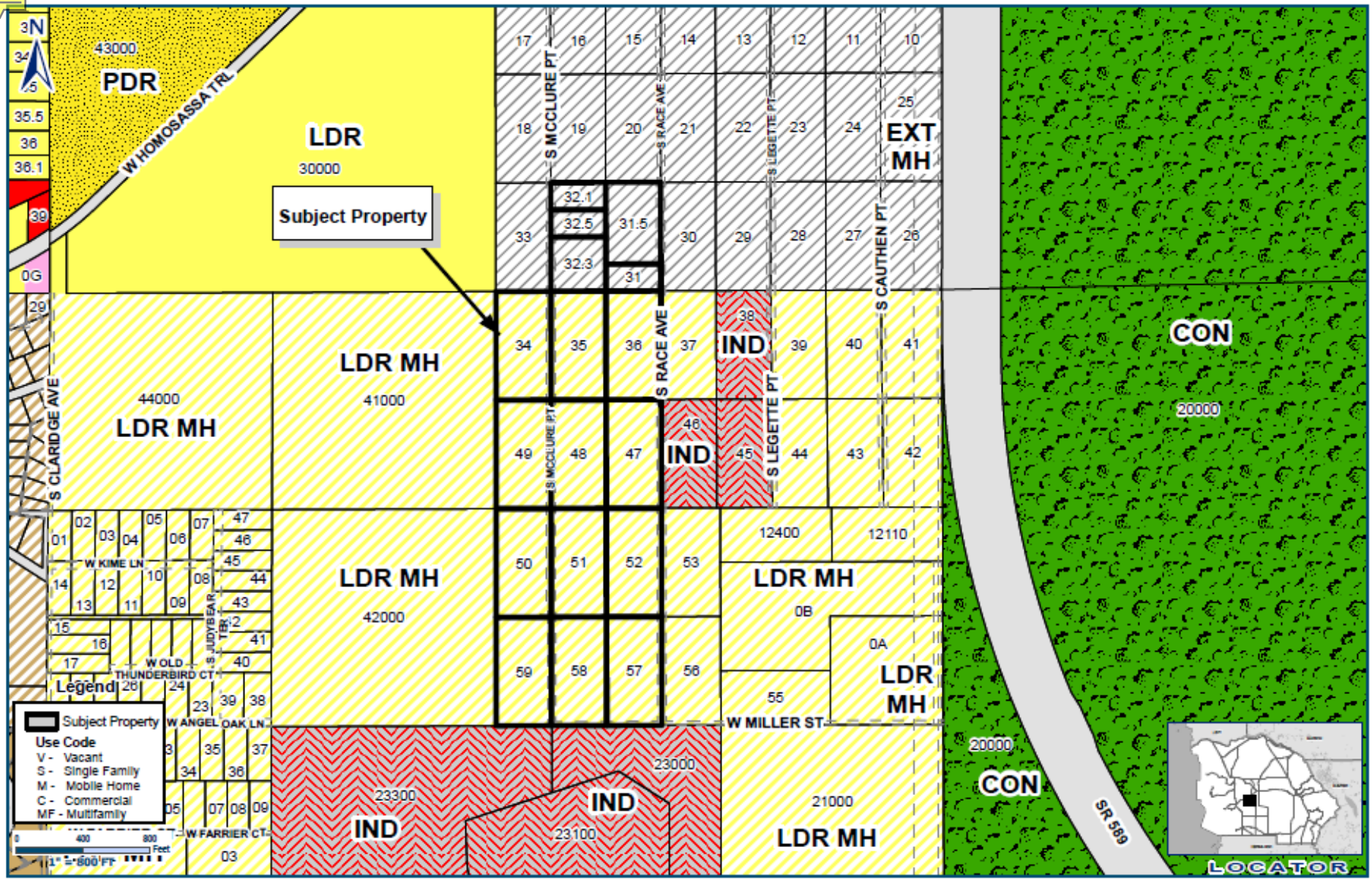


LOCATOR MAP

Special Masters Hearing

June 5h, 2026


CPA/AA/PUD-2025-00010
CITRUS LAND SERVICES
Commercial & Residential
Lecanto Sand



Application #: CPA-AA-PUD-2025-00010	**Applicant: Lecanto Sand LLC**
Proposal: EXT with PUD for Sand Mine uses	**Location: Various on S McClure Pt & S Race Ave., Lecanto**
LDC Atlas: LDR/MH & EXT/MH	**S-T-R - 18&19-19-18**

Geographic Information Systems

Cynthia P. Stathorn
Director

Prepared By : Susan O'Connell
Date: April 28, 2026
Source: Enterprise Geodatabase
Map Number: CPAAAPUD202500010Zoning



Application #: CPA-AA-PUD-2025-00010	Applicant: Lecanto Sand LLC
Proposal: EXT with PUD for Sand Mine uses	Location: Various on S McClure Pt & S Race Ave., Lecanto
LDC Atlas: LDR/MH & EXT/MH	S-T-R - 18&19-19-18

Geographic Information Systems

Cynthia P. Shelfhorn
Director

Prepared By : Susan O'Connell
Date: April 28, 2026
Source: Enterprise Geodatabase
Map Number: CPAAAPUD202500010Aerial

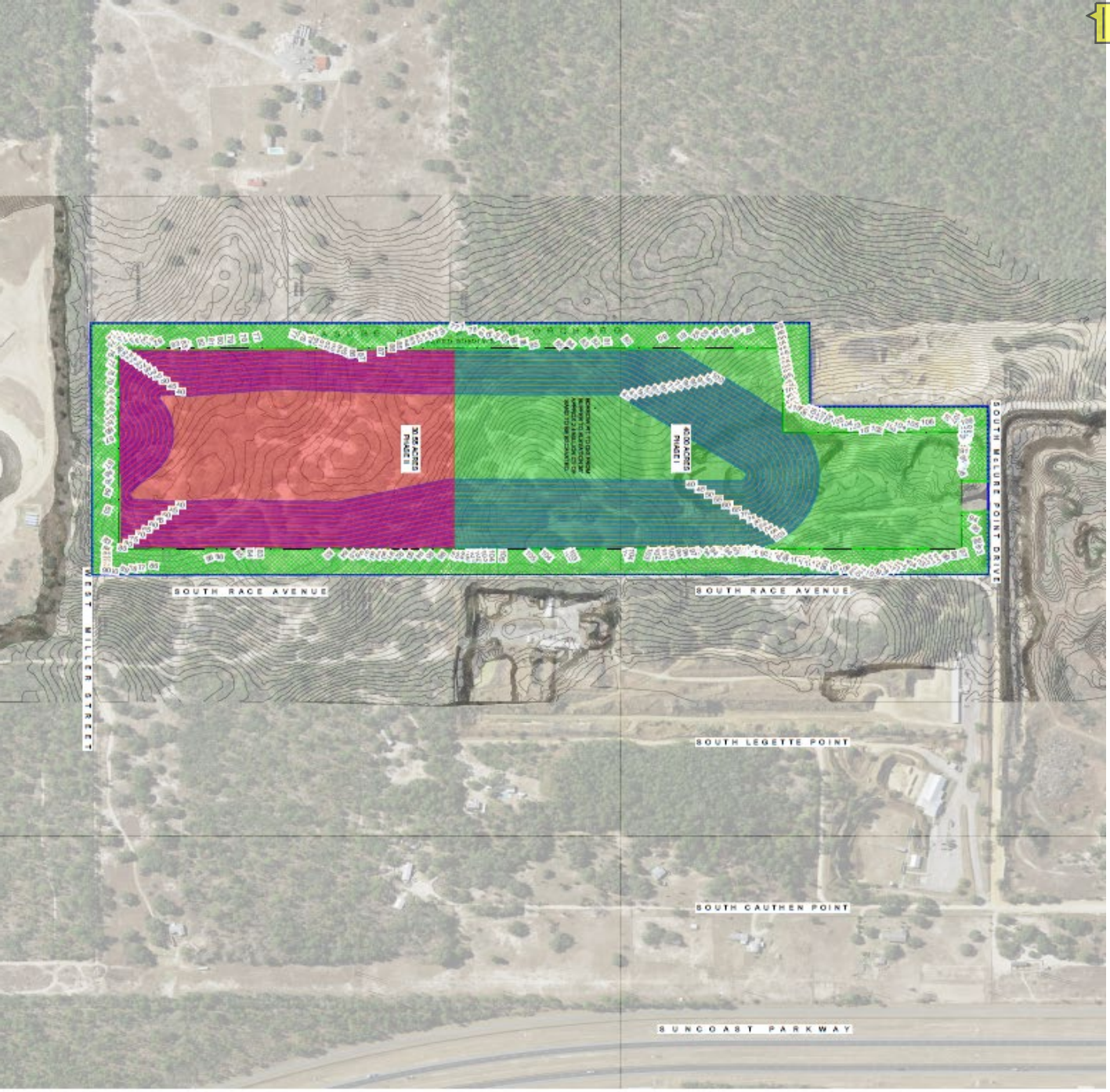
The information is to be used for general purposes only. The Citrus County Geographic Information System, Citrus County, and/or its officials assume that no warranties are implied as to the accuracy of any information provided and no responsibility is assumed by the user.

Citrus County shall not be liable for any special, incidental, or indirect damages in connection with the use of the information, including but not limited to, damages or lost profits caused by defects found in the accuracy or timeliness of the information and the sending, copying, or distributing of these materials.


APPLICATION PENDING
(352) 527-5239







SCALE: 1" = 200' (24"X36")
SCALE: 1" = 400' (11"X17")

DRAWN BY: FAD
SCALE: SEE PLAN
DATE: 2/11/26
SHT: 7
RANGE: 18
JOB NUMBER: 2604

LARRY G. ECKE
FLPE 49672
EXAMINED AND APPROVED
DATE

DIGITALLY SIGNED BY LARRY G. ECKE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROCIVIL360
CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL
SITE DEVELOPMENT / PLANNING & ZONING /
PERMITTING / CONSTRUCTION SERVICES
123 SOUTH MAIN STREET, BROOKSVILLE, FL 34601 PHONE - (352) 593-4215
WWW.PROCIVIL360.COM

LECANTO SAND LLC
70 AC MINING SITE

PROPOSED CONTOURS OVERALL PLAN
- EXHIBIT E1

DESCRIPTION REVISION HISTORY	REV. BY
????	????

Board of County Commissioners
Department of Growth Management
Land Development Division
3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461-8070

Telephone (352) 527-5239 TTY Dial 711
Web Address: www.citrusbocc.com

CITRUS COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE AMENDMENT APPLICATION

Application No.: CPA/AA/PUD-2025-00010 Date: 1/7/26

* Written Authorization is required if Applicant is different than Owner.

Applicant*
Name: Lecanto Sand, LLC
Address: 23110 SR 54, #243
City: Lutz
State: FL Zip: 33549
Home No.: Cell No.:
Work No.: 239-537-3933 Fax No.:
Email: chris@floridafilldirt.com

Property Owner
Name:
Address:
City:
State: Zip:
Home No.: Cell No.:
Work No.: Fax No.:
Email:

Property Description: Section: 18 & 19 Township: 19 South Range: 18 East
Legal Description: See attached deeds
Subdivision: Frasure Hull Peach Orchards Lot(s): Block/Parcel:
Alternate Key #: See attached information sheet Parcel ID: See attached information sheet
Acreage:

_____ New Planned Unit Development (PUD)
_____ Amendment to Previously Approved PUD/PD Previous Application No.:
Land Development Code Atlas Designation From: LDR To: EXT
Generalized Future Land Use Map Designation From: To:

Is this hearing being requested as a result of a Code Violation Notice? Yes _____ No X
If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.
Applicant Request(s): Owner request for extraction designation onall lots as well as landfill rights.

Directions to Property: S. Lecanto Hwy south to Grover Cleavland to Claridge to W. Miller to S. Race

The Applicant is: X Owner of Tract __ Agent for Property Owner
One-Owner Among Several Other (specify)

I am aware that if the property cannot be located using information from the submitted application, this application may be rescheduled to a later hearing date. I also understand that a sign must be placed (and marking flags may be placed) on the property by the Land Development Division at least seven days prior to the scheduled meeting. I understand that approval for the proposed use shown hereon does not in any way relieve me of the responsibility of observing and complying with any deed restrictions applicable to the subject property. I hereby authorize Citrus County or its agents to enter upon the property, which is the subject of this application and the date of the hearing thereon, at any time between the hours of 8:00 AM and 5:00 PM for the purpose of gathering any information relevant to this application.
I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature: _____

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared _____, who is ~~personally known~~ to me or provided _____ as identification and who did not take an oath. WITNESS my hand and official seal this 14 day of July, 2025.

Frank DiCaro Jr
Printed Name
Notary Public - State of Florida

FRANK DICARO, JR.
MY COMMISSION # HH 260877
EXPIRES: August 6, 2026

Date: _____
Time: _____
Initials: _____

For Staff Use Only
ATF: _____
QTR: _____
LUD: _____

GFLUM Des: _____
FZ: _____

Rec'd Land Dev 1/7/26
CPA/AA/PUD-2025-00010

Board of County Commissioners
Department of Growth Management
Land Development Division
3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461-8070
Toll Free (352) 489-2120 TTY (352) 527-5329
Web Address: www.citrusbocc.com

REQUIRED INFORMATION FOR A COMPREHENSIVE PLAN AMENDMENT

Applicants are encouraged to schedule a pre-application conference before submitting an application. Assistance and information on the following can be obtained at that time.

ALL applications for amendment to the Citrus County Comprehensive Plan are required to include the following information. Failure to do so will result in a delay of processing the application.

1. A completed Comprehensive Plan application form. (Included in this packet.)

2. If this application is for an amendment to the County's FLUM map(s), a complete legal description must be attached.

3. If this application is for an amendment to the County's map(s), proof of ownership shall be provided.

4. If this application is for an amendment to the County's map(s), a certified boundary survey must be submitted. The survey must show all areas that have been identified as wetlands by Southwest Florida Water Management District (SWFWMD), Department of Environmental Protection (DEP), or US Army Corp of Engineers.

5. If this application is for an amendment to the **text** of the County's Comprehensive Plan, the proposed new text must be submitted. Attach the proposed text on a separate page(s).

6. If this application is for an amendment to the County's maps(s), what is the proposed new land use designation for the property? (i.e. GNC, MDR, IND, etc.).

   Designation: Extraction / Landfill

7. A map shall be submitted that shows all of the following:
   a. The boundary of the property plus all surrounding streets and roads.
   b. The existing use of the property and the surround properties.
   c. The designation of the existing property and the surrounding properties as it appears on the Future Land Use Map (FLUM).
   d. The designation of the existing property and the surrounding properties as it appears on the Land Development Code Atlas.

8. Letters from public facilities to the property and how much of a demand on those facilities this proposed change would create shall be submitted. Provide letters from the following public facilities:

   Sanitary Sewer: N/A

   Potable Water: N/A

Rec'd Land Dev 1/7/26
CPA/AA/PUD-2025-00004

Board of County Commissioners
Department of Growth Management
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3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461-8070
Toll Free (352) 489-2120 TTY (352) 527-5329
Web Address: www.citrusbocc.com

Drainage: _____

Solid Waste: _____

9. Are there any anticipated impacts on Affordable Housing in Citrus County? _____Yes X No
If YES, describe what the impacts are anticipated to be and how you plan to address them.

10. Is this amendment compatible with the objectives and policies of the Future Land Use Element and other elements that may be affected by this proposed change? _____Yes _____No

11. Briefly describe those objectives and policies that pertain to this application and how this proposal is compatible or is not compatible with them.

Objective: Extractive Designation

Policy: _____

Policy: _____

Objective: Landfill Zoning

Policy: _____

Policy: _____

11. Any additional information that may apply to this application. _____

Rec'd Land Dev 1/7/26
CPA/AA/PUD-2025-00004

MINING PERMIT APPLICATION CHECKLIST

LECANTO SAND MINE (BORROW PIT)

LECANTO, CITRUS COUNTY, FLORIDA

ALT KEY NUMBERS: 2236281, 1957559, 1958532, 2269642, 1507367, 1507481, 1507472, 1507464, 150749

This is for a borrow pit (sand mine) that will serve exclusively for the Suncoast Extension and a new Home Depot in the area as well as all local contractors for the use of site and roadway fill. Testing has determined the sand on the subject property meets all fill specification. Access to the site during mining will be exclusively along South McLure Point Drive. Fill material will be sold to the general public.

General:

The mine will be constructed and operated in accordance with an Environmental Resource Permit (ERP) issued by the Southwest Florida Water Management District (SWFWMD) and in accordance with Citrus County Land Development Code (LDC), specifically LDC Section 4800 F.

Permit Application

Attached are the items required for the permit application as provided in LDC Section 4800 G.2.d:

- A site and development plan drawn to scale showing all setbacks, buffers, fences and gates, structures, access drives, and associated operations on the site; **SITE PLAN ATTACHED EXHIBIT C-1. NO STRUCTURES ARE PROPOSED. THE SITE WILL BE SILT FENCED WITH BUFFERS.**
- Aerial photograph with property/project boundaries shown, depicting existing site conditions, certified boundary and topographic survey to one-foot contours, feet, NGVD; **BOUNDARY WITH GIS TOPO PLAN ATTACHED EXHIBIT A.**
- All filing requirements for a Planned Unit Development, or application for land use change as required above; **COMP PLAN/LAND DEVELOPMENT CODE AMENDMENT AND ATLAS AMENDMENT APPLICATIONS ATTACHED.**
- Provisions to demonstrate that erosion control and stormwater management measures are taken to prevent silting of drainage facilities and water quality violations in receiving waters; **ALL LAND WILL BE SLOPED TOWARD THE PIT; NO WATER WILL LEAVE THE SITE, SO THERE IS NO CHANCE OF WATER QUALITY VIOLATIONS IN RECEIVING WATERS AND NO CHANCE OF SILTING IN DRAINAGE FACILITIES. THE PIT ITSELF IS THE STORMWATER TREATMENT FACILITY.**
- A fugitive dust control plan that demonstrates compliance with site work requirements of this LDC; **FUGITIVE DUST CONTROL IS LOCATED ON THE CSWMP PLANS ATTACHED EXHIBIT I1 & I2.**
- A reclamation plan for the mined area and all associated operations

shall be provided, if not previously approved within a Master Mining Plan. It shall show: **RECLAMATION WILL BE CONDUCTED IN ACCORDANCE WITH THE ERP THAT HAS NOT YET BEEN ISSUED BY SWFWMD. A PROPOSED RECLAMATION PLAN IS ATTACHED EXHIBITS F1-F4.**

- ❖ contouring to a permanent slope of not greater than four horizontal to one (1) vertical;
- ❖ revegetation of all disturbed areas by, as a minimum, planting grass seeds or trees;
- ❖ provisions for all reclamation to be completed within twenty-four (24) months of the cessation of excavation activity.
- ❖ all required regional, State, and Federal permits have been obtained prior to beginning excavation;
- ❖ other materials, as required to demonstrate compliance with other applicable code and Comprehensive Plan provisions;
- ❖ Hydrogeological data that supports the applicant and protects adjoining properties: **A SEASONAL HIGH WATER TABLE SUMMARY REPORT PERFORMED BY CREATIVE ENVIRONMENTAL SOLUTIONS IS ATTACHED.**
    i. defines the potentiometric contours, elevations (feet NGVD) and direction of movement of groundwater flow within the mining property or district, and
    ii. defines potentiometric elevations below which mining operations may not occur.

<u>Master Mining Plan Requirements</u>

Attached are items required for biological and geotechnical reports as outlined in LDC 4800 G.3:

- All filing requirements for a mining permit. **SEE ABOVE.**
- Phasing of excavation activities, including a site plan showing mining units and locations of processing and affiliated facilities. **MINING WILL BE PHASED IN 40 ACRE DUE TO ERP REQUIREMENTS OF MAXIMUM. IT IS ANTICIPATED THAT OVER THE PERMITTED 40 ACRES DIFFERENT PITS AT THE SAME TIME BECAUSE OF VARIBILITY IN SAND QUALITY. SAND WILL NOT BE PROCESSED. THE SAND WILL BE DUG PUT INTO TRUCKS AND PLACED ON PROJECTS. PHASING MAP EXHBIT C-2 ATTACHED.**
- Groundwater monitoring and reporting plan that meets the requirements of FDEP and SWFWMD rules for groundwater quality and groundwater levels. **THIS PROJECT WILL BE PERMITTED THROUGH SWFWMD, NOT FDEP, AND ANY MONITORING REQUIRED BY SWFWMD WILL BE PERFORMED AND PROVIDED TO THE COUNTY.**
- Pollution Prevention Plan: The operator of the mining operation or the property owner must prepare and keep on-site a Pollution Prevention Plan. The plan must address potential sources of contamination and

provide Best Management Practices (BMPs) to avoid on-site and off-site surface water and groundwater contamination. The plan must include an inspection program to ensure the proper operation of the implemented BMPs and contaminant spill containment and disposal procedures. Where not specifically specified within an ERP and/or condition of approval, the operator shall operate in accordance with *"The Florida Stormwater Erosion and Sedimentation Control Inspector's Manual'* published by FDEP/FDOT. **A STORMWATER POLLUTION PREVENTION PLAN IS ATTACHED EXHIBITS I1 & I2.**

Biological and Geotechnical Reports

Attached are items required for biological and geotechnical reports as outlined in LDC 4800 G.4:

- A biological report that meets the Florida Fish and Wildlife Conservation Commission standards shall be submitted and approved by the Department prior to approval of any Master Mining Plan or Mining Permit application. **A BIOLOGICAL REPORT IS ATTACHED.**

- A geotechnical report shall be provided with any Master Mining Plan or Mining Permit application. The geotechnical report shall evaluate the potential for impact on water levels and water quality in any aquifer to be impacted by excavations or affected by dewatering during the mining operations occurring after the effective date hereof, and shall contain the following:

    1. The geotechnical report shall be performed by a Professional Engineer or Professional Geologist. **A SEASONAL HIGH WATER TABLE SUMMARY REPORT PERFORMED BY CREATIVE ENVIRONMENTAL SOLUTIONS IS ATTACHED.**
    2. It shall utilize a professionally acceptable methodology establishing to a reasonable degree of technical certainty the condition and elevation of the affected aquifer in a normal state unaffected by mining activity (pre-mining aquifer conditions). Pre-mining aquifer conditions shall be utilized as baseline conditions to evaluate the adequacy of mitigation measures and successful reestablishment of hydrology after reclamation is complete. **PROFESSIONAL ASSUMPTIONS SUPPORTING THIS EVALUATION ARE SUMMARIZED IN THE REPORT REFERENCED ABOVE.**
    3. It shall include a plan for monitoring and reporting, which shall include the following: **COUNTY WILL BE COPIED ON MONITORING AND REPORTING REQUIRED BY SWFWMD PERMIT**

a. Positioning and installation of rain gauges, staff gauges, and piezometers as necessary to acquire professionally acceptable data on the performance of mitigation measures.
b. Collection of data from all gauges, monitoring wells and piezometers and blasting reports periodically, at a frequency as necessary to accurately assess performance of the mitigation.
c. Preparation and submission of a Biennial Mining and Reclamation Report presenting and interpreting the data.
d. It shall propose a mitigation plan for any potential interference or adverse impact on water levels identified in the application for a Master Mining Plan or Mining Permit. The mitigation plan shall demonstrate compliance with Reclamation Standards of this Section.

Financial Responsibility

Attached are items required to demonstrate financial responsibility as outlined in LDC 4800 G.5:

2. Financial Responsibility: Any applicant for a mining permit shall submit with the application, and any holder of a current mining permit shall submit within sixty (60) days of the adoption hereof, proof of property and personal injury and liability insurance or an approved self-insurance plan, that satisfies the following: A **FINANCIAL RESPONSIBILITY LETTER FROM THE OWNER IS ATTACHED. FINANCIAL RESPONSIBILITY DEMONSTRATION WILL BE PROVIDED AT THE APPROPRIATE TIME.**

   a. The amount of insurance shall be a minimum of two million dollars per incident, and five million dollars aggregate.

   b. The liability insurance shall name as the insured the property owner and the applicant, if different than the property owner.

   c. In addition to standard general commercial liability coverage in the above amount, vibration related personal injury and property damage shall be covered.

   d. The insurer shall have a currently valid certificate of authority to provide insurance issued by the office of the Florida Office of Insurance Regulation Commissioner and must be in compliance with all other requirements of the Florida Insurance Code.

e. The insurer shall have at least an A+ rating in the latest issue of Best's Key Rating Guide.

f. The insurer shall be a current member in good standing of the Florida Insurance Guaranty Association.

g. Insurance satisfying these requirements shall be continuously in effect at all times during the term of the mining permit and until all mining operations cease and reclamation is released as provided by Citrus County Code. Failure to comply with the requirements for insurance as stated hereunder shall constitute a violation of Citrus County Code and shall constitute grounds for suspensions or revocation of the Mining Permit.

B. *Development Standards:* New mining districts, expanded mining districts, and expanded mines must be located, designed, and operated to be compatible with surrounding private and publicly owned lands with special considerations given to surrounding conservation and residential districts. Mining activities will be subject to the following design standards. The Board of County Commissioners may adopt modified conditions of approval pursuant to the Planned Unit Development standards of this LDC when in the public interest and expressed in formal findings of fact.

1. Air Pollution: Mining equipment, vehicles, stockpiles, roadways, and machinery shall be properly maintained and operated. Operations shall be conducted to minimize air pollution, including fugitive dust emissions. Dust shall be periodically removed from paved public roadways. All trucks used for hauling shall be maintained in a clean condition and shall have load covers, to prevent dust from causing a public nuisance. Accumulated material and dust shall be removed from any paved public roadway within twenty-four (24) hours of notification by the County or agency having jurisdiction. **UNDERSTOOD AND IS COVERED IN THE CSWMP PLAN I1 & I2. DUE TO THE EXISTING ROADWAYS SURROUNDING THE SUBJECT PARCEL ALL BEING LIMEROCK/DIRT ROADWAYS TRACKING SHOULD NOT BE AN INCONVIENVCE.**

2. Days/Hours of Operation: The hours of operation of any mine for which a mining permit under this Section is required shall be between the hours of 6:00 a.m. to 6:00 p.m., Monday through Friday, and between the hours of 7:00 a.m. to 12:00 p.m. on Saturday. No operation of any mine shall be permitted on Sunday. For purposes of determining the days and hours of operation as provided herein, the term "operation", in addition to those activities referenced in the definition section of this code, includes the staging of vehicles, but shall not include the routine maintenance or repair of machinery. The hours of operation for any mine may be

extended by the Board of County Commissioners through the PUD approval process. In addition, under emergency circumstances the Board of County Commissioners may extend hours of operation for up to thirty (30) days upon request. Additional thirty (30) day extensions may be obtained by separate request and approval of the Board of County Commissioners. During nighttime operations strobe lights shall be utilized as reverse vehicular warning signals in substitution of audible signals.

3. Excavation Standards

   a. Maximum depth. Maximum excavation depth shall be determined through the Planned Unit Development approval process after reviewing the site-specific geotechnical reports and recommendations of SWFWMD, FDEP, and County staff, as applicable. The permitted depth shall not exceed the depth permitted by the SWFWMD, FDEP as applicable and shall not penetrate through impervious soil or other confining layer that presently prohibits intermingling of two or more aquifers that degrades water quality. **ALL MINING WILL CEASE ABOVE THE TOP OF THE CLAY LAYER OR LIMESTONE LAYER; ONLY SAND WILL BE EXCAVATED.**

   b. Penalty for excessive depth. If the excavation exceeds the established maximum excavation depth, the operator of the mining operation together with the property owner will be liable for full cost of restoration plus a penalty of 10 percent of market value per cubic yard (in-situ measure) for each cubic yard of material excavated beyond the maximum excavation depth. This penalty shall not exceed those provided for in F.S. Chapter 162. **UNDERSTOOD.**

   c. Bank Slope.
      1) After excavation is complete and upon reclamation of the site, the banks of the excavations must be sloped at a ratio not greater than four (4) horizontal to one (1) vertical from the top of the finished grade to an elevation of four feet below the dry season water depth or as specifically provided in FDEP or SWFWMD approval for mining reclamation. **RECLAMATION PLAN ATTACHED EXHIBITS F1-F4.**
      2) The excavation banks must have a revegetated littoral shoreline of at least 150 feet in length along the perimeter when abutting a residentially zoned area or district. **SHORELINES WILL BE RECLAIMED PER SWFWMD PERMIT**

4. Groundwater Impacts

    a. Mining activity shall not cause unmitigated interference with adjacent or nearby legal users of water. Examples of interference with adjacent or nearby users of water shall include, but are not limited to, lowering of water elevations farm and fish ponds, crop failure, water well failure or significant decrease in well efficiency, or increased irrigation requirements. Proposed mining operations utilizing active dewatering must be approved by the Board of County Commissioners as a PUD application. All dewatering operations shall be conducted to maximize recharge to the aquifer via on-site methods, and in compliance with the Southwest Florida Water Management District regulations. For this purpose, on-site means property described in the mining permit. **THE MINING ACTIVITY WILL NOT AFFECT GROUNDWATER OR SURFACE WATER LEVELS OR QUALITY OFFSITE. CHEMICALS WILL NOT BE USED SO OFFSITE WATER QUALITY WILL NOT BE AFFECTED. ALL WATER FROM THE MINE WILL REMAIN ON THE PROPERTY SO OFFSITE WATER LEVELS WILL NOT BE AFFECTED.**

    b. No mining activity shall cause, in any area beyond the property boundary of the permittee, a violation of any State or Federal groundwater quality standard, nor cause any groundwater used for potable purposes to fail to meet State or Federal primary or secondary drinking water quality standards. **UNDERSTOOD. THE MINING ACTIVITY WILL NOT AFFECT GROUNDWATER OR SURFACE WATER LEVELS OR QUALITY OFFSITE.**

    c. The mine owner/operator shall take measures as necessary to prevent off-site ground water impacts due to dewatering, and to adequately mitigate dewatering effects when and if they occur. Mitigation efforts shall be maintained to ensure required groundwater quality and quantity. **UNDERSTOOD. THE MINING ACTIVITY WILL NOT AFFECT GROUNDWATER OR SURFACE WATER LEVELS OR QUALITY OFFSITE.**

    d. The mine owner/operator shall investigate and fully respond to all complaints of water well interference and/or dewatering of adjacent and nearby areas which interferes with the beneficial use of groundwater on lands not under the ownership or control of the permittee hereunder. The County shall require a mitigation plan to mitigate for all documented interference or dewatering in nearby and adjacent areas. Any mitigation plan required hereunder shall become a binding condition of the

mining permit. **UNDERSTOOD. A SEASONAL HIGH WATER TABLE SUMMARY REPORT PERFORMED BY CREATIVE** ENVIRONMENTAL **SOLUTIONS IS ATTACHED.**

e. In the event that the mine operator fails to implement any mitigation plan approved as a condition to the mining permit, the County shall institute enforcement proceedings pursuant to_ Citrus County Code to require mitigation, together with continued monitoring. The applicant shall be liable to the County for all costs incurred in such mitigation, which shall be collected by the County as provided by Citrus County Code. **UNDERSTOOD.**

f. The implementation and success of any mitigation plan, as well as all complaints of water well interference and dewatering of adjacent or nearby areas, and the mine operator's investigation and response thereto, shall be included in the Biennial Mining and Reclamation Report, unless resolved to the satisfaction of the complainant. **UNDERSTOOD.**

g. Mining within the aquifer must be approved by the Board of County Commissioners as a Planned Unit Development. **UNDERSTOOD.**

h. Protection of Drinking Water Sources: The mine operator shall provide a site plan that reflects all potable water sources, including private wells, within 1000 feet of the property line of the permitted property. The project shall meet the ground water quality and quantity standards of the FDEP and SWFWMD. **A WELL PLAN EXHIBIT G-1 IS ATTACHED .**

5. Mine Safety and Security: Excavated areas of mines shall be secured on all sides from public access by properly constructed and maintained fencing consisting of field fence no less than four (4) feet in height or by other means specified within the mining permit. No trespassing signs shall be posted every one hundred (100) feet and on each corner of the subject property. **UNDERSTOOD.**

6. Minimum Acreage: New mines or expansion of existing lawful mines must meet the following minimum acreages. For an expansion permit, the total combined acreage of the existing and expanded mine must equal or exceed this standard:

Material	**Minimum acreage**

Sand, Clay, Peat, Top Soil	20 acres
Limestone, Dolomite, Phosphate - dry mining	100 acres
Limestone, Dolomite, Phosphate - wet mining	100 acres

For purposes of complying with the minimum acreage requirements, the acreage of a parcel that is designated on the Future Land Use Map as "Extractive" shall be utilized for measurement. If a portion of a parcel is so designated as "Extractive," only that portion of the parcel shall be utilized for mining. **THE PROPOSED SAND MINE IS LARGER THAN 70 ACRES.**

7. Screening
    1) Mining activities which are conducted within one-thousand (1,000) feet of a County or State maintained public road, residential structure, permanent building or public park shall be screened from view. **A 100 FT VEGETATIVE BUFFER WILL BE PRESERVED AROUND ALL PROPERTY LINES.**
    2) A planted vegetation buffer meeting the standards of this LDC must be maintained. A berm eight (8) foot in height, that meets the following standards may be incorporated into a vegetated buffer where existing native vegetation is lacking. Native vegetation of no less than one hundred (100) feet in average depth may substitute a planted buffer, provided such buffer provides the equivalent of a Type "D" enhanced buffer. Such buffer may be bisected by natural or manmade features such as wetlands or access roads.
        a) For any earthen berms approved hereunder, the toe of the slope nearest the public road shall be at least fifty (50) feet from the road right-of-way.
        b) All earthen berms shall be constructed with slopes not steeper than four (4) horizontal to one (1) vertical in order to permanently support ground cover without any noticeable erosion. Promptly after construction, berms shall be permanently vegetated to present an attractive appearance and prevent soil erosion.
        c) No berms shall be approved for use as screening hereunder which would be located within FEMA flood

hazard area or FEMA floodway, or in any other location which would interfere with natural drainage or which would exacerbate downstream flooding.

3) On a case by case basis, the County may allow the use of other methods of buffering where the maintenance of a vegetated buffer is impracticable or impossible. Such other methods shall be limited to construction of a fence of at least ten (10) feet in height or construction of an earthen berm without the vegetative buffer plantings. Any fence or earthen berm shall be sufficient to ameliorate sound effects and shall achieve one-hundred (100) percent visual opacity to a minimum height of at least ten (10) feet. Berms must meet the standards specified above.

b. A vegetative buffer meeting the planting standards of a Type "D" enhanced buffer, fifty (50) feet in width, eight (8) feet in height, and 75% opacity within two years of issuance of the mining permit shall be maintained along all property lines not previously addressed in this section. Native vegetation equivalent to the planting and fifty (50)-foot depth of a Type "D" buffer may substitute for a planted buffer.

c. All screening as required hereunder shall be maintained in a condition sufficient to satisfy the requirements stated herein for the duration of the mining activity.

8. Setbacks

a. Except for buffers, berms, fences, access drives, on-site utilities (including stormwater), monitoring wells and wildlife relocation activities, all activities for mining shall maintain the following setbacks: **NO STRUCTURES ARE PROPOSED ON THIS PROJECT.**

	Limestone/ dolomite/ phosphate	**Other materials**
Public road rights-of-way, recorded road easements and rights-of-way that provide for public access.	200 ft.	100 ft.
Permanent buildings	500 ft.	500 fl.
Public parks, preserves or conservation areas with public amenities such as facilities structures or improved trails within 100 foot of a mine boundary	500 ft.	500 fl.

Residentially committed properties*	1,000 ft.	500 ft.
Residentially committed properties served by an FDEP permitted community water supply system. Such system shall extend to all residential homes and properties within 1,000 feet of the mine perimeter boundary.	200 ft.	200 ft.
All other property lines	150 ft.	50 ft.

*Reducible if the owner of the protected property(ies) executes an expressed written consent recorded in the public record against the residential property.

b. Setbacks established by the approved mining permit shall be clearly marked prior to initiation of any active phase of mining. Such markers shall remain until mining activities are concluded. **UNDERSTOOD.**

c. The area of excavation or associated earthworks is set back not less than two hundred (200) feet from the nearest property line unless specifically authorized as a condition of approval assigned by the County. **UNDERSTOOD.**

d. The permittee under any mining permit issued hereunder shall also comply with any applicable setbacks established in, or required by, the County Comprehensive Plan, or any other regulatory permit required pursuant to Chapter 403, Florida Statutes, and Section 404 of the Clean Water Act. In all cases the most restrictive setback will apply. **UNDERSTOOD.**

e. The Board of County Commissioners may allow reduced setbacks in the context of a Planned Unit Development approval provided: **NO REQUESTED SETBACK REDUCTIONS.**
   1) The reclamation plan indicates how access will be made to future development;
   2) The reclamation plan indicates that the setback area will not be developed after restoration; or
   3) A closer setback will not be injurious to other property owners and the mining owner or operator agrees to fence the mining site nearest private property under separate ownership if deemed necessary by the Board of County Commissioners.

9. Surface Waters and Wetlands: No alteration of wetland areas shall occur except where necessary to make reasonable extractive use of the property. Alteration of wetlands shall be in accordance with

Federal, State and County regulations.

NO WETLANDS OR SURFACE WATERS ARE LOCATED ON SUBJECT PROPERTY SEE ATTACHED WETLAND EXHIBIT

a. New and expanded mines proposing impacts **to** wetlands and surface waters must be approved by the Board of County Commissioners as a PUD application.

b. Excavation will not be conducted within jurisdictional wetlands unless a permit has been issued by the appropriate Federal, State or Regional agency (a copy of such permit shall be included with the Master Mining Plan or Mining Permit application).

c. Jurisdictional wetlands, lakes, ponds, canals and other water bodies must be shown on site plans and master mining plans.

d. Wetlands, lakes, ponds, canals and other water bodies shall be protected from the adverse effects of development by compliance with applicable requirements of the U.S. Army Corps of Engineers, the FDEP, and the SWFWMD.

e. No mining shall be allowed within five-hundred (500) feet of the ordinary or mean high water line of any Outstanding Florida Water.

f. A minimum seventy-five (75) foot undisturbed buffer shall be maintained in all areas adjacent to perennial rivers, streams and creeks. A minimum thirty-five (35) foot undisturbed buffer shall be maintained around all jurisdictional wetlands, except where said wetlands are permitted to be impacted and mitigated in compliance with all State and Federal permitting requirements.

g. No alteration of the buffer shall be permitted, including destruction of existing vegetation or alteration of the natural topography.

h. Mining operations shall not result in any significant off-site increase/decrease in surface water levels. Significant shall be defined as a 10 percent (10%) or greater change from the baseline established in the geotechnical report, unless otherwise addressed by a State rule or permit.

10. Traffic Circulation: Unless specified otherwise in the mining permit, the following requirements shall apply to new and expanded mines:
MINE CONNECTION IS SOUTH MCLURE POINT. IT IS AN EXISTING MINING OPERATION AND A CONNECTION IS EXISTING. ALL TRUCK PARKING AND STAGING WILL BE LOCATED WITHIN THE MINE ITSELF.

a. A parking area large enough to accommodate all transport vehicles used for the mining operation shall be provided on site unless alternative transportation method is used (e.g. barge). The parking area shall be accessible prior to hours of operation. Trucks, other vehicles, or other equipment used to conduct mining operations shall not stand or park on public road rights-of-way.

b. Any road connection to any public road is to be constructed and maintained to the standards of the County or FOOT, whichever has jurisdiction.

c. The accumulation of materials and water shall be prevented or minimized to the standards of the County or agency having roadway jurisdiction. Upon notice from any authority having jurisdiction the mine owner/operator shall promptly correct such condition, at his expense.

d. All access roadways must be paved up to the boundary of the subject property. Access for new extractive districts shall be specifically limited to collector or arterial roadways which shall not pass through any residential neighborhood. All roadways within the facility shall be stabilized and maintained. Paved access connections must:
   1) Satisfy the minimum street construction standards specified in the LDC; and
   2) Be constructed to a minimum throat depth of 300 feet on the subject property.

11. *Reclamation Standards:* Mining operations will be subject to reclamation. Unless specified within an ERP, reclamation shall be subject to the following reclamation standards. The Board of County Commissioners may modify these standards as a condition of approval when in the public interest, or where they determine a particular requirement unnecessary due to unusual circumstances. These conditions are not intended to conflict with the wetland permitting requirements of the U.S. Army Corps of Engineers, FDEP or SWFWMD. If differences exist, adjustments necessary to resolve the conflicts are acceptable for review. **RECLAMATION TO MATCH THAT IN THE SWFWMD ERP IS REQUESTED.**

    a. All disturbed areas of the subject property must be revegetated within twenty-four (24) months after completion of operations in the mining unit or phase, or within twenty-four (24) months after the cessation of excavation activity.

    b. Reclamation must be completed within 24 months or within the time specified within the ERP.

    c. Reclamation must be completed along the perimeter of excavations below the water table.
        1) Water areas shall have a diversity of shallow and deep areas within littorial shelves to enhance lake productivity for fish and wildlife.
        2) Subaqueous slopes shall be no steeper than four (4) horizontal to one (1) vertical out to four (4) feet below the dry season water table within littorial shelves.
        3) A minimum of 25 percent of the post construction lake (mine) perimeter length is required to have planted a littoral shoreline. The littoral shelf must be a minimum of 10 feet wide. Reclamation shall compliment post mine uses.
        4) Reclamation shall improve water quality and create wildlife habitat.
        5) Littoral plants must meet the standards of the LDC unless otherwise stated within the ERP. If applicable, organic soils from impacted wetlands on site shall be used in creation of littoral shelf area.
        6) The littoral shelf must be protected from impacts during and after mining.

    d. Disturbed land areas not less than three (3) feet above the original ground elevation, must be graded to a level, gently rolling, sloping or terraced topography, with slopes no steeper than four (4) horizontal to one (I) vertical and in a way to minimize erosion due to rainfall, break up long uninterrupted slopes and make the surface suitable for vegetation. Vegetation shall be appropriately planted to prevent erosion and

promote the future land use of the reclaimed area.

e. Additional reclamation requirements may be specified by the County in the mining permit.

12. *Reporting Standards and County Monitoring:* In order to establish baseline conditions and to evaluate compliance with applicable environmental standards during the course of mining activities, the mine operator, in conjunction with the property owner must provide a Biennial Mining and Reclamation Report that establishes and maintains an environmental monitoring program. Said report shall commence not less than one year prior to submission of an application for Master Mining Plan approval and shall continue until all reclamation efforts for the mine have been approved by the Director. **A BIENNIAL MINING AND RECLAMATION REPORT WILL BE SUBMITTED TO THE COUNTY EVERY TWO YEARS. IT WILL ADDRESS THE ITEMS BELOW, INCLUDING THE FINDINGS OF THE MONITORING PROGRAM.**

    The environmental monitoring program for mining activities as established by the Planned Unit Development shall be established in connection with approval of a Master Mining Plan application. In such approval, the analysis methods, reporting requirements and related characteristics of the monitoring program shall be subject to the determination of the Board of County Commissioners that they provide for effective and efficient evaluation of the environmental effects of the associated mining activity.

    a. Biennial Mining and Reclamation Report Standards: The biennial Mining and Reclamation Report shall contain the following:
        1) All current Federal, State, and Regional permits shall be listed. Permit revisions requested or received since the last reporting period shall be summarized.
        2) A report on the status of any enforcement actions or investigations.
        3) A biennial monitoring summary which shall include reports on the results of all required surface and ground water monitoring programs and air emission monitoring.
        4) A summary of any release of hazardous or toxic waste, hazardous material, pollutants, or other regulated materials in excess of established minimum quantities.
        5) Signed and sealed topographic surveys that provide the depth of the mine.
        6) The status of all reclamation conducted.
        7) The status of all reclamation permits or authorizations which are currently being sought from any regulatory agency.

b. Report Submittal: All required reports, including geotechnical, water quality and quantity monitoring, and biennial report shall be submitted to the County electronically in a format approved by the Department. All reports shall be signed and sealed by a Professional Engineer or Geologist as appropriate.

c. File Management: The County shall maintain copies of all required reports for at least 10 years.

d. Funding of County Mine Monitoring: The mine operator together with the property owner is responsible for payment of costs to review and monitor all required reports, including geotechnical, water quality and quantity monitoring, and biennial reports. A fee schedule shall be adopted by the Board of County Commissioners resolution and reviewed every three (3) years.

13. Compliance

a. Any violation or failure to conduct mining operations in a manner which is consistent with the requirements stated herein shall constitute both a violation of the mining permit or other authorization and a violation of the County Land Development Code.

b. Failure to comply with these regulations or any orders, stipulations or requirements of the mining permit shall constitute grounds for suspension or revocation of the mining permit by the Department.

c. The County shall recover all administrative costs associated with investigation and prosecution of violations of this section and shall impose penalties to achieve compliance therewith. Nothing in this section shall prevent the County from taking any legal action necessary to compel compliance with the requirements provided herein.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2017044327 BK: 2854 PG: 1594 9/28/2017 10:29 AM 1 Receipt: 2017039274
RECORDING $35.50 D DOCTAX PD $3,255.00

Tax ID#s:
1506964
2595191
1507090
1506999
1506981
1506948
1506654

This Instrument Prepared By:
Thomas J. Hunt, Esq.
Buchanan Ingersoll & Rooney PC
401 East Jackson St., Suite 2400
Tampa, Florida 33602

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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into this 23rd day of September, 2017, by **REDUS EL LLC, a Delaware limited liability company** ("**Grantor**"), whose address is 1 Independent Dr., 10th Floor, MAC Z1094-100, Jacksonville, FL 32202, Attn: Erin Acton, to **DIRT BOYS, INC., a Florida corporation** ("**Grantee**"), whose address is 11 Byrsonima Ct. West, Homosassa, FL 34446. (Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations and other entities.)

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee forever, the following described land (the "**Property**") situate, lying and being in Citrus County, Florida, to-wit:

See Exhibit "A" Attached Hereto

TOGETHER WITH all the tenements, hereditaments, appurtenances, easements, rights-of-way, privileges, and entitlements (including, by way of example but not limitation, mineral rights and air rights to the extent the same may exist without any warranties or representations as to such mineral rights and air rights, if any), along with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

SUBJECT TO ad valorem taxes and assessments for the current year and all subsequent years, zoning ordinances and land use regulations imposed by governmental authority, and all matters of record without re-imposing same.

Grantor hereby covenants with Grantee that, except as to those matters specified above, at the time of the delivery of this Deed, the Property was free from all encumbrances made by Grantor, and that Grantor

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
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RECORDING $35.50 D DOCTAX PD $3,255.00

will warrant and defend the Property against the lawful claims and demands of all persons whomsoever lawfully claiming by, through or under Grantor herein, but against none other.

IN WITNESS WHEREOF, Grantor has executed this instrument the day and year first above written.

WITNESSES:

Print Name: Sally D. Latson

Print Name: Mary Kate McDonald

REDUS EL LLC, a Delaware limited liability company

By: REDUS Properties, Inc., a Delaware corporation, its sole member

By: _____
Erin M. Acton, as Assistant Vice President

STATE OF FLORIDA

COUNTY OF ~~DUVAL~~ Seminole

The foregoing instrument was acknowledged before me this 23 of September, 2017, by Erin M. Acton, as Assistant Vice President of REDUS Properties, Inc., a Delaware corporation, the sole member of REDUS EL, LLC, a Delaware limited liability company. She [ ] is personally known to me or [ ] has produced her driver's license as identification.

CHRIS DELANY
Notary Public - State of Florida
Commission # GG 048545
My Comm. Expires Mar 14, 2021
Bonded through National Notary Assn.

Print, Type or Stamp Name: _____
Notary Public, State of Florida
Serial No., if any: _____

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2017044327 BK: 2854 PG: 1596 9/28/2017 10:29 AM 3 Receipt: 2017039274
RECORDING $35.50 D DOCTAX PD $3,255.00

EXHIBIT "A"

PARCEL 1:

Lots 3, 4, 15, 16, 19, 20 and Tracts 5, 6, 7, 8, 11, 12, 13, 14, 21, 22, 23 and 24, of Frasure Hull Peach Orchard, an unrecorded subdivision in Citrus County, Florida, and further described as follows:

Lot 3: The East 330 feet of the West 660 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East, less the South 1980 feet thereof. Subject to a road easement over the North 40 feet and over the West 25 feet thereof.

Lot 4: The East 330 feet of the West 990 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East, less the South 1980 feet thereof. Subject to a road easement over the North 50 feet and over the East 25 feet thereof.

Lot 15: The East 330 feet of the West 990 feet of the South 1/2 of the North 1/2 of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East, less the East 25 feet thereof for road right of way.

Lot 16: The North 660 feet of the South 1980 feet of the East 330 feet of the West 660 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East. Subject to a road easement over the West 25 feet thereof.

Lot 19: The North 660 feet of the South 1320 feet of the East 330 feet of the West 660 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East. Subject to a road easement over the West 25 feet thereof.

Lot 20: The North 660 feet of the South 1320 feet of the East 330 feet of the West 990 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East. Subject to a road easement over the East 25 feet thereof.

Tract 5: The East 300 feet of the West 1320 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East, less the South 1980 feet thereof. Subject to a road easement over the North 50 feet and over the West 25 feet thereof.

Tract 6: The East 330 feet of the West 1650 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East, less the South 1980 feet thereof. Subject to a road easement over the North 50 feet and over the East 25 feet thereof.

Tract 7: The East 330 feet of the West 1980 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East, less the South 1980 feet thereof. Subject to a road easement over the North 50 feet and over the West 25 feet thereof.

Tract 8: The East 330 feet of the West 2310 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East, less the South 1980 feet thereof. Subject to a road easement over the North 50 feet and over the East 25 feet thereof.

Tract 11: The North 660 feet of the South 1980 feet of the East 330 feet of the West 2310 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East. Subject to a road easement over the East 25 feet thereof.

Tract 12: The North 660 feet of the South 1980 feet of the East 330 feet of the West 1980 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East. Subject to a road easement over the West 25 feet thereof.

Tract 13: The North 660 feet of the South 1980 feet of the East 330 feet of the West 1650 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East. Subject to a road easement over the East 25 feet thereof.

Tract 14: The North 660 feet of the South 1980 feet of the East 330 feet of the West 1320 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East. Subject to a road easement over the West 25 feet thereof.

Tract 21: The North 660 feet of the South 1320 feet of the East 330 feet of the West 1320 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East. Subject to a road easement over the West 25 feet thereof.

Tract 22: The North 660 feet of the South 1320 feet of the East 330 feet of the West 1650 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East. Subject to a road easement over the East 25 feet thereof.

Tract 23: The North 660 feet of the South 1320 feet of the East 300 feet of the West 1980 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East. Subject to a road easement over the West 25 feet thereof.

Tract 24: The North 660 feet of the South 1320 feet of the East 330 feet of the West 2310 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East. Subject to a road easement over the East 25 feet thereof.

All of the above lands lying and being in Citrus County, Florida.

PARCEL 2:

Lot 9, FRASURE HULL PEACH ORCHARD, described as follows:

The SE 1/4 of Section 18, Township 19 South, Range 18 East, LESS West 2310.0 feet AND LESS the South 1980.0 feet thereof. Subject to a road easement over the West 25.0 feet thereof.

PARCEL 3:

Commence at the intersection of the East line of the W 1/2 of Section 18, Township 19 South, Range 18 East, Citrus County, Florida, and the Southeasterly right-of-way line of County Road No. 490, said point being 33 feet from, measured at a right angle to, the centerline of said County Road No. 490; thence S 0°21'31" E along said East line, a distance of 184.20 feet to the Point of Beginning; thence continue S 0°21'31" E along said East line, a distance of 11.94 feet; thence S 89°38'29" W, 8.28 feet; thence N 0°33'55" W, 21.17 feet; thence S 42°30'01" E, 12.45 feet to the Point of Beginning.

AND

Commence at the intersection of the East line of the W 1/2 of Section 18, Township 19 South, Range 18 East, Citrus County, Florida, and the Southeasterly right-of-way line of County Road No. 490, said point being 33 feet from, measured at a right angle to, the centerline of said County Road No. 490; thence S 0°21'31" E along said East line, a distance of 184.20 feet to the Point of Beginning; thence continue S 0°21'31" E along said East line, a distance of 11.94 feet; thence N 89°38'29" E, 10.80 feet; thence N 42°30'01" W, 16.10 feet to the Point of Beginning.

AND

Begin at the intersection of the East line of the W 1/2 of Section 18, Township 19 South, Range 18 East, Citrus County, Florida, and the Southeasterly right-of-way line of County Road No. 490, said point being 33 feet from, measured at a right angle to, the centerline of said County Road No. 490; thence S 0°21'31" E along said East line of the W 1/2 of said Section 18, a distance of 246.98 feet; thence S 89°27'21" W, 50 feet; thence N 24°02'10" W, 151.59 feet to a point on said Southeasterly right-of-way line; thence N 45°18'45" E along said right-of-way line, a distance of 155 feet to the Point of Beginning.

PARCEL 4:

All that part of the West 167.23 feet of the Southwest 1/4 of the Northeast 1/4 of Section 18, Township 19 South, Range 18 East, Citrus County, Florida, lying South of State Road 490; LESS AND EXCEPT: Commence at the intersection of the East line of the West 1/2 of Section 18, Township 19 South, Range 18 East, Citrus County, Florida and the Southeasterly right-of-way line of County Road No. 490, said point being 33 feet from, measured at a right angle to, the centerline of said County Road No. 490; thence South 00 deg 21 min 31 sec East, along said East line, a distance of 184.20 feet to the POINT OF BEGINNING; thence continue South 00 deg 21 min 31 sec East, along said East line, a distance of 11.94 feet; thence North 89 deg 38 min 29 sec East, 10.80 feet; thence North 42 deg 30 min 01 sec West, 16.10 feet to the POINT OF BEGINNING; LESS AND EXCEPT: any portion of the above described land lying within the East 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 18, Township 19 South, Range 18 East, Citrus County, Florida.

Prepared by and Return to:
Rebecca Parker
Southern Sun Title Company
8110 South Suncoast Boulevard
Homosassa, FL 34446
(352) 382-3339

2006015185 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $19.50
DOCUMENTARY TAX: $567.00
2006015185 BK:1977 PG:1620
02/28/2006 11:48 AM 2 PGS
SBAHLER,DC Receipt #009071

File No.: **06-02-5172**

WARRANTY DEED

This indenture made on A.D. **2/23/2006**, by

Raymond J. Hansen and Debra A. Hansen, husband and wife aka Ray J. Hansen and Debbie A. Hansen
whose address is: **10451 Bedford Road, Spring Hill, FL 34608**
hereinafter called the "grantor", to

Dirt Boys, Inc., a Florida corporation
whose address is: **8770 W. Jump Court, Homosassa, FL 34448**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Citrus** County, **FL**, to-wit:

Peach Orchard Tract #47, more particularly described as follows:

The E. 330 ft. of the W. 990 ft. of the S ½ of the N ½ of the NE ¼ of Section 19, Township 19 S., Range 18 E., SUBJECT to a road easement over the E. 25 ft. thereof.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2006.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered in our presence:

Rebecca L Parker
Witness Signature

REBECCA L. PARKER
Printed Name

Danielle Smallridge
Witness Signature

Danielle Smallridge
Printed Name

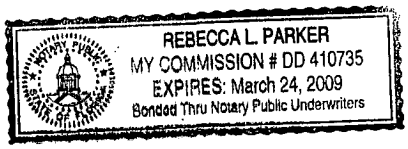
Raymond J. Hans
Raymond J. Hansen aka Ray J. Hansen
10451 Bedford Road, Spring Hill, FL 34608

Debra A. Hansen
Debra A. Hansen aka Debbie A. Hansen
10451 Bedford Road, Spring Hill, FL 34608

State of **Florida**
County of **Citrus**

Sworn To, Subscribed and Acknowledged before me on **February 23, 2006** by **Raymond J. Hansen aka Ray J. Hansen and Debra A. Hansen aka Debbie A. Hansen** who is/are personally known to me or who has/have produced FL. D.L. as identification.

SEAL



Rebecca L Parker
Notary Public REBECCA L. PARKER

Notary Print Name
My Commission Expires: _____

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2018049805 BK: 2930 PG: 1374 10/2/2018 8:52 AM 1 Receipt: 2018043960
RECORDING $10.00 D DOCTAX PD $105.00

Prepared By and Return To:
JENNIFER C. DUCA of
FIDELITY TITLE SERVICES, LLC
217 N. Apopka Ave.
Inverness, Florida 34450

File No. 18-093411
Consideration : $15,000.00
Parcel ID No. 1507481

Warranty Deed

Made this 24th day of SEPT, **2018** A.D. by **CALVIN FISHBOUGH AND JENNY FISHBOUGH, HUSBAND AND WIFE,** whose post office address is: **5298 Pimlico Drive, Tallahasse, FL 32309**, hereinafter called the grantor, to **DIRT BOYS, INC., a Florida Corporation**, whose post office address is: **PO Box 2035, Homosassa Springs, Florida 34447**, hereinafter called the grantee:
(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individual and the successor and assigns of corporations.)

WITNESSETH, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

Tract 48, FRASURE HULL PEACH ORCHARDS, an unrecorded subdivision, being more particularly described as follows: The East 330.0 feet of the West 660.0 feet of the South 1/2 of the North 1/2 of the Northeast 1/4 of Section 19, Township 19 South, Range 18 East, Subject to a Road Easement over the West 25.0 feet thereof.

SUBJECT TO covenants, restrictions and easements of record.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Printed Name Marisa R Duper

Witness Printed Name H. Preston Shaw

CALVIN FISHBOUGH

JENNY FISHBOUGH

State of FLORIDA
County of LEON

The foregoing instrument was acknowledged before me this 24th day of SEPT, **2018**, by **CALVIN FISHBOUGH AND JENNY FISHBOUGH, HUSBAND AND WIFE,** who are personally known to me or who have produced FL DL #F212-100-36-257-0 FL DL F212-420-42-752-0 as identification.

{SEAL} NIKKI C. GRONDZIK
Commission # FF 915461
Expires September 3, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

My Commission Expires 9/3/19

NOTARY PUBLIC

Print Notary Public Name: Nikki Grondzik

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2018049806 BK: 2930 PG: 1375 10/2/2018 8:52 AM 1 Receipt: 2018043960
RECORDING $10.00 D DOCTAX PD $105.00

Prepared By and Return To:
JENNIFER C. DUCA of
FIDELITY TITLE SERVICES, LLC
217 N. Apopka Ave.
Inverness, Florida 34450

File No. 18-093411
Consideration : $15,000.00
Parcel ID No. 1507481

Warranty Deed

Made this 25 day of September, **2018** A.D. by **ROBERT STANLEY FISHBOUGH AND ROSA FISHBOUGH, HUSBAND AND WIFE,** whose post office address is: **2153 Turnberry Dr., Oviedo, Florida 32765**, hereinafter called the grantor, to **DIRT BOYS, INC., a Florida Corporation**, whose post office address is: **PO Box 2035, Homosassa Springs, Florida 34447**, hereinafter called the grantee:
(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individual and the successor and assigns of corporations.)

WITNESSETH, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

Tract 49, FRASURE HULL PEACH ORCHARDS, an unrecorded subdivision, being more particularly described as follows: The West 330.0 feet of the South 1/2 of the North 1/2 of the Northeast 1/4 of Section 19, Township 19 South, Range 18 East, Subject to a Road Easement over the East 25.0 feet thereof.

SUBJECT TO covenants, restrictions and easements of record.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Printed Name Delphia C. Taquechel

ROBERT STANLEY FISHBOUGH

Witness Printed Name Charles A Taquechel

ROSA FISHBOUGH

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 25 day of September, **2018**, by **ROBERT STANLEY FISHBOUGH AND ROSA FISHBOUGH, HUSBAND AND WIFE,** who are personally known to me or who have produced Florida Drivers License as identification.

{SEAL}

RYAN GREGWARE
Notary Public - State of Florida
Commission # FF 924079
My Comm. Expires Jan 26, 2020

NOTARY PUBLIC

My Commission Expires: 1/26/20

Print Notary Public Name: Ryan Gregware

FTS- WARRANTY DEED

2005112711 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
DOCUMENTARY TAX: $1,750.00
2005112711 BK:1953 PG:2341
12/27/2005 11:44 AM 2 PGS
BHINKOFER,DC Receipt #064737

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Rebecca L. Parker
Southern Sun Title Company
8110 S. Suncoast Blvd.
Homosassa, Florida 34446
05104745
Property Appraisers Parcel Identification (Folio) Numbers:
19-19S-18E-1A000-0500 / Alternate Key No.: **1507499**
Grantee SS #:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 13 day of Dec, **A.D. 2005** by **James R. Lindsey and Jeanette B. Lindsey, husband and wife**, herein called the grantors, to **Dirt Boys, Inc., a Florida Corporation** whose post office address is 8770 W. Jump Ct., Homosassa, FL 34448 hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in CITRUS County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record and to taxes for the year 2004 and thereafter.

Grantor(s) hereby warrant(s) and certify(ies) that the above described property is vacant land.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Kim M. Utera
Witness #1 Printed Name

Witness #2 Signature

KEVIN DEVINE
Witness #2 Printed Name

James R. Lindsey L.S.
11070 Long Shore Way West, Naples, FL 34119

Jeanette B. Lindsey L.S.
11070 Long Shore Way West, Naples, FL 34119

STATE OF Florida
COUNTY OF Collier

The foregoing instrument was acknowledged before me this 13 day of December, 2005 by **James R. Lindsey and Jeanette B. Lindsey, husband and wife** who are personally known to me or have produced _____ as identification.

SEAL

Notary Signature

JOAN E. BILSON
Printed Notary Signature

My Commission Expires:

JOAN E. BILSON
Comm# DD0284493
Expires 1/25/2008
Bonded thru (800)432-4254
Florida Notary Assn., Inc

EXHIBIT "A"

Parcel #50:

The West 330.0 feet of the North 1/2 of the South 1/2 of the NE 1/4 of Section 19, Township 19 South, Range 18 East. Subject to a road easement over the East 25.0 feet thereof.

Parcel #51:

The East 330.0 feet of the West 660.0 feet of the North 1/2 of the South 1/2 of the NE 1/4 of Section 19, Township 19 South, Range 18 East. Subject to a road easement over the West 25.0 feet thereof.

Parcel #52:

The East 330.0 feet of the West 990.0 feet of the North 1/2 of the South 1/2 of the NE 1/4 of Section 19, Township 19 South, Range 18 East. Subject to a road easement over the East 25.0 feet thereof.



Parcel #57:

The East 330.0 feet of the West 990.0 feet of the South 1/2 of the SW 1/4 of the NE 1/4 of Section 19, Township 19 South, Range 18 East. Subject to a road easement over the South 25.0 feet thereof and over the East 25.0 feet thereof.

Parcel #58:

The East 330.0 feet of the West 660.0 feet of the South 1/2 of the SW 1/4 of the NE 1/4 of Section 19, Township 19 South, Range 18 East. Subject to a road easement over the South 25.0 feet thereof and over the West 25.0 feet thereof.

Parcel #59:

The West 330.0 feet of the South 1/2 of the SW 1/4 of the NE 1/4 of Section 19, Township 19 South, Range 18 East. Subject to a road easement over the East 25.0 feet thereof.
All lying and being situate in Citrus County, Florida.

Parcel No. 19-19S-18E-1A000-0500/Alt. Key No. 1507499

2005099467 2 PGS

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Rebecca L. Parker
Southern Sun Title Company
8110 S. Suncoast Blvd.
Homosassa, Florida 34446
05104732
Property Appraisers Parcel Identification (Folio) Numbers:
18-19S-18E-2B000-0315;0323;0325; / Alternate Key No.: **1957532;2269642;1957559;2236281;** 1507367
Grantee SS #: 0321; 0340

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 1st day of Nov., **A.D. 2005** by **Jackson's Sand & Clay, Inc., a Florida Corporation**, herein called the grantor, to **Dirt Boys, Inc., a Florida Corporation** whose post office address is 8770 W. Jump Ct., Homosassa, FL 34448 hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in CITRUS County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record and to taxes for the year 2004 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Rebecca L Parker
Witness #1 Signature
REBECCA L. PARKER
Witness #1 Printed Name

Witness #2 Signature
NICKIE BROWN
Witness #2 Printed Name

Jackson's Sand & Clay, Inc., a Florida Corporation

BY: _____ L.S.
Richard D. Jackson, Director
3098 S. McClure Pt., Lecanto, FL 34461

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
DOCUMENTARY TAX: $5,250.00
2005099467 BK:1935 PG:642
11/08/2005 01:10 PM 2 PGS
LMITCHELL,DC Receipt #057674

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 1st day of Nov., 2005 by Richard D. Jackson, Director of Jackson's Sand & Clay, Inc., a Florida Corporation on behalf of the corporation. He/she is personally known to me or has produced FL D.L. as identification.

SEAL

Rebecca L Parker
Notary Signature
REBECCA L. PARKER
Printed Notary Signature

My Commission Expires:

REBECCA L. PARKER
MY COMMISSION # DD 410735
EXPIRES: March 24, 2009
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

Tract #34

The West 330.0 feet of the N 1/2 of the N 1/2 of the NE 1/4 of Section 19, Township 19 South, Range 18 East. Subject to a road easement over the East 25.0 feet thereof.

Tract #35

The East 330.0 feet of the West 660.0 feet of the N 1/2 of the N 1/2 of the NE 1/4 of Section 19, Township 19 South, Range 18 East. Subject to a road easement over the West 25.0 feet thereof.

Tract #36

The East 330.0 feet of the West 990.0 feet of the N 1/2 of the N 1/2 of the NE 1/4 of Section 19, Township 19 South, Range 18 East. Subject to a road easement over the East 25.0 feet thereof.

The N 3/4 of the East 330.0 feet of the West 990.0 feet of the South 660.0 feet of the SE 1/4 of Section 18, Township 19 South, Range 18 East. Subject to an easement across the East 25.0 feet thereof for road;

AND

The South 165.0 feet of Lot 31, of FRASURE HULL PEACH ORCHARD, an unrecorded subdivision of Section 18, Township 19 South, Range 18 East, being more particularly described as follows:

The South 165.0 feet of the East 330.0 feet of the West 990.0 feet of the South 660.0 feet of the SE 1/4 of Section 18, Township 19 South, Range 18 East. Subject to an easement for ingress and egress over and across the East 25.0 feet;

AND

A portion of Lot 32, of FRASURE HULL PEACH ORCHARD, an unrecorded subdivision of Section 18, Township 19 South, Range 18 East, being more particularly described as follows:

The North 165.0 feet of the North 330.0 feet of the East 330.0 feet of the West 660.0 feet of the South 660.0 feet of the SE 1/4 of Section 18, Township 19 South, Range 18 East. Subject to an easement for ingress and egress over and across the West 25.0 feet thereof;

AND

The South 165.0 feet of the North 330.0 feet of the East 330.0 feet of the West 660.0 feet of the South 660.0 feet of the SE 1/4 of Section 18, Township 19 South, Range 18 East. Subject to a road easement across the West 25.0 feet;

AND

The S 1/2 of Lot 32, of FRASURE HULL PEACH ORCHARD, an unrecorded subdivision of Section 18, Township 19 South, Range 18 East, being more particularly described as follows:

The East 330.0 feet of the West 660.0 feet of the South 660.0 feet of the SE 1/4 of Section 18, Township 19 South, Range 18 East. Less the North 330.0 feet thereof. Subject to an easement for ingress and egress over and across the West 25.0 feet.

Citrus County Growth Management Department
3600 W. Sovereign Path
Lecanto, FL 34461

Re: Financial Responsibility for Rezoning Application #CPA-AA-PUD202500010

Property Address: 3318 S McClure Pt, 3196 S McClure Pt, 3195 S McClure Pt, 3194 S Race Ave

Parcel ID #: 18E-19S-19-0000-1A000-0500, 18E-19S-19-0000-1A000-0490, 18E-19S-19-0000-1A000-0480, 18E-19S-19-0000-1A000-0470

To Whom It May Concern,

I, Christopher Carollo, am the owner of Lecanto Sand LLC, the property referenced above in Citrus County, Florida.

This letter serves as formal acknowledgment and confirmation that I accept full financial responsibility for all costs, fees, and expenses associated with the rezoning application submitted for this property. This includes, but is not limited to, application fees, advertising costs, public hearing fees, consultant review fees, legal notice requirements, recording fees, and any other expenses required by Citrus County as part of the rezoning review and approval process.

I understand that all applicable fees must be paid in accordance with Citrus County ordinances and procedures, and I agree to remit payment as required to ensure timely processing of the application.

Should you require any additional documentation or clarification regarding this matter, please contact me at 239-537-3933 or chris@floridafilldirt.com.

Thank you for your consideration.

Sincerely,

Christopher Carollo
23110 State Road 54 #243
Lutz, FL. 33549
239-537-3933
chris@floridafilldirt.com

SHEET INDEX	
#	DESCRIPTION
1 OF 15	COVER SHEET
2 OF 15	SURVEY - DEMO PLAN
3 OF 15	AERIAL PLAN
4 OF 15	PHASING PLAN
5 OF 15	SURVEYED CONTOURS - PHASE I
6 OF 15	SURVEYED CONTOURS - PHASE II
7 OF 15	PROPOSED OVERALL GRADING
8 OF 15	PROPOSED CONTOURS - PHASE I
9 OF 15	PROPOSED CONTOURS - PHASE II
10 OF 15	CSWMP PLAN - PHASE I
11 OF 15	CSWMP PLAN - PHASE II
12 OF 15	F.L.U.C.F.S. PLAN - PHASE I
13 OF 15	F.L.U.C.F.S PLAN - PHASE II
14 OF 15	POST F.L.U.C.F.S. PLAN - PHASE I
15 OF 15	POST F.L.U.C.F.S. PLAN - PHASE II
15A OF 15	WELL LOCATION PLAN

TABLE OF REFERENCE	
#	DESCRIPTION
001	CITRUS COUNTY LAND DEVELOPMENT CODE
002	CITRUS COUNTY UTILITIES SPEC BOOK
003	FDOT STANDARD PLANS FOR ROAD CONSTRUCTION
004	FLORIDA BUILDING CODE 2023, 8TH EDITION
005	FLORIDA FIRE PREVENTION CODE, 8TH EDITION
006	NPDES COMPLIANCE INSPECTION MANUAL - 2017

PROJECT DESCRIPTION

THE OWNERS IS REQUESTING THIS 70 ACRE PROJECT TO BE UTILIZED AS A BORROW PIT. THE INCLUDED DESIGN WILL SHOW THE PRE AND POST DRAINAGE DESIGN AS WELL AS ALL THE EROSION CONTROL AND LANDSCAPE BUFFER FOR THE PROJECT.

SITE CONSTRUCTION PLANS FOR
LECANTO SAND LLC SAND MINE
LECANTO, FLORIDA
CITRUS COUNTY
KEY ID #: 2236281, 1957559, 1958532, 2269642, 1507367, 1507481, 1507472, 1507464, 1507499

OWNER/DEVELOPER:
LECANTO SAND LLC
CHRIS CAROLLO
23110 STATE ROAD 54
LUTZ, FLORIDA 33549
PHONE: 239-537-3933
EMAIL: CHRIS@FLORIDAFILLDIRT.COM

SURVEYOR:
DC JOHNSON ASSOCIATES
SURVEYING AND MAPPING
LICENSED BUSINESS NO. 4514
11911 S. CURLEY STREET
SAN ANTONIO, FL 33576
PHONE: (352) 588-2768
EMAIL: SURVEY@DCJOHNSON.COM
WWW.DCJOHNSON.COM

REVISION HISTORY		
DESCRIPTION	REV. BY	DATE
????	????	????
????		

LECANTO SAND LLC
70 AC MINING SITE

COVER SHEET



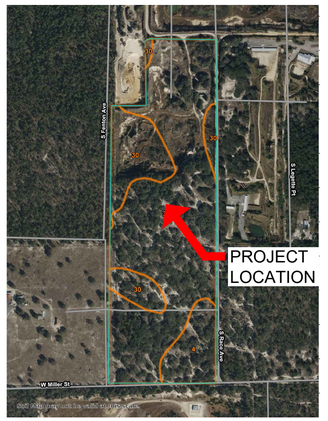
VICINITY MAP
NO SCALE



AERIAL MAP
NO SCALE



FEMA MAP
NO SCALE



SOILS MAP
NO SCALE

CONTRACTOR SHALL UTILIZE THE FOLLOWING FDOT MOT REFERENCES AS APPROPRIATE	
#	DESCRIPTION
102-600	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES
102-601	TWO-LANE AND MULTILANE ROADWAY, WORK BEYOND THE SHOULDER
102-602	TWO-LANE AND MULTILANE, WORK ON SHOULDER
102-603	TWO-LANE, TWO-WAY, WORK WITHIN THE TRAVEL WAY

LEGAL DESCRIPTION

(PER OFFICIAL RECORD BOOK 1935, PAGE 642, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA)

TRACT #34
THE WEST 330.0 FEET OF THE N 1/2 OF THE N 1/2 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 18 EAST. SUBJECT TO A ROAD EASEMENT OVER THE EAST 25.0 FEET THEREOF.

TRACT #35
THE EAST 330.0 FEET OF THE WEST 660.0 FEET OF THE N 1/2 OF THE N 1/2 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 18 EAST. SUBJECT TO A ROAD EASEMENT OVER THE WEST 25.0 FEET THEREOF.

TRACT #36
THE EAST 330.0 FEET OF THE WEST 990.0 FEET OF THE N 1/2 OF THE N 1/2 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 18 EAST. SUBJECT TO A ROAD EASEMENT OVER THE EAST 25.0 FEET THEREOF.

THE N 3/4 OF THE EAST 330.0 FEET OF THE WEST 990.0 FEET OF THE SOUTH 660.0 FEET OF THE SE 1/4 OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 18 EAST. SUBJECT TO AN EASEMENT ACROSS THE EAST 25.0 FEET THEREOF FOR ROAD

AND
THE SOUTH 165.0 FEET OF LOT 31, OF FRASURE HULL PEACH ORCHARD, AN UNRECORDED SUBDIVISION OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 18 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE SOUTH 165.0 FEET OF THE EAST 330.0 FEET OF THE WEST 990.0 FEET OF THE SOUTH 660.0 FEET OF THE SE 1/4 OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 18 EAST. SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EAST 25.0 FEET;

AND
A PORTION OF LOT 32, OF FRASURE HULL PEACH ORCHARD, AN UNRECORDED SUBDIVISION OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 18 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE NORTH 165.0 FEET OF THE NORTH 330.0 FEET OF THE EAST 330.0
FEET OF THE WEST 660.0 FEET OF THE SOUTH 660.0 FEET OF THE SE 1/4 OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 18 EAST. SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 25.0 FEET THEREOF;

AND
THE SOUTH 165.0 FEET OF THE NORTH 330.0 FEET OF THE EAST 330.0 FEET OF THE WEST 660.0 FEET OF THE SOUTH 660.0 FEET OF THE SE 1/4 OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 18 EAST. SUBJECT TO A ROAD EASEMENT ACROSS THE WEST 25.0 FEET;

AND
THE S 1/2 OF LOT 32, OF ERASURE HULL PEACH ORCHARD, AN UNRECORDED SUBDIVISION OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 18 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EAST 330.0 FEET OF THE WEST 660.0 FEET OF THE SOUTH 660.0 FEET OF THE SE 1/4 OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 18 EAST. LESS THE NORTH 330.0 FEET THEREOF. SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 25.0 FEET
AND:

(PER OFFICIAL RECORD BOOK 2930, PAGE 1375, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA)

TRACT #49, FRASURE HULL PEACH ORCHARDS, AN UNRECORDED SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE WEST 330.0 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 18 EAST. SUBJECT TO A ROAD EASEMENT OVER THE EAST 25.0 FEET THEREOF.

AND:

(PER OFFICIAL RECORD BOOK 2930, PAGE 1374, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA)

TRACT #48, FRASURE HULL PEACH ORCHARDS, AN UNRECORDED SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE EAST 330.0 FEET OF THE WEST 660.0 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 18 EAST. SUBJECT TO A ROAD EASEMENT OVER THE WEST 25.0 FEET THEREOF.

AND:

(PER OFFICIAL RECORD BOOK 1977, PAGE 1620, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA)

PEACH ORCHARD TRACT #47, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE E .330 FT. OF THE WEST 990 FT. OF THE S 1/2 OF THE N 1/2 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 19 S., RANGE 18 E., SUBJECT TO A ROAD EASEMENT OVER THE E. 25.0 FT. THEREOF.

AND

(PER OFFICIAL RECORD BOOK 1953, PAGE 2341, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA)

PARCEL #50:
THE WEST 330.0 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 18 EAST. SUBJECT TO A ROAD EASEMENT OVER THE EAST 25.0 FEET THEREOF.

PARCEL #51:
THE EAST 330.0 FEET OF THE WEST 660.0 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 18 EAST. SUBJECT TO A ROAD EASEMENT OVER THE WEST 25.0 FEET THEREOF.

PARCEL #52:
THE EAST 330.0 FEET OF THE WEST 990.0 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 18 EAST. SUBJECT TO A ROAD EASEMENT OVER THE EAST 25.0 FEET THEREOF.

PARCEL #57:
THE EAST 330.0 FEET OF THE WEST 990.0 FEET OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 18 EAST. SUBJECT TO A ROAD EASEMENT OVER THE SOUTH 25.0 FEET THEREOF AND OVER THE EAST 25.0 FEET THEREOF.

PARCEL #58:
THE EAST 330.0 FEET OF THE WEST 660.0 FEET OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 18 EAST. SUBJECT TO A ROAD EASEMENT OVER THE SOUTH 25.0 FEET THEREOF AND OVER THE WEST 25.0 FEET THEREOF.

PARCEL #59:
THE WEST 330.0 FEET OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 18 EAST. SUBJECT TO A ROAD EASEMENT OVER THE EAST 25.0 FEET THEREOF.

ALL LYING AND BEING SITUATE IN CITRUS COUNTY, FLORIDA.

SECTION: 19, TOWNSHIP 19S, RANGE 18E

SITE NOTES:

1. SITE AREA: 70.59 ACRES M.O.L.
   PROJECT AREA: 70.59 ACRES M.O.L.
2. PRESENT LAND USE CLASSIFICATION: SFR/HM/MIS RES
3. PRESENT ZONING OF SITE: EXTMH/LDR MH

SURROUNDING ZONINGS :	SURROUNDING LAND USES :
NORTH: EXTMH	NORTH: MINING
EAST: LDRMH	EAST: MOBILE HOME
WEST: EXTMH/LDRMH	WEST: SFR/TIMBERLAND
SOUTH: IND	SOUTH: MINING/WASTELAND

4. PARKING CALCULATIONS:
   NOT APPLICABLE
5. SETBACKS:

FRONT (NORTH):	100 FEET
REAR (SOUTH):	100 FEET
SIDE (WEST):	100 FEET
SIDE (EAST):	100 FEET
BUFFERS:	
FRONT (NORTH):	100 FEET
REAR (SOUTH):	100 FEET
SIDE (WEST):	100 FEET
SIDE (EAST):	100 FEET

6. NEW BUILDING DATA:
   NOT APPLICABLE
7. POTABLE WATER SUPPLIER: NOT APPLICABLE
8. SANITARY SEWER SUPPLIER: NOT APPLICABLE
9. ELECTRICAL SERVICE: ????
10. FIRE PROTECTION: CITRUS COUNTY FIRE AND RESCUE
11. THE BASE FLOOD ZONE IS SPECIFIED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 12017C 0309D, THE ZONE IS "X" AN AREA OF MINIMAL FLOODING, DATED: 9/26/2014
12. ALL NEW SIGNS MUST BE APPLIED FOR, APPROVED, AND PERMITTED ON AN INDIVIDUAL BASIS APART FROM ANY ULTIMATELY APPROVED SITE PLAN, APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGN.
13. RPZ BACKFLOW PREVENTOR: BY CONTRACTOR/BY HCUD
    POTABLE & IRRIGATION METERS: BY CONTRACTOR/BY HCUD
14. ALL CLEAR-SITE AREAS SHALL BE KEPT FREE OF ANY SIGNAGE, PLANTING, TREES, ETC. IN EXCESS OF THREE AND ONE-HALF (3 1/2) FEET IN HEIGHT.
15. FUGITIVE DUST DURING CONSTRUCTION WILL BE CONTROLLED WITH THE USE OF PERIODIC WATERING.
16. ON SITE BURNING IS PROHIBITED.
17. ALL DISTURBED RIGHT OF WAY SHALL BE SODDED.
18. CITRUS COUNTY DEVELOPMENT DEPARTMENT SHALL BE CONTACTED 24 HOURS PRIOR TO COMMENCING WORK IN THE RIGHT OF WAY AND PRIOR TO PAVING AND SODDING. (352)-527-5477.
19. IN THE EVENT ACTIVE GOPHER TORTOISE BURROWS ARE LOCATED ON THE SITE, CONTACT THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (386) 758-0525.
20. THERE WILL BE NO OUTSIDE LIGHTING PROVIDED ON THIS SITE.

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LARRY G. BOONE
FL PE 49470

EXAMINED AND APPROVED

DATE:

PM/DRAWN BY: FAD	SCALE: SEE PLAN	DATE: 2/11/26	SEC: 19	TWP: 19	RANGE: 18

JOB NUMBER: 25030

SHEET NO.
1 OF 15

User Name: btafe Plot Date: Mar 06, 2026 - 9:07am Drawing Name: C:\Users\btafe\AppData\Local\Temp\AcPublish_14436\25036ste.dwg

0 200 400 Feet

SCALE: 1" = 200' (24"X36")
SCALE: 1" = 400' (11"X17")

LEGEND

(D) = MEASUREMENT PER DESCRIPTION
R/W = RIGHT-OF-WAY
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
○ = FOUND IR (SIZE & REGISTRATION NUMBER AS NOTED)
□ = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)
= SECTION CORNER
= POWER POLE/TELEPHONE POLE
= GUY ANCHOR
= TELEPHONE PEDESTAL
OHP = OVERHEAD POWER LINE
X = WIRE FENCE

LEGEND

TOTAL OWNED AREA
PARCEL BOUNDARIES

REV. BY	DATE	DESCRIPTION
????	????	REVISION HISTORY

LECANTO SAND LLC
70 AC MINING SITE

SURVEY-DEMO PLAN - EXHIBIT A

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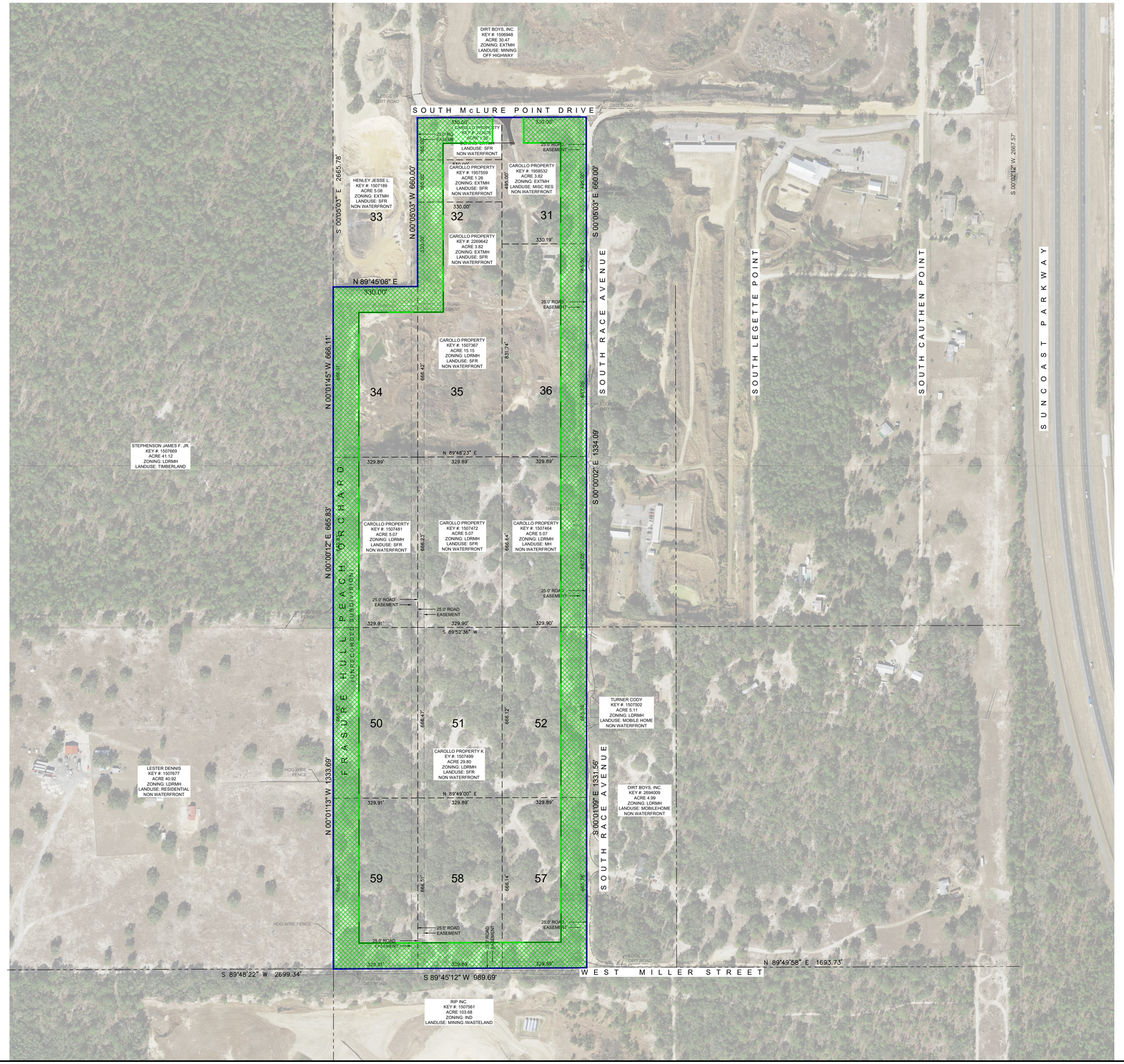
LARRY G. BOONE
FL PE 49470

EXAMINED AND APPROVED
DATE:

PM/DRAWN BY:	FAD
SCALE:	SEE PLAN
DATE:	2/11/26
SEC:	19
TWP:	19
RANGE:	18
JOB NUMBER:	25036

SHEET NO.
2 OF 15

User Name: btafe Plot Date: Mar 06, 2026 - 9:07am Drawing Name: C:\Users\btafe\AppData\Local\Temp\AcPublish_14436\25036ste.dwg



SCALE: 1" = 200' (24"X36")
SCALE: 1" = 400' (11"X17")

REV. BY	DATE	DESCRIPTION
????	????	REVISION HISTORY

1. STATEMENT OF INTENT:
   - THE OWNER IS DESIROUS OF ADDING THE DESIGNATION OF EXTRACTION TO THE ADDITIONAL 60 ACRES TO THE SOUTH OF THE ORIGINAL 10 ACRES ALONG S. MCLURE POINT

THE TOTAL PROJECT AREA IS 70 AC.± THE PROJECT WOULD NEED TO MEET ALL CRITERIA FROM CITRUS COUNTY AND SWFWMD.

SITE ADDRESS: THE ADDRESS IS 2899 S MCCLURE PT. LECANTO

KEY NUMBERS: 2236281, 1957559, 1958532, 2269642, 1507367, 1507481, 1507472, 1507464, 1507499

SITE TOTAL AREA: 70 ACRES (MOL)

EXISTING USE: VACANT

SECTION/TOWNSHIP/RANGE: 18-19-19

2. PROPOSED BUILDING DATA: NONE

CURRENT ZONING: NORTH 10 ACRES EXTMH
SOUTH 60 ACRES LDRMH

3. REQUESTED ZONING: EXTMH

4. PARKING CALCULATIONS

NONE REQUIRED

5. PERIMETER SETBACKS:
EXTRACTION DESIGNATION REQUIRES 50' SETBACK FROM ALL PROPERTY LINES.

6. BUFFER REQUIREMENTS:

100' NATURAL BUFFER OR A TYPE D BUFFER THAT INCLUDES PLANTINGS OF CANOPY TREES, 8' TREES AT PLANTING ALONG WITH 75% OPACITY WITHIN 2 YEARS.

7. PHASING:
FUTURE PHASING WILL BE BASED ON SWFWMD REQUIREMENT OF MAXIMUM 40 ACRES OF MINING ACTIVITY AT ONE TIME ON PROPERTY.

9. SETBACKS
100' SETBACKS ARE REQUIRED FROM ALL PROPERTY BOUNDARIES.

LEGEND

TOTAL OWNED AREA
PARCEL BOUNDARIES

LECANTO SAND LLC
70 AC MINING SITE

AERIAL PLAN - OWNERSHIP - EXHIBIT C1

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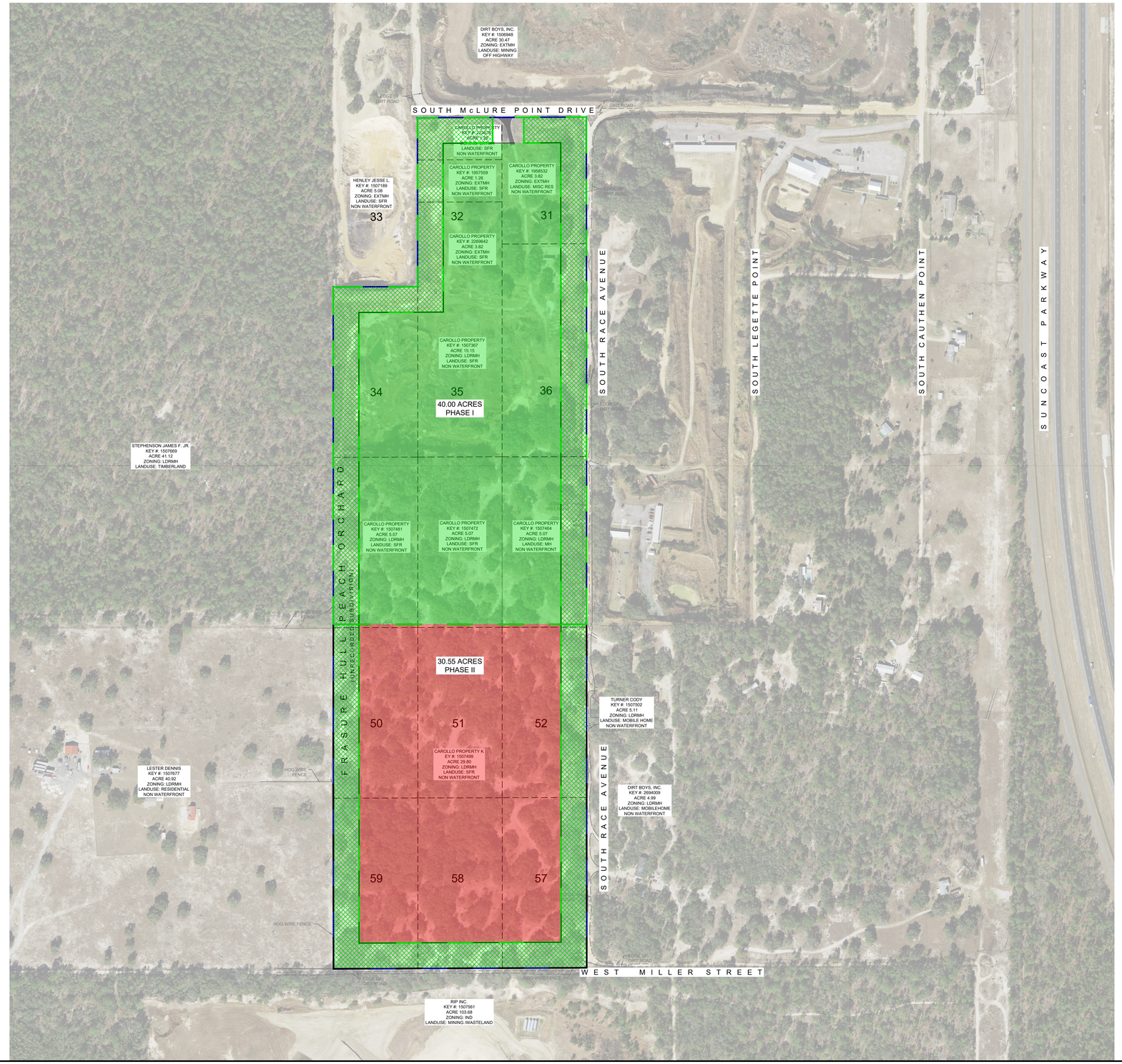
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LARRY G. BOONE
FL PE 49470
EXAMINED AND APPROVED
DATE:

PM/DRAWN BY:	SCALE:	DATE:	SEC:	TWP:	RANGE:	JOB NUMBER:
PAD	SEE PLAN	2/11/26	19	19	18	25036

SHEET NO.
3 OF 15

User Name: btafe Plot Date: Mar 06, 2026 - 9:07am Drawing Name: C:\Users\btafe\AppData\Local\Temp\AcPublish_14436\25036ste.dwg



LEGEND

- PROPOSED PHASE I
- PROPOSED PHASE II
- TOTAL OWNED AREA
- ---------- PARCEL BOUNDARIES

N

0 200 400 Feet

SCALE: 1" = 200' (24"X36")
SCALE: 1" = 400' (11"X17")

PHASING

- PHASING TO BE COMPLETED IN 2 PHASES (MAXIMUM ALLOWED IS 40 ACRES AT ONE TIME) THE NORTHERN 40 ACRES WILL BE PHASE I, THE SOUTHERN PART 30.55 ACRES WILL BE PHASE II.
- PRIOR TO ANY CONSTRUCTION THE 45' BUFFER AND EROSION CONTROL MUST BE ESTABLISHED AROUND THE BOUNDARIES OF THE PHASE.
- ONCE THE MINING IS COMPLETED ON THE CURRENT PHASE RESTORATION MUST BE COMPLETED BEFORE THE NEXT PHASE CAN START.
- BUFFERS AND EROSION CONTROL MUST BE ESTABLISHED PRIOR TO START OF CONSTRUCTION ON PHASE II.
- ONCE PHASE II IS COMPLETED RESTORATION OF GROUND COVER MUST BE COMPLETED.

DESCRIPTION REVISION HISTORY	REV. BY	DATE
????	????	????

LECANTO SAND LLC
70 AC MINING SITE

AERIAL PLAN - PHASING - EXHIBIT C2

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LARRY G. BOONE
FL PE 49470
EXAMINED AND APPROVED
DATE:

PM/DRAWN BY:	SCALE:	DATE:	SEC:	TWP:	RANGE:	JOB NUMBER:
PAD	SEE PLAN	2/11/26	19	19	18	25035

SHEET NO.
4 OF 15

User Name: btafe Plot Date: Mar 06, 2026 - 9:07am Drawing Name: C:\Users\btafe\AppData\Local\Temp\AcPublish_14436\25036ste.dwg

SOUTH McLURE POINT DRIVE

SOUTH RACE AVENUE

SOUTH LEGETTE POINT

KEY#: 2236281

KEY#: 1958532

KEY#: 1957559

KEY#: 2269642

KEY#: 1507367

40.00 ACRES
PHASE I

KEY#: 1507481

KEY#: 1507472

KEY#: 1507464

LEGEND

- PROPOSED PHASE I
- PROPOSED PHASE II
- TOTAL OWNED AREA
- PARCEL BOUNDARIES

0 100 200 Feet

SCALE: 1" = 100' (24"X36")
SCALE: 1" = 200' (11"X17")

DATUM:

EXISTING CONTOURS ARE BASED OFF SWFWMD GIS DATA AT THIS TIME SURVEY IS BEING PREPARED.

REV. BY	DATE	DESCRIPTION
????	????	REVISION HISTORY

LECANTO SAND LLC
70 AC MINING SITE

SURVEYED CONTOURS
PHASE I - EXHIBIT D1

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FL PE 49470

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DATE:

PM/DRAWN BY:	SCALE:	DATE:	SEC:	TWP:	RANGE:	JOB NUMBER:
FAD	SEE PLAN	2/11/26	19	19	18	25036

SHEET NO.
5 OF 15

User Name: btafe Plot Date: Mar 06, 2026 - 9:07am Drawing Name: C:\Users\btafe\AppData\Local\Temp\AcPublish_14436\25036ste.dwg

30.55 ACRES
PHASE II

KEY#: 1507499

SOUTH RACE AVENUE

WEST MILLER STREET

SOUTH BOUNDARY OF THE SECTION

SILT

LEGEND

- PROPOSED PHASE I
- PROPOSED PHASE II
- TOTAL OWNED AREA
- PARCEL BOUNDARIES

0 100 200 Feet

SCALE: 1" = 100' (24"X36")
SCALE: 1" = 200' (11"X17")

DATUM:

EXISTING CONTOURS ARE BASED OFF SWFWMD GIS DATA AT THIS TIME SURVEY IS BEING PREPARED.

DATE	REV. BY	DESCRIPTION
????	????	REVISION HISTORY

LECANTO SAND LLC
70 AC MINING SITE

SURVEYED CONTOURS
PHASE II - EXHIBIT D2

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FL PE 49470

EXAMINED AND APPROVED

DATE:

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SCALE:	SEE PLAN
DATE:	2/11/26
SEC:	19
TWP:	19
RANGE:	18
JOB NUMBER:	25036

SHEET NO.
6 OF 15

User Name: btafe Plot Date: Mar 06, 2026 - 9:07am Drawing Name: C:\Users\btafe\AppData\Local\Temp\AcPublish_14436\25036ste.dwg



SCALE: 1" = 200' (24"X36")
SCALE: 1" = 400' (11"X17")
0 200 400 Feet

SHEET NO:	7 OF 15
PM/DRAWN BY:	FAD
SCALE:	SEE PLAN
DATE:	2/11/26
SEC:	19
TWP:	19
RANGE:	18
JOB NUMBER:	25036

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FL PE 49470
EXAMINED AND APPROVED
DATE:

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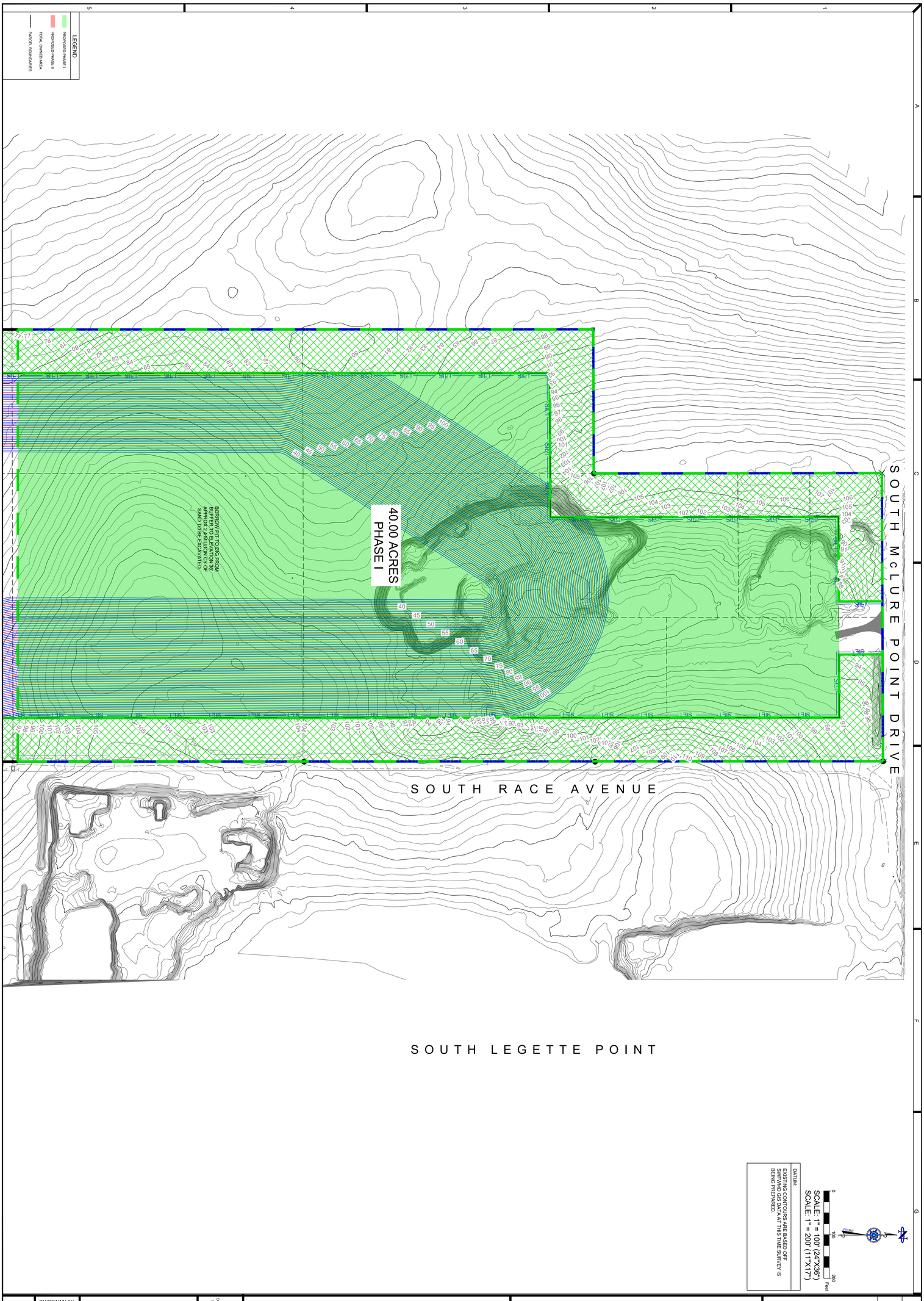
LECANTO SAND LLC
70 AC MINING SITE

PROPOSED CONTOURS OVERALL PLAN
- EXHIBIT E1

DESCRIPTION	REV. BY	DATE
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REVISION HISTORY

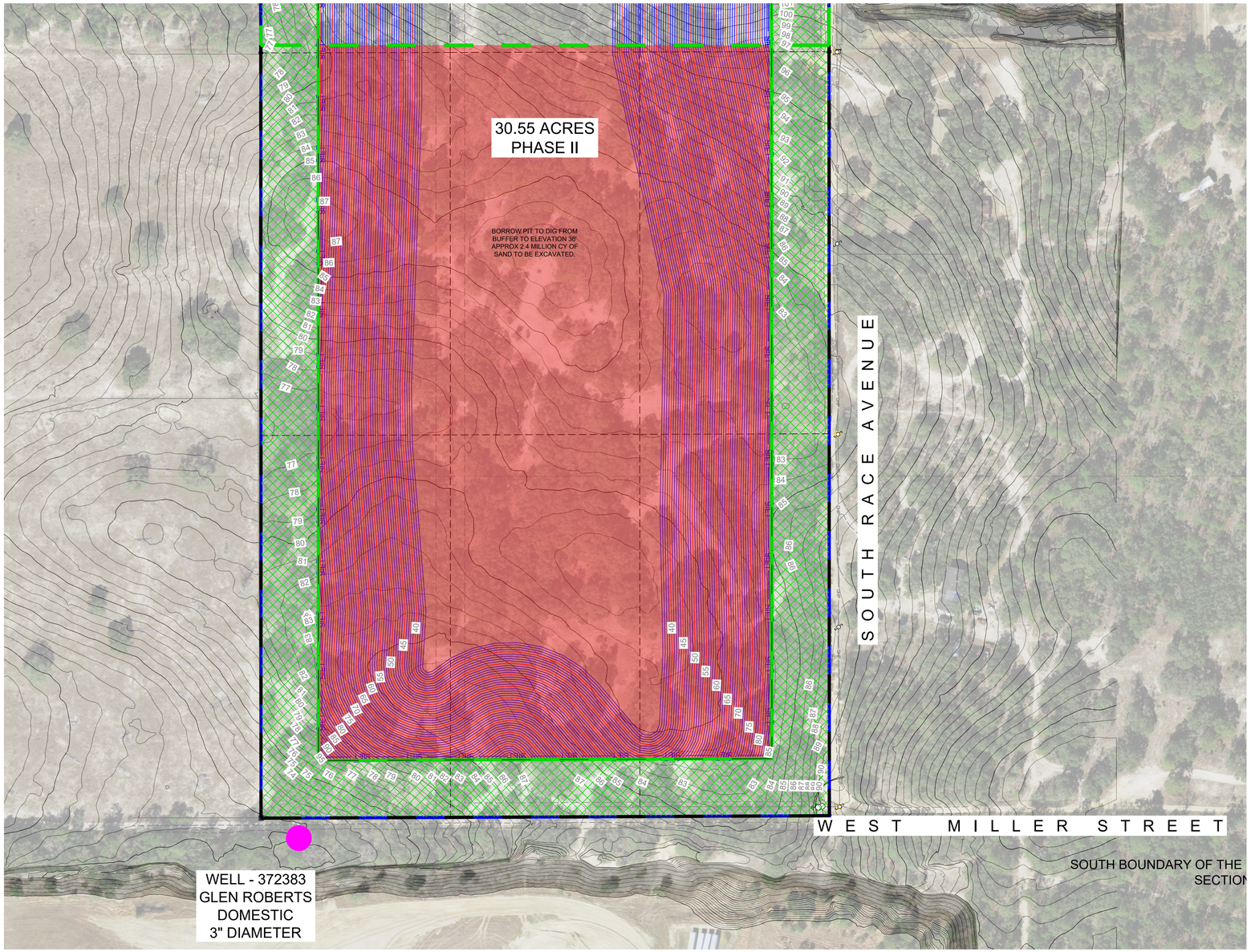
User Name: btafe Plot Date: Mar 06, 2026 - 9:07am Drawing Name: C:\Users\btafe\AppData\Local\Temp\AcPublish_14436\25036ste.dwg



SHEET NO: 8 OF 15	PM/DRAWN BY: FAD SCALE: SEE PLAN DATE: 2/11/26 SEC: 19 TWP: 19 RANGE: 18 JOB NUMBER: 25036	LARRY G. BOONE FL PE 49470 EXAMINED AND APPROVED DATE:	DIGITAL/ELECTRONIC SIGNATURE NOTE: THE DIGITAL SIGNATURE APPEARING ON THIS DOCUMENT IS LEGALLY BINDING. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED BY THE ENGINEER, LICENSE NO. 49470. THIS ITEM WAS BEEN DIGITALLY SIGNED AND SEALED BY THE ENGINEER NAMED HEREON. DATE INDICATED HERE. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES	PROCIVIL 360 CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL SITE DEVELOPMENT / PLANNING & ZONING / PERMITTING / CONSTRUCTION SERVICES 12 SOUTH MAIN STREET, BROOKSVILLE, FL, 34601 PHONE - (352) 593-4255 WWW.PROCIVIL360.COM	LECANTO SAND LLC 70 AC MINING SITE PROPOSED CONTOURS PHASE I - EXHIBIT E2

REVISION HISTORY		
DESCRIPTION	REV. BY	DATE
????	????	????

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LEGEND

- PROPOSED PHASE I
- PROPOSED PHASE II
- TOTAL OWNED AREA
- PARCEL BOUNDARIES

N

0 100 200 Feet

SCALE: 1" = 100' (24"X36")
SCALE: 1" = 200' (11"X17")

DATUM:

EXISTING CONTOURS ARE BASED OFF SWFWMD GIS DATA AT THIS TIME SURVEY IS BEING PREPARED.

REV. BY	DATE	DESCRIPTION
????	????	REVISION HISTORY

LECANTO SAND LLC
70 AC MINING SITE

PROPOSED CONTOURS
PHASE II - EXHIBIT E3

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LARRY G. BOONE
FL PE 49470

EXAMINED AND APPROVED

DATE:

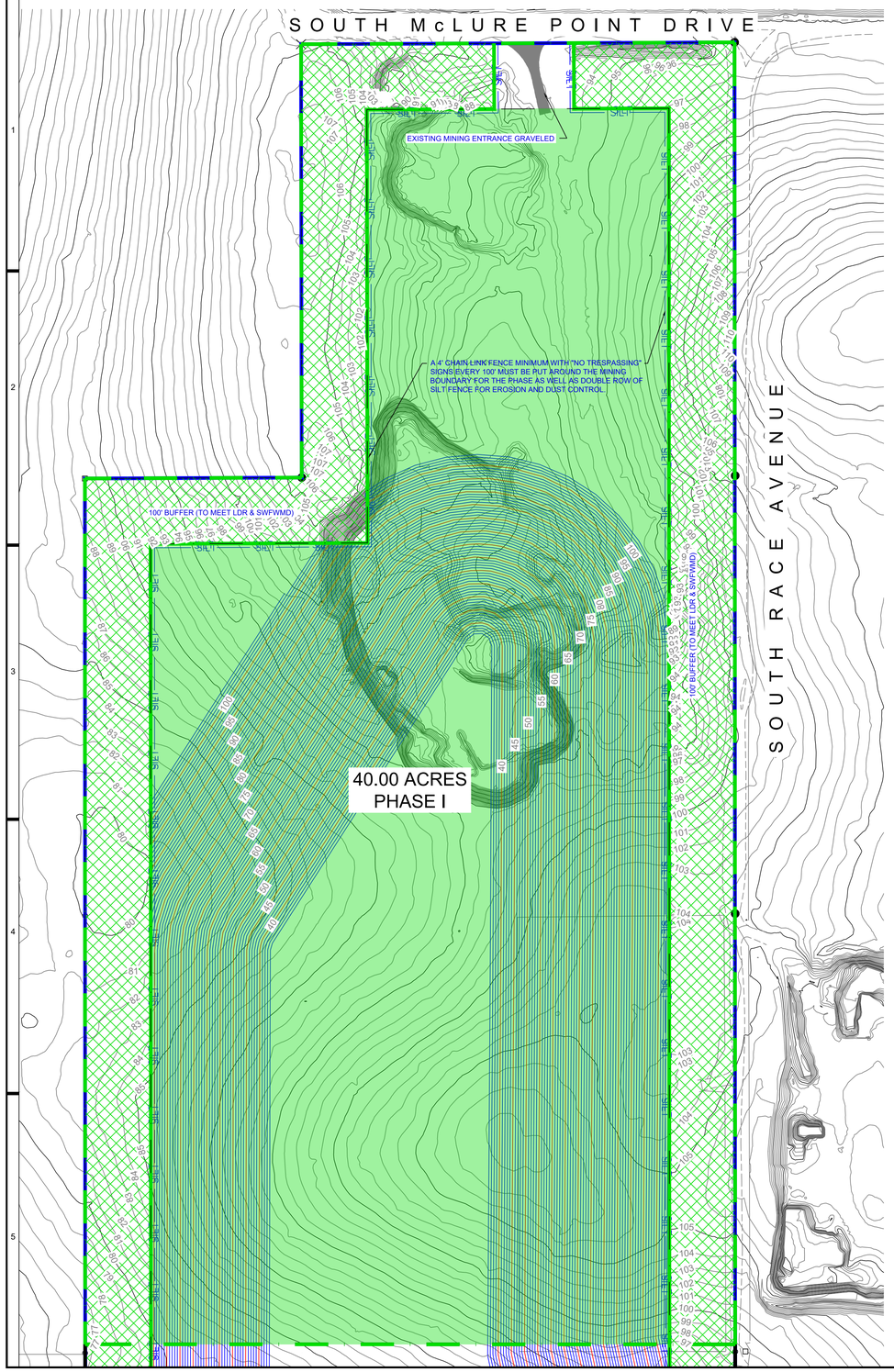
PM/DRAWN BY: FAD	SCALE: SEE PLAN	DATE: 2/17/26	SEC: 19	TWP: 19	RANGE: 18

JOB NUMBER: 25036

SHEET NO.

9 OF 15

User Name: btafe Plot Date: Mar 06, 2026 - 9:08am Drawing Name: C:\Users\btafe\AppData\Local\Temp\AcPublish_14436\25036ste.dwg

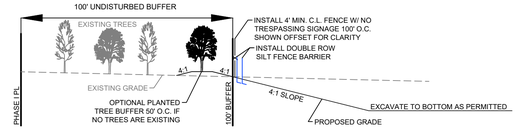


FUGITIVE DUST NOTES:

a. ACCESS AND HAUL ROADS WILL ALL BE INTERNAL WITH A 100' BUFFER AROUND THE ENTIRE PROPERTY. THE ENTRANCE ONTO SOUTH MCLURE POINT DRIVE WILL HAVE DIRT TRACKING GRAVEL TO KNOCK LOOSE ANY DUST/DIRT ON THE TIRES.

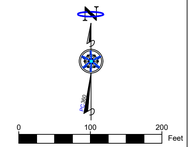
b. LOADING/UNLOADING AREAS WILL BE LOCATED INSIDE THE BORROW PIT. WITH THE REQUIREMENT OF SILTFENCE AROUND THE PERIMETER AS WELL AS A 100' BUFFER THESE AREAS SHOULD BE WELL CONTAINED TO THE SITE.

c. STOCKPILES SHALL BE MAINTAINED AS NOT TO CAUSE ANY IMPACT ON THE ADJACENT PROPERTIES IN ADDITION TO THE SILT FENCE AND BUFFERS THE USE OF WATERING TRUCKS TO KEEP DUST DOWN.

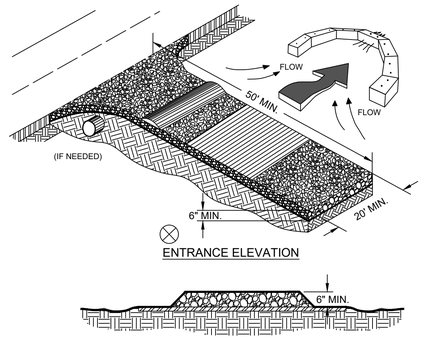


TYPICAL PL BUFFER SECTION

* ALL DISTURBED AREAS TO MEET RECLAMATION REQUIREMENTS



SCALE: 1" = 100' (24"X36")
SCALE: 1" = 200' (11"X17")



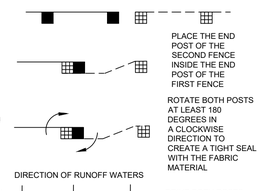
ENTRANCE ELEVATION

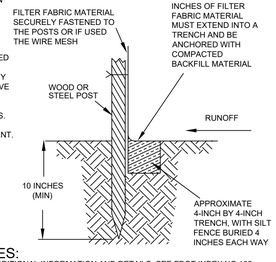
NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%..
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

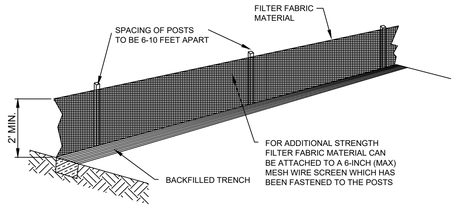
CRUSHED STONE CONSTRUCTION ENTRANCE

ENTRANCE DIAGRAM

ATTACHING TWO SILT FENCES







NOTES:
-FOR ADDITIONAL INFORMATION AND DETAILS, SEE FDOT INDEX NO.102.
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-ADDITIONAL FENCE LENGTHS MAY BE REQUIRED BY THE COUNTY ENGINEER OR BY REGULATORY AGENCIES.
-TYPE-III NORMALLY USED, WHERE REQUIRED
-TYPE-IV USED WHERE LARGE SEDIMENT LOADS ANTICIPATED, SEE FDOT INDEX 102

DO NOT DEPLOY IN A MANNER SO THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS ARE TO BE USED AT PERMANENT BODIES OF WATER.

SILT FENCE DETAIL

SILT FENCE INSTALLATION DETAIL

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HERNANDO COUNTY & SWFWMD REQUIRE THE SUBMISSION OF AS-BUILTS WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION. FOR FINAL PERMIT APPROVAL ("TRANSFER TO OPERATION"). THIS AS-BUILT INFORMATION MUST BE CERTIFIED BY THE ENGINEER OF RECORD, TO ENSURE SUBSTANTIAL COMPLIANCE WITH THE PERMITTED PLANS. TO ASSIST WITH THIS PROCESS, THE ENGINEER WILL NEED TO MAKE PERIODIC VISITS TO THE SITE. THESE VISITS SHALL BE MADE AS FOLLOW:

1. AFTER DRAINAGE STRUCTURES HAVE BEEN PLACED AND PRIOR TO BACK FILLING.
2. AFTER LIMEROCK HAS BEEN PLACED AND COMPACTED FOR FINAL PAVING.
3. AFTER FINAL GRADE PRIOR TO SOD PLACEMENT.
4. UPON COMPLETION OF THE SITE AND SUBMISSION, OF AN AS-BUILT SURVEY SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR.

TO ASSIST US WITH THE TIMING OF THESE INSPECTIONS, PLEASE CONTACT PROCIVIL360, LLC (352) 593-4255, 24 HOURS IN ADVANCE OF THE INSPECTION.

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   - 2.2. CLEARING & GRUBBING
   - 2.3. EXCAVATION & UTILITY INSTALLATION
   - 2.4. ROUGH GRADING
   - 2.5. SUB-BASE & BASE PREPARATION, ASPHALT & CONCRETE CONSTRUCTION
   - 2.6. FINAL GRADING
   - 2.7. SODDING, SEEDING & MULCHING & FINAL PLANTING
3. SEE SITE NOTES, ON SITE PLAN FOR TOTAL SITE AREA.
4. THE SOILS WHICH EXIST ON THE SITE ARE "A" TYPE SOILS (CANDLER & ASTATULA),ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOILS CONSERVATION SERVICES.
5. THE CONTRACTOR SHALL ERECT ALL EROSION CONTROL MEASURES AS INDICATED ON THE DRAINAGE PLAN, OR OTHER PLANS WITHIN THE CONSTRUCTION PLAN, INCLUDING BUT NOT LIMITED TO SILT FENCE, HAY BALES AND TURBIDITY BARRIERS. ALL TURBIDITY BARRIERS SHALL BE MAINTAINED AND INSPECTED DURING CONSTRUCTION BY A "QUALIFIED INSPECTOR". UPON ESTABLISHMENT OF AT A MINIMUM OF 70% OF FINAL GROUND COVER ALL TURBIDITY BARRIERS SHALL BE PROPERLY REMOVED BY THE CONTRACTOR.
6. FINAL GROUND COVER PLACEMENT SHALL BEGIN PROMPTLY UPON COMPLETION OF FINAL GRADING, NO LATER THAN 7 DAYS AFTER COMPLETION OF FINAL GRADING TO MINIMIZE THE IMPACT OF OFFSITE RUNOFF. THAN 7 DAYS AFTER COMPLETION OF FINAL GRADING TO MINIMIZE THE IMPACT OF OFFSITE RUNOFF.
7. BASINS SHALL HAVE ALL DISTURBED AREAS DIVERTED TO DRAIN TO THEM, THE MINIMUM SIZE OF THIS SEDIMENT IN AREAS OF 10 ACRES OR GREATER, SEDIMENTATION BASINS ARE REQUIRED. THE SEDIMENTATION BASIN OR DETENTION BASIN SHALL BE 3,600 CUBIC FEET PER ACRE. THE CONTRACTOR SHALL DESIGN SUCH SEDIMENTATION BASINS AND CONTROLS BASED ON HIS CONSTRUCTION METHODS, OR SHALL RETAIN A REGISTERED ENGINEER AS NECESSARY TO COMPLETE THE DESIGN.
8. SHOULD FINAL RETENTION AREAS PROPOSED FOR USE AS FINAL DRAINAGE RETENTION AREAS, BE USED FOR TEMPORARY SEDIMENTATION BASINS, CARE SHALL BE GIVEN TO REMOVE ALL SEDIMENTATION PRIOR TO COMPLETION OF CONSTRUCTION.
9. CONSTRUCTION DEBRIS SHALL BE PROPERLY CONTROLLED TO LOCAL GOVERNMENT ORDINANCES AND LAWS, AND SILT NOR DEBRIS FROM CONSTRUCTION DEBRIS SHALL BE DISCHARGED FROM THE SITE.
10. ALL DISTURBED AREAS SHALL BE SPRINKLED AS NECESSARY TO MINIMIZE THE TRANSMISSION OF DUST, VIA WIND OR RAIN.
11. ALL FERTILIZERS, HERBICIDES AND PESTICIDES SHALL BE APPLIED PER MANUFACTURERS RECOMMENDATION, AND RUNOFF OF SUCH SHALL NOT DISCHARGE OFFSITE. SHOULD THESE DISCHARGES OCCUR, THEY SHALL BE REPORTED TO THE LOCAL GOVERNMENT AGENCY RESPONSIBLE FOR HAZARDOUS MATERIAL CLEAN UP.
12. THE SITE SHALL BE INSPECTED BY A QUALIFIED INSPECTOR AT LEAST ONCE EVERY SEVEN DAYS, OR WITHIN 24 HOURS AFTER 1/2" OF RAINFALL, AT THESE LOCATIONS; STORAGE AREAS, DISCHARGE AREAS OF THE SITE, SURFACE WATER, DISTURBED AREAS, AREAS EQUIPMENT ENTERS AND EXITS THE SITE AND STRUCTURAL AREAS.
13. BASED ON THIS WEEKLY OR RAINFALL INSPECTION, REPAIRS TO ALL EROSION CONTROL AND GRADED AREAS SHALL OCCUR WITHIN 7 DAYS.
14. REPORTS SUMMARIZING THE INSPECTIONS AND WHOM THEY HAVE BEEN COMPLETED BY, ALONG WITH RECORDS OF THESE INSPECTIONS AND REPORTS SHALL BE KEPT ON-SITE AND SHALL INCLUDE RAINFALL DATA. THESE RECORDS UPON COMPLETION OF THE JOB SHALL BE MAINTAINED WITH JOB RECORDS.
15. ANY STORM WATER MAINTENANCE PLANS PREPARED BY OR FOR THE CONTRACTOR DURING CONSTRUCTION SHALL CLEARLY BE MARKED WITH THE CONTRACTOR AND SUBCONTRACTORS NAME AND ADDRESS.
16. THE CONTRACTOR SHALL SIGN A CERTIFICATION STATEMENT, BEFORE CONDUCTING ANY ACTIVITIES ON THE SITE, IN ACCORDANCE WITH SECTION 403.0885, FLORIDA STATUTES. THESE STATEMENTS ARE AVAILABLE, AT PROCIVIL360 352-593-4255.

CSWMP PLAN SIGNATURE
CONTRACTOR
DATE:

DESCRIPTION REVISION HISTORY	REV. BY	DATE
????	????	????

LECANTO SAND LLC
70 AC MINING SITE

CSWMP PLAN - PHASE I - EXHIBIT I1

PROCIVIL 360
CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL
SITE DEVELOPMENT / PLANNING & ZONING /
PERMITTING / CONSTRUCTION SERVICES
12 SOUTH MAIN STREET, BROOKSVILLE, FL 34601 PHONE - (352) 593-4255
WWW.PROCIVIL360.COM

DIGITAL/ELECTRONIC SIGNATURE NOTE:

LARRY G. BOONE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 49470; THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY LARRY G. BOONE ON THE DATE INDICATED HERE. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LARRY G. BOONE
FL PE #49470
EXAMINED AND APPROVED
DATE:

PM/DRAWN BY: FAD	SCALE: SEE PLAN	DATE: 2/11/26	SEC: 19	TWP: 19	RANGE: 18	JOB NUMBER: 25036

SHEET NO.
10 OF 15

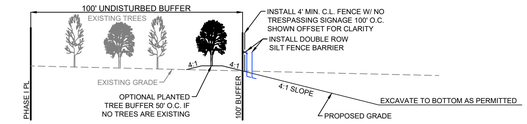
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FUGITIVE DUST NOTES:

a. ACCESS AND HAUL ROADS WILL ALL BE INTERNAL WITH A 100' BUFFER AROUND THE ENTIRE PROPERTY. THE ENTRANCE ONTO SOUTH MCLURE POINT DRIVE WILL HAVE DIRT TRACKING GRAVEL TO KNOCK LOOSE ANY DUST/DIRT ON THE TIRES.

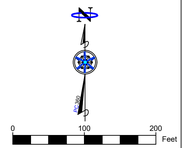
b. LOADING/UNLOADING AREAS WILL BE LOCATED INSIDE THE BORROW PIT. WITH THE REQUIREMENT OF SILTFENCE AROUND THE PERIMETER AS WELL AS A 100' BUFFER THESE AREAS SHOULD BE WELL CONTAINED TO THE SITE.

c. STOCKPILES SHALL BE MAINTAINED AS NOT TO CAUSE ANY IMPACT ON THE ADJACENT PROPERTIES IN ADDITION TO THE SILT FENCE AND BUFFERS THE USE OF WATERING TRUCKS TO KEEP DUST DOWN.

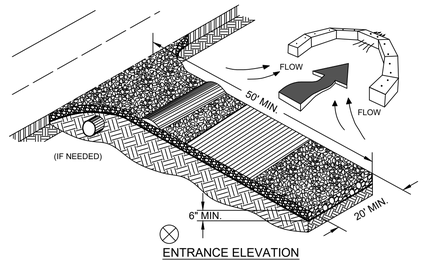


TYPICAL PL BUFFER SECTION

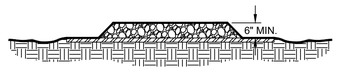
* ALL DISTURBED AREAS TO MEET RECLAMATION REQUIREMENTS



SCALE: 1" = 100' (24"X36")
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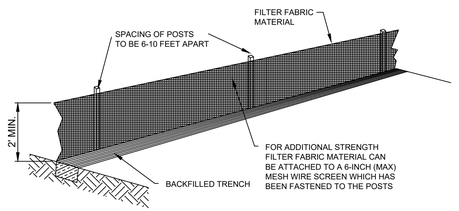
ENTRANCE ELEVATION



NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%..
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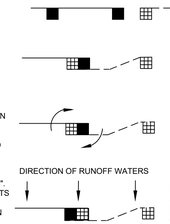
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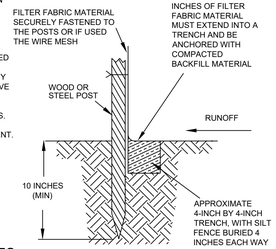
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SILT FENCE DETAIL

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CSWMP PLAN SIGNATURE

CONTRACTOR

DATE:

????	DESCRIPTION REVISION HISTORY	????	DATE

LECANTO SAND LLC
70 AC MINING SITE

CSWMP PLAN - PHASE II - EXHIBIT 12

PROCIVIL360

CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL
SITE DEVELOPMENT / PLANNING & ZONING /
PERMITTING / CONSTRUCTION SERVICES

12 SOUTH MAIN STREET, BROOKSVILLE, FL. 34601 PHONE - (352) 593-4255
WWW.PROCIVIL360.COM

DIGITAL/ELECTRONIC SIGNATURE NOTE:

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LARRY G. BOONE
FL PE 49470

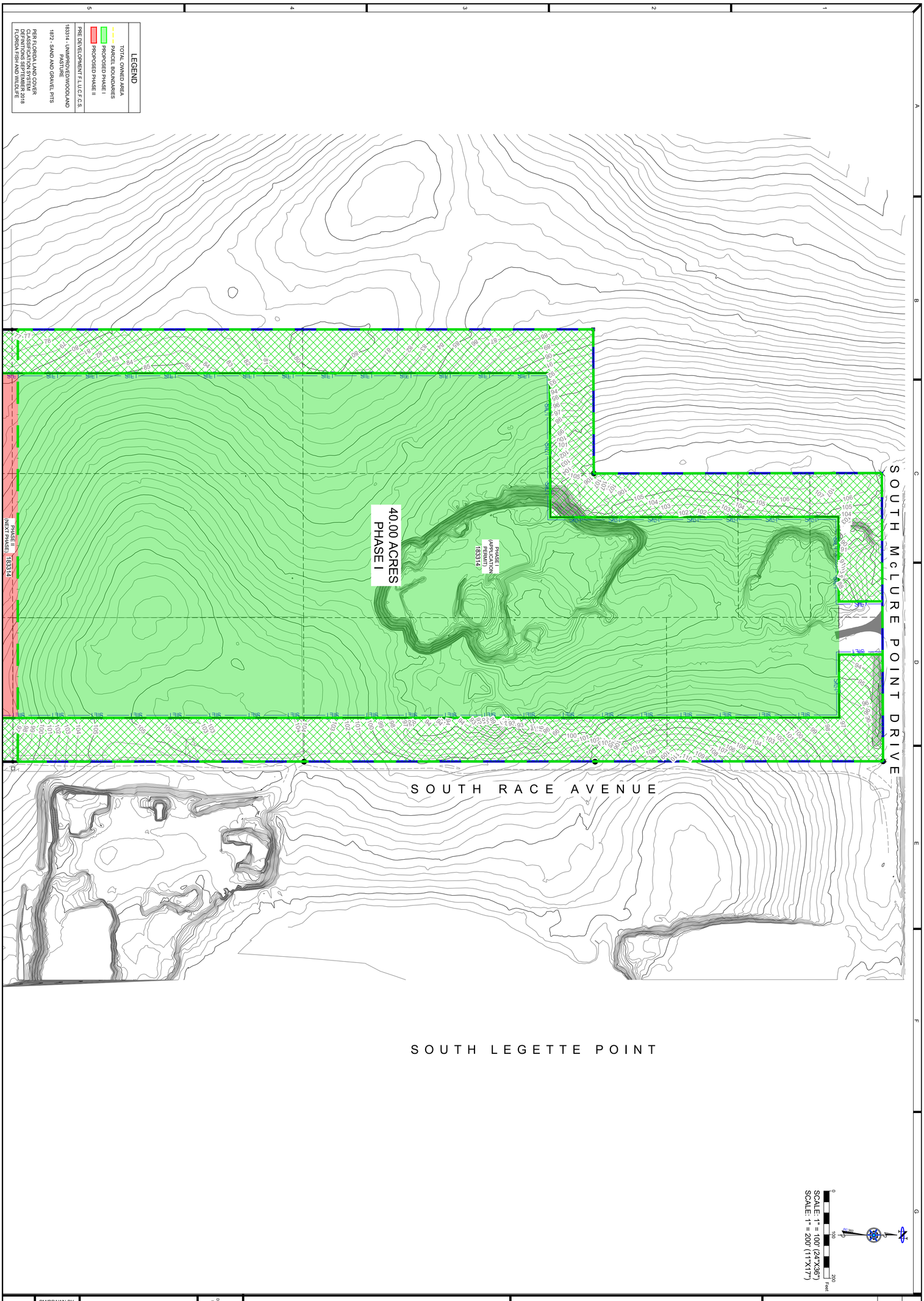
EXAMINED AND APPROVED

DATE:

PM/DRAWN BY: PAD	SCALE: SEE PLAN	DATE: 2/11/26	SEC: 19	TWP: 19	RANGE: 18	JOB NUMBER: 25936

SHEET NO.
11 OF 15

User Name: btafe Plot Date: Mar 06, 2026 - 9:08am Drawing Name: C:\Users\btafe\AppData\Local\Temp\AcPublish_14436\25036ste.dwg



PM/DRAWN BY:	FAD
SCALE:	SEE PLAN
DATE:	2/11/26
SEC:	19
TWP:	19
RANGE:	18
JOB NUMBER:	25036

SHEET NO: 12 OF 15

LARRY G. BOONE
FL PE 49470

EXAMINED AND APPROVED
DATE:

DIGITAL/ELECTRONIC SIGNATURE NOTE: THIS DOCUMENT HAS BEEN DIGITALLY SIGNED BY LARRY G. BOONE, ENGINEER, LICENSE NO. 49470. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

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LECANTO SAND LLC
70 AC MINING SITE

PRE F.L.U.C.F.C.S. - PHASE I - EXHIBIT F1

DESCRIPTION	REV. BY	DATE
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REVISION HISTORY

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SCALE: 1" = 100' (24"X36")
SCALE: 1" = 200' (11"X17")

REV. BY	DATE	DESCRIPTION
????	????	REVISION HISTORY

LECANTO SAND LLC
70 AC MINING SITE

PRE F.L.U.C.F.C.S. - PHASE II - EXHIBIT F2

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FL PE 49470

EXAMINED AND APPROVED

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PM/DRAWN BY:	SCALE:	DATE:	SEC:	TWP:	RANGE:	JOB NUMBER:
FAD	SEE PLAN	2/17/26	19	19	18	25036

SHEET NO.

13 OF 15

LEGEND

- TOTAL OWNED AREA
- PARCEL BOUNDARIES
- PROPOSED PHASE I
- PROPOSED PHASE II

PRE DEVELOPMENT F.L.U.C.F.C.S.

183314 - UNIMPROVED/WOODLAND PASTURE

1872 - SAND AND GRAVEL PITS

PER FLORIDA LAND COVER CLASSIFICATION SYSTEM DEFINITIONS SEPTEMBER 2018 FLORIDA FISH AND WILDLIFE

Plot Date: Mar 06, 2026 - 9:08am Drawing Name: C:\Users\bfafe\AppData\Local\Temp\AcPublish_14436\25036ste.dwg

User Name: bfafe

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0 100 200 Feet

SCALE: 1" = 100' (24"X36")
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RECLAMATION PLAN NOTES:

- POST-EXCAVATION F.L.U.C.F.C.S. 183213 - IMPROVED PASTURES SHALL BE GRADED SMOOTH TO PROMOTE SHEET FLOW RUNOFF AND PLANTED WITH GRASS AS FOLLOWS:
  1. PRE-APPLICATION OF GRANULAR FERTILIZER (15-10-15) AT A RATE OF 300 LBS//AC.
  2. HYDRO-SEEDING OF GRASS SEED. SPECIES BLEND SHALL DEPEND ON THE TIME OF THE YEAR THAT HYDRO-SEEDING IS ACCOMPLISHED AS FOLLOWS:
     - A. DURING THE COOL MONTHS (NOV. TO MAR.), A COOL SEASON SEED MIXTURE CONSISTING OF 27% ANNUAL RYEGRASS (LOLIUM MULTIFLORUM), 23% PENSACOLA BAHIAGRASS (PASPALUM NOTATUM), 40% UNHULLED SAHARA BERMUDA (CYNODON DACTYLON), AND 10% DURANA CLOVER (TRIFOLIUM REPENS) WILL BE SOWN AT A RATE OF 150 LBS/ACRE.
     - B. DURING WARM MONTHS (APRIL TO OCTOBER), A WARM SEASON SEED MIXTURE CONSISTING OF 27% BROWNTOP MILLET (PANICUM RAMOSUM), 23% PENSACOLA BAHIAGRASS (PASPALUM NOTATUM), 40% UNHULLED SAHARA BERMUDA (CYNODON DACTYLON), AND 10% DURANA CLOVER (TRIFOLIUM REPENS) WILL BE SOWN AT A RATE OF 150 LBS/ACRE.
     - C. LIQUID FERTILIZER (10-44-6) AT A RATE OF 7.5 LBS/ACRE.
     - D. HYDROGEL B POLYMER (FOR MOISTURE AND NUTRIENT RETENTION) AS SPECIFIED BY THE MANUFACTURER.

REV. BY	DATE	DESCRIPTION
????	????	REVISION HISTORY

LECANTO SAND LLC
70 AC MINING SITE

POST F.L.U.C.F.C.S. - PHASE I - EXHIBIT F3

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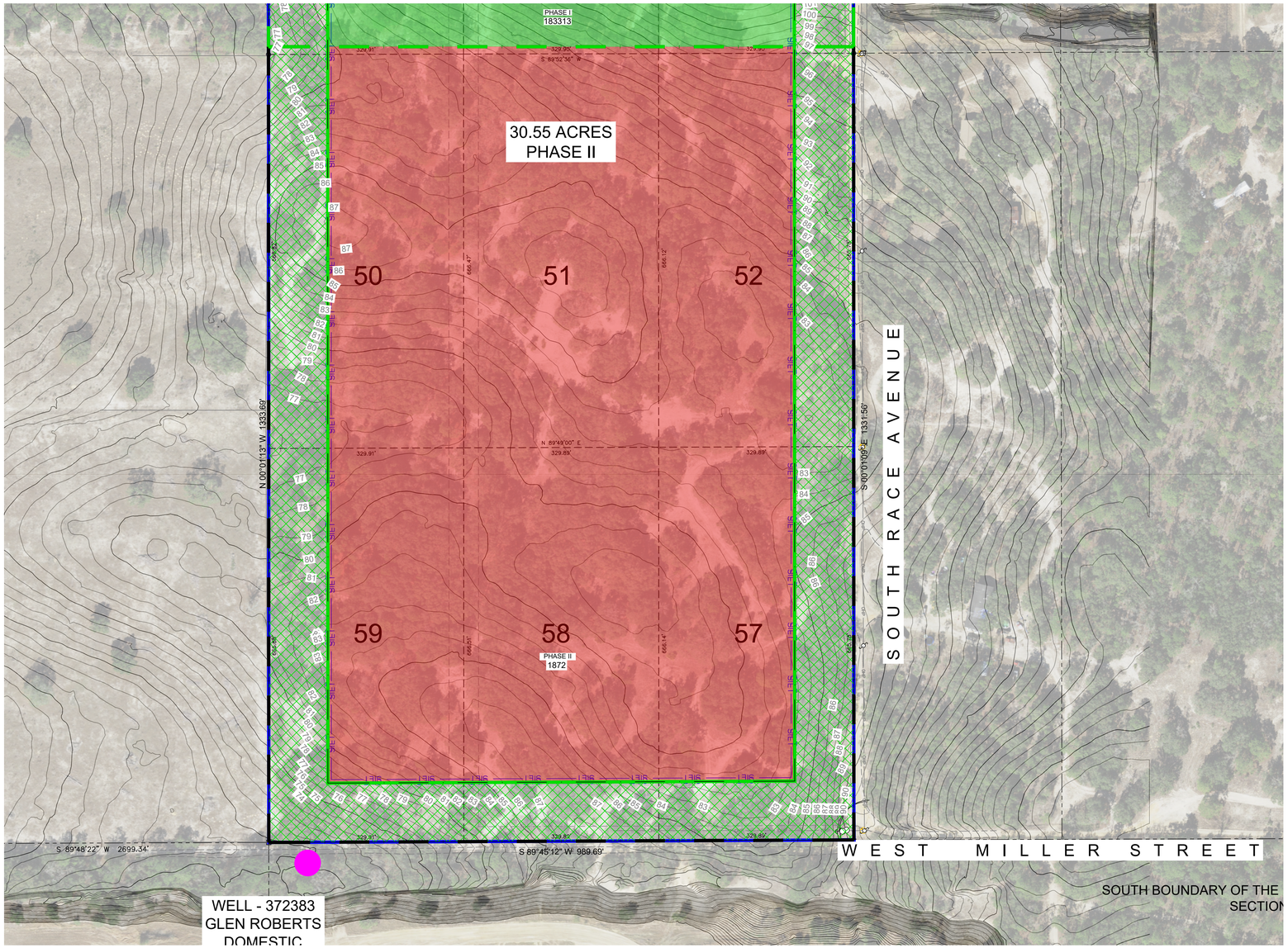
LARRY G. BOONE
FL PE 49470

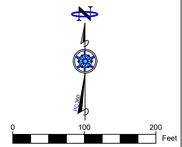
EXAMINED AND APPROVED
DATE:

PM/DRAWN BY:	SCALE:	DATE:	SEC:	TWP:	RANGE:	JOB NUMBER:
FAD	SEE PLAN	2/11/26	19	19	18	25036

SHEET NO.
14 OF 15

User Name: btafe Plot Date: Mar 06, 2026 - 9:08am Drawing Name: C:\Users\btafe\AppData\Local\Temp\AcPublish_14436\25036ste.dwg





SCALE: 1" = 100' (24"X36")
SCALE: 1" = 200' (11"X17")

RECLAMATION PLAN NOTES:

- POST-EXCAVATION F.L.U.C.F.C.S. 183213 - IMPROVED PASTURES SHALL BE GRADED SMOOTH TO PROMOTE SHEET FLOW RUNOFF AND PLANTED WITH GRASS AS FOLLOWS:
  1. PRE-APPLICATION OF GRANULAR FERTILIZER (15-10-15) AT A RATE OF 300 LBS//AC.
  2. HYDRO-SEEDING OF GRASS SEED. SPECIES BLEND SHALL DEPEND ON THE TIME OF THE YEAR THAT HYDRO-SEEDING IS ACCOMPLISHED AS FOLLOWS:
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     - D. HYDROGEL B POLYMER (FOR MOISTURE AND NUTRIENT RETENTION) AS SPECIFIED BY THE MANUFACTURER.

LEGEND

- TOTAL OWNED AREA
- PARCEL BOUNDARIES
- PROPOSED PHASE I
- PROPOSED PHASE II

PRE DEVELOPMENT F.L.U.C.F.C.S.

183314 - UNIMPROVED/WOODLAND PASTURE
183313 - IMPROVED/WOODLAND PASTURE
1872 - SAND AND GRAVEL PITS
PER FLORIDA LAND COVER CLASSIFICATION SYSTEM DEFINITIONS SEPTEMBER 2018 FLORIDA FISH AND WILDLIFE

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POST F.L.U.C.F.C.S. -
PHASE I - EXHIBIT F4

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LARRY G. BOONE
FL PE 49470

EXAMINED AND APPROVED

DATE:

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RANGE: 18	JOB NUMBER: 25036			

SHEET NO.
15 OF 15

User Name: btafe Plot Date: Mar 06, 2026 - 9:08am Drawing Name: C:\Users\btafe\AppData\Local\Temp\AcPublish_14436\25036ste.dwg

0 300 600 Feet

SCALE: 1" = 300' (24"X36")
SCALE: 1" = 600' (11"X17")

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????		

LECANTO SAND LLC
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WELL LOCATION PLAN - EXHIBIT G1

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LARRY G. BOONE
FL PE 49470

EXAMINED AND APPROVED

DATE:

PM/DRAWN BY:	PAD
SCALE:	SEE PLAN
DATE:	2/11/26
SEC:	19
TWP:	19
RANGE:	18
JOB NUMBER:	25936

SHEET NO.

15A OF 15

LEGEND

- TOTAL OWNED AREA
- EXISTING WELL (1000' DIA.)

User Name: btafe Plot Date: Mar 06, 2026 - 9:08am Drawing Name: C:\Users\btafe\AppData\Local\Temp\AcPublish_14436\25036ste.dwg

U.S. Fish and Wildlife Service
National Wetlands Inventory

Lecanto Sand Wetland Exhibit



February 19, 2026

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

CES
CREATIVE ENVIRONMENTAL SOLUTIONS
GEOLOGISTS | ENGINEERS | ENVIRONMENTAL SCIENTISTS

March 4, 2026

Chris Carollo
Via email

Re: Summary Report
Seasonal High Water Table Investigation
Borrow Pit in Citrus County

Dear Mr. Carollo:

Creative Environmental Solutions, Inc. (CES) is pleased to submit this summary report for the project identified above.

Hydrogeological Setting

There are two aquifers in Citrus County—the Floridan that is county-wide and the overlying surficial aquifer that is only present in the central part of the county. The surficial aquifer occurs in the surficial sands and the Floridan aquifer in the deeper limestone units. The two aquifers may be separated by low-permeability clays, though usually they are in direct hydraulic communication because the clays are discontinuous. The surficial aquifer is not expected to be present beneath the subject site.

Potentiometric surface maps of the Upper Floridan aquifer produced collectively by the US Geological Survey, Florida Department of Environmental Protection and the Southwest Florida Water Management District from 2011 to 2017 show the top of the Floridan occurs near elevation 10 ft in the area of the site. The flow direction in the aquifer is generally westerly.

Site Test Borings

On April 3rd and April 4th, 2025, CES advanced Direct Push Technology (DPT) borings at eighteen (15) locations across the site, as summarized in Table 1, below. The two shallow borings were made at locations where the sand had been previously mined. The others were made in unmined locations at natural or near-natural grade. The locations are shown on Figure 1.

DRAFT

Table 1. Test Boring Summary			
Hole ID	**Latitude (decimal degrees)**	**Longitude (decimal degrees)**	**Total Depth (ft.)**
B-4	28.815222	-82.522608	25
B-5	28.815623	-82.523612	30
B-6	28.815601	-82.524585	30
B-7	28.814400	-82.524384	40
B-8	28.813331	-82.523472	50
B-9	28.812206	-82.522693	25
B-10	28.819579	-82.522537	35
B-11	28.819741	-82.523262	35
B-12	28.818661	-82.522646	35
B-13	28.818295	-82.523951	10
B-14	28.819054	-82.538380	10
B-15	28.817758	-82.522610	40
B-16	28.816951	-82.522575	30
B-17	28.812212	-82.524211	50
B-18	28.814452	-82.522510	45

The borings were logged by a geologist. The borings ranged in depth from ten (10) to fifty (50) feet below land surface (ft-bls).

The soil samples from the borings were examined for evidence of a seasonal high water table (SHWT), including staining and mottling and saturated soil. The borings were also checked for the presence of groundwater upon completion using an electric water level tape. The borings were backfilled at the conclusion of the project.

Findings

The borings all penetrated silty fine sand underlain by clayey sand, sandy clay or clay. The drilling results are summarized in Table 2.

Table 2. Sand Thickness Summary						
Hole ID	Land Elevation (NAVD88)	Base of Sand (ft)	Base of Clayey Sand (ft)	Top of Clay Layer (ft)	Top of Clay Layer (ft-NAVD88)	Height Above Floridan Aquifer* (ft)
4	103	22		22	81	71
5	104	26		26	78	68
6	90	29		29	61	51
7	83	30	10	40	43	33
8	84	22		22	62	52

9	80	19		19	61	51
10	101	27		27	74	64
11	87	15	15	30	57	47
12	94	28	3	31	63	53
13	71	2		2	69	59
14	70	2		2	68	58
15	93	21	16	37	56	46
16	104	25		25	79	69
17	84	35	10	45	39	29
18	90	25	20	45	45	35

*Floridan aquifer is approximately 10 ft NAVD88 in this area

The water table was not encountered in any of the borings, nor was evidence of a definitive seasonal high water table (SHWT) observed. If excavation does not extend below the clay layer identified in the test borings, encountering the SHWT would not be expected. It is certainly possible that a SWHT or a permanent surficial aquifer water table exists below the depths explored and above the potentiometric surface of the Floridan aquifer. Deeper test borings would be required to make that assessment.

It is worth noting that a pit was excavated just offsite of the northwest corner of the subject property some years ago. According to Google Earth, the bottom of the pit ranges from 36 to 40 ft elevation, and standing water is visible in the deeper areas. This suggests there could be a SHWT or surficial aquifer water table at or near that elevation. Test boring 17 found the top of clay at elevation 39 ft, just above the elevation of the water in the adjacent pit.

Should you have any questions, please call me. Thank you for the opportunity to be of service.

Sincerely,



George K. Foster, P.G.
President

EcoLOGIC Environmental Services

Biological Assessment Report

S McClure Point Sand Mine Expansion Parcels Located in Lecanto, FL



Prepared For:

Lecanto Sand, LLC
23110 SR 54, Suite #243,
Lutz, FL 33549

January 16, 2026

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1. Introduction

EcoLOGIC Environmental Services, LLC is pleased to present you with the results of the requested biological assessment results report for the proposed Lecanto Sand Mine Expansion project located in Lecanto, Florida (assessment area). The subject site parcels / assessment area is approximately 45 acres (MOL) comprised of four adjacent parcels accessible via S McClure Point (Parcel Altkeys #1507499, 1507481, 1507472, and 1507464). The assessment area is located directly south of an active sand mine parcel with address 3098 S McClure Point, and directly west of S Race Avenue. It is our understanding that the property is proposed for an expansion of the adjacent sand mine, and that the entire property would ultimately be utilized for extraction / mining purposes. The biological assessment was completed to assist with development planning, as well as meet standards required for development permitting in accordance with the Citrus County Land Development Code sections 3500 and 3560, and with the state's Environmental Resource Permitting (ERP) process. Mining developments typically undergo an ERP review by the Florida Department of Environmental Protection (FDEP), based on the state's delegation of authority between the FDEP and regional water management districts.

The biological assessment study included a combined review of available mapping / species sighting and range data, along with ground truthing to verify on-site conditions. Field work was completed on-site on January 8th, 9th, and 12th, 2026. Ultimately, one listed wildlife species – the gopher tortoise (*Gopherus polyphemus*) – was confirmed present on-site. Overall, the habitat on-site is principally xeric oak sandhill habitat, which is suitable for several listed wildlife species, but none other than the gopher tortoise were documented present during this assessment. The gopher tortoise burrows identified were found throughout the site in generally open canopied / herbaceous habitat areas directly adjacent to old trails. The entire property was found to be upland, with no wetlands present on or directly adjacent to the property. The closest apparent (from aerial / mapping data review) wetlands are located approximately 3,500 – 4,000' to the west of the assessment area.

2. Physical Setting

The assessment area is located in Lecanto, Citrus County, Florida. According to the Southwest Florida Water Management District (SWFWMD) lidar elevation contours, the elevation on-site ranges from lows of approximately 71' (NAVD88) in the southwest corner of the property, to highs above 108' in the northeastern portion of the property. In general, the elevations on-site can be described as gradually increasing from both south to north, and from west to east.

A total of three different soil types is present on-site according to the USDA Natural Resources Conservation Service (NRCS) web soil survey. These include Cander fine sand (0 to 5 percent slopes), Candler fine sand (5 to 8 percent slopes), and Astatula Fine Sand (5 to 8 percent slopes). The majority of the site is underlain by Candler fine sand (0 to 5 percent slopes) (~73%). Data for the soils on-site are summarized below in Table 1. Hydrologic soil groups are based on estimates of runoff potential. All soils within the assessment area are classified as group A. Group A soils

have low runoff potential and a high infiltration rate, which are commonly sandy soils such as the dominant soil type on-site.

Table 1. Summary of Soils On-site

Soil Name	Percent Area of Subject Site	Hydrologic Soil Group	Typical Depth to Seasonal High Water	Percent of Map Unit Hydric / Wetland Soils
Candler fine sand (0 to 5 percent slopes)	73%	A	>80”	0%
Candler fine sand (5 to 8 percent slopes)	16%	A	>80”	0%
Astatula fine sand (5 to 8 percent slopes)	11%	A	>80”	0%

The Florida Fish and Wildlife Conservation Commission (FWC) Cooperative Land Cover (CLC) data identifies two land use and land cover (LULC) types on-site: Rural Open Pine (18312) and Transportation (1840). The vast majority of the site is comprised of the Rural Open Pine, with Transportation present only on the eastern property limits. The field assessment found this property description to be mostly accurate, although the Rural Open Pine areas would likely be better classified as Sandhill (1240). This is in part because the habitat is generally dominated by xeric oak species, with only a few immature pines scattered throughout the site. It appears likely that the larger pines on-site were historically harvested / logged.

Field investigations found the entirety of the site to be comprised of **sandhill habitat** with a habitat cover transitioning between open / herbaceous covers adjacent to historically cleared trails and thickets of mature xeric oaks. The canopy within uplands on-site is comprised principally of upland and facultative species commonly found in the environments described above, including sand live oak (*Quercus geminata*), turkey oak (*Quercus laevis*), black cherry (*Prunus serotina*), bluejack oak (*Quercus incana*), longleaf pine (*Pinus palustris*), myrtle oak (*Quercus myrtifolia*), and Chapman’s oak (*Quercus chapmanii*). Ground cover was dominated by common sandhill species including saw palmetto (*Serenoa repens*), partridge pea (*Chamaecrista fasciculata*), camphorweed (*Heterotheca subaxillaris*), wiregrass (*Aristida stricta*), brackenfern (*Pteridium aquilinum*), deer moss (*Cladonia spp.*), queen’s delight (*Stillingia sylvatica*), winged sumac (*Rhus copallinum*), American beautyberry (*Callicarpa americana*), shiny blueberry (*Vaccinium myrsinites*), tread-softly (*Cnidoscolus stimulosus*), cogongrass (*Imperata cylindrica*), Florida paintbrush (*Carphephorus corymbosus*), pepper-vine (*Nekemias arborea*), muscadine grape vine (*Vitis rotundifolia*), elephant’s foot (*Elephantopus elatus*), spotted beebalm (*Monarda punctata*), pineland fingergrass (*Eustachys petraea*), and prickly pear cactus (*Opuntia mesacantha*).

3. Wetlands

The National Wetland Inventory (NWI) mapping database does not identify any wetlands on-site, and FEMA flood zone mapping indicates the entire assessment area is located within an "X" flood zone (area of minimal flood risk). The field assessment confirmed the entire site is uplands, with no wetlands on or directly adjacent to the property. The closest apparent (from aerial / mapping data review) wetlands are located approximately 3,500 – 4,000' to the west of the assessment area. Due to the long distance from wetland habitats, the site is generally not suitable for most wetland dependent wildlife species. However, the wood stork (*Mycteria americana*) is discussed in this report due to reported sitings at the nearby landfill facility located to the south of the assessment area.

4. Observed Listed / Non-Listed Wildlife Species

Gopher Tortoise (*Gopherus polyphemus*)

The gopher tortoise is a state threatened species under Chapter 68A-27, Florida Administrative Code (F.A.C.), with protections and permitting regulated by FWC. Potentially occupied gopher tortoise burrows (active or inactive) are legally protected. Clearing, development, or other ground disturbing activities within 25' of a potentially occupied burrow (POB) requires a permit to relocate the tortoise(s) from FWC in advance of development activities. The tortoise(s) to be impacted must be relocated either on or off-site in accordance with the rules and regulations of the FWC Gopher Tortoise Permitting Guidelines (April 2023)[1].



Sixty-two (62) potentially occupied gopher tortoise burrows were identified within the project site by FWC Authorized Gopher Tortoise Agents via a pedestrian survey during the field assessments. **The burrows are located scattered throughout the property and are not concentrated in any areas of the site.** Thirteen abandoned gopher tortoise burrows were also noted, but they are not legally protected. Numerous mammal dens (dug by small to medium sized animals such as armadillos, rabbits, foxes) were noted throughout the site, but they are similarly not legally protected. If the entire property is designated for extraction, with berms established along the property perimeter, then all sixty-two burrows on-site would require permitting / relocation. In addition, since over ten burrows will be impacted, an FWC "Conservation" gopher tortoise relocation permit and off-site relocation to an FWC permitted off-site recipient site is required. **Gopher tortoise surveys are valid for 90 days for the purposes of permitting and relocation.**

[1] https://myfwc.com/license/wildlife/gopher-tortoise-permits/permitting-guidelines/

If it is anticipated that extraction will be permitted to proceed within 90 days, we recommend beginning the permitting / relocation process to not delay the work schedule.

While conducting the biological assessment a number of non-listed wildlife species were encountered on-site by direct observation, sound, or sign. These include the eastern cottontail rabbit (*Sylvilagus floridanus*), black vulture (*Coragyps atratus*), northern mockingbird (*Mimus polyglottos*), eastern grey squirrel (*Sciurus carolinensis*), eastern fence lizard (*Sceloporus undulatus*), downy woodpecker (*Dryobates pubescens*), eastern bluebird (*Sialia sialis*), nine-banded armadillo (*Dasypus novemcinctus*), coachwhip (*Masticophis flagellum*), pileated woodpecker (*Dryocopus pileatus*), northern cardinal (*Cardinalis cardinalis*), blue jay (*Cyanocitta cristata*), southern black racer (*Coluber constrictor priapus*), and green anole (*Anolis carolinensis*).

5. Potential Listed Wildlife Species

Although not observed on-site, a number of US Fish & Wildlife Services (USFWS) (federal) and FWC (state) species have a chance of occurring on-site. A list of federally and state listed species are provided in Appendix D and E, respectively. These include some noted gopher tortoise burrow commensal species such as the Eastern indigo snake and Florida pine snake. The table below summarizes the listed species that may occur on-site, based on species range and habitat present, as well as their state / federal protection status. With no wetlands on-site or near the property, wetland dependent species such as the American alligator, listed wading birds or West Indian Manatee would not occur on-site and therefore are not addressed further in this report. Similarly, as there are no saltmarsh / dense marsh grass systems present on-site, species such as the Eastern black rail, Scott's seaside sparrow, or Marian's marsh wren would not occur on-site. Since no beach nesting habitat is present, listed shorebirds such as the American oystercatcher are also not addressed.

Table 3. Listed Species with Potential to Occur On-Site

Common Name	Scientific Name	Protection
Gopher Tortoise	*Gopherus polyphemus*	State threatened (**observed on-site**)
Eastern Indigo Snake	*Drymarchon couperi*	Federally threatened
Florida Pine Snake	*Pituophis melanoleucus mugitus*	State Threatened
Short-Tailed Snake	*Lampropeltis extenuate*	State Threatened
Striped Newt	*Notophthalmus perstriatus*	State Threatened
Florida Scrub-Jay	*Aphelocoma coerulescens*	Federally threatened
Wood Stork	*Mycteria americana*	Federally threatened
Red-Cockaded Woodpecker	*Picoides borealis*	Federally Endangered
Bald Eagle	*Haliaeetus leucocephalus*	Bald and Golden Eagle Protection Act, Migratory Bird Treaty Act, state bald eagle rule (68A-16.002, F.A.C.).
Florida Burrow Owl	*Athene cunicularia*	State Threatened
Sandhill Crane	*Grus canadensis*	State Threatened
Southeastern American Kestrel	*Falco sparverius paulus*	State Threatened
Florida Black Bear	*Ursus americanus floridanus*	Florida Black Bear Conservation Rule 68A-4.009 (F.A.C.)

Eastern Indigo Snake (*Drymarchon couperi*)



The Eastern indigo snake is a large-bodied blue/black snake that can reach lengths of eight feet. When encountered, they are a docile species with a unique coloring of typically red/orange on the underside of their head, although cream and solid black colors are sometimes present instead. They are most likely to be encountered in sandhill forests, pine flatwoods, hardwood forests, moist hammocks, and areas surrounding cypress swamps throughout Florida. They are also known to utilize gopher tortoise burrows, other animal burrows, and debris / refugia piles[2]. The species is rare and is listed as a Threatened species by both the USFWS and FWC. Taking of eastern indigo snakes is prohibited by the Endangered Species Act without a permit. Taking is defined by the USFWS as

[2] https://myfwc.com/wildlifehabitats/profiles/reptiles/snakes/eastern-indigo-snake/

an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of $25,000 for civil violations and up to $50,000 and/or imprisonment for criminal offenses, if convicted[3]. The main threat to the Eastern indigo snake is habitat loss, habitat fragmentation/degradation, vehicle strikes and captures for domestication.

The USFWS suggests that habitat conditions, direct observations, presence of refugia, and presence of gopher tortoise burrows are evaluated during site inspection. The majority of habitat on-site would be considered suitable for the Eastern indigo snake, with numerous potentially occupied tortoise burrows, mammal dens and other debris / refugia piles noted throughout the site. However, the site is also surrounded by some significant disturbing / extraction uses, such as the landfill to the south, existing sand mine to the north, shooting range to the east, and relatively close proximity to the Suncoast Parkway (located approximately 1,700' to the east). Furthermore, the site is not part of a federal permitting project which would typically require a Section 7 consultation with the USFWS. **Therefore, development of the site is unlikely to significantly adversely affect the Eastern indigo snake. Nonetheless, authorized agents carrying out gopher tortoise relocations and site clearing / grubbing personnel should be made aware of the potential presence of the species and should be educated on the Standard Protection Measures**. A copy of the USFWS Standard Protection Measures for the Eastern Indigo Snake is provided in Appendix C.

Florida Pine Snake (*Pituophis melanoleucus mugitus*)



The Florida pine snake is a large-bodied snake reaching lengths of seven feet. It typically has brown / light coloring with dark splotches, although sometimes with red or blacker splotches (significant variability in pattern / color between individuals), and with a unique small and pointed head. Their heads are specially adapted to burrowing in sand. They inhabit areas with sandy soils and open canopies, such as sandhill, scrub, and long-leaf pine/xeric oak habitats. They are also a species that utilized gopher tortoise burrows. Due to the loss of habitat, they are a state threatened species. The Florida pine snake is protected under 68A-27.007(a), F.A.C., which prohibits the take, possession, or sale of any Endangered or Threatened species, their parts, their eggs, and their nests[4]. 'Take' is explained in Rule 68A-27.001(4), F.A.C., as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in such conduct. The term 'harm' in the definition of take means an act which actually kills or injures fish or wildlife. Such act may include significant

[3] https://ecos.fws.gov/ecp/species/646
[4] https://myfwc.com/wildlifehabitats/profiles/reptiles/snakes/florida-pine-snake/

habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering".[5]

The Florida pine snake is a cryptic and fossorial species, meaning they are difficult to survey and FWC does not recommend visual surveys. Protections are primarily based on reporting any incidental occurrences to FWC for scientific research / study purposes. The majority of sandhill habitats on-site would be considered suitable habitat for the species. **Due to the relatively small size of the proposed development compared to the overall species range, it is considered unlikely the proposed sand mine development will significantly adversely impact this species. Nonetheless, any incidental sightings during either gopher tortoise relocations or land clearing should be reported to the FWC in accordance with their cryptic species guidelines.**

Short-Tailed Snake (*Lampropeltis extenuate*)

The short-tailed snake is a small slender-bodied snake that averages less than two feet in length. It is primarily found along the Gulf Coast, with suitable habitat located primarily in Citrus, Marion, and Levy County. Their coloring is a splotchy mix of orange/brown, yellow, and dark patches. Similar to the Florida pine snake, they are found in uplands with sandy soils such as long-leaf pine/xeric oak, sandhill, scrub, and xeric hammock habitat. They are also a species that utilize gopher tortoise burrows. The species inhabits habitat types that are rapidly declining and are difficult to survey for, therefore they are designated as a state threatened species. The short-tailed snake is protected under 68A-27.007(a), F.A.C.[6]



FWC does not require a survey for the short-tailed snake. However, similar to the Pine snake, protections are primarily based on reporting any incidental occurrences to FWC for scientific research / study purposes. **Therefore, any incidental sightings during either gopher tortoise relocations or land clearing should be reported to the FWC in accordance with their cryptic species guidelines.**

[5] https://myfwc.com/media/2121/florida-pine-snake-species-action-plan-final-draft.pdf
[6] https://myfwc.com/wildlifehabitats/profiles/reptiles/snakes/short-tailed-snake/

Striped Newt *(Notophthalmus perstriatus)*



The striped newt is a small newt that is olive green with two red stripes outlined in black in their adult form. They spend their juvenile stages in wetlands, and migrate back to wetlands as adults for courtship, breeding, and egg laying[7]. They reach sexual maturity at 1 inch snout-vent-length (SVL). The striped newt has a unique and complex lifecycle that primarily utilizes xeric habitats (i.e., sandhill, scrub, and scrubby flatwoods). They typically use depression marshes for breeding ponds, but are also known to use semipermanent basin marshes, dome swamps, sinkhole ponds, borrow pits, and sandhill lakes that lack predatory fish species. They are designated as a state threatened species and protected under 68A-27.007(a), F.A.C. An FWC Incidental Take Permit is required if the species is encountered, and any construction activities are proposed within 1,640 ft of known breeding wetlands. A known breeding wetland is defined as "currently or historically occupied wetland on a landscape (i.e., property boundaries) which has had a striped newt documented on that landscape within the 15 years preceding habitat modification".[8]

FWC does not recommend surveying for the species due to their cryptic nature. However, they recommend surveying for their ideal habitat ahead of development. The habitat on-site is generally suitable for the species, but it is located a significant distance (~4,000') from a suitable breeding wetland. **Therefore, no additional surveys are recommended, and it is unlikely striped newts will be adversely impacted by the proposed development.**

Florida Scrub-Jay *(Aphelocoma coerulescens)*



The Florida scrub-jay is a small blue and gray bird that is about the size of a blue jay. They are endemic or occurring only in Florida and inhabit a very specific habitat type. They are found in xeric upland habitats at high elevations. For example, the majority of the current scrub-jay population is found only along the middle of the state in the sandy ridges with the highest and driest habitat types (i.e. sand pine, xeric oak habitat, and scrubby flatwoods). The species has declined 90% in the last century due to habitat loss, habitat fragmentation, and fire suppression. They are a protected by the U.S. Migratory Bird Treaty Act and are a federally threatened species. A federal incidental take permit is required to impact land occupied by the species.[9,10]

[7] https://myfwc.com/wildlifehabitats/profiles/amphibians/striped-newt/
[8] https://myfwc.com/media/30772/stripednewtguidelines.pdf
[9] https://myfwc.com/wildlifehabitats/profiles/birds/songbirds/florida-scrub-jay/
[10] https://ecos.fws.gov/docs/recovery_plan/20190926%20Florida%20Scrub-Jay%20Revised%20Recovery%20Plan_1a.pdf

USFWS maintains a GIS database of known locations of Florida scrub-jay colonies. No known colonies are located within five miles of the assessment area, with the nearest colony located approximately five and a half miles to the northeast within the Withlacoochee State Forest. Areas of habitat on-site could be considered suitable for the species, but the widespread extent of large / mature oaks exceeding 20' in height is considered disadvantageous for avoidance of predators, and no opportunistic observations were made on-site during the survey. **Therefore, it is unlikely the species will be adversely impacted by the proposal development. No additional surveys are recommended for the Florida Scrub-Jay.**

Wood Stork *(Mycteria americana)*



The wood stork is a large wading bird that reaches heights up to 3.75 feet with a wingspan of up to approximately 5.5 feet. Their feathers are primarily white and their head and upper neck have no feathers (instead they are dark scaly skin). They are the only stork species that breeds in the U.S. and often form large nesting colonies of 100 to 500 nests. They nest in mixed hardwood swamps, sloughs, mangroves, and cypress domes, while they forage in a variety of shallow wetlands (no more than 12 inches deep). Their primary threat is agriculture and altered hydro-cycles. The species depends on predictable water cycles for prey and protection from predators.[11] The wood stork is protected by the U.S. Migratory Bird Treaty Act and is a federally threatened species[12].

The USFWS maintains a wood stork database of wood stork sightings. A total of 24 sightings have been recorded within five miles of the assessment area, with one sighting recorded within one mile of the assessment area (observed in 2014 along Grover Cleveland Highway). The Florida Department of Environmental Protection (FDEP) maintains a database of active nesting colony foraging areas, which was compared to the assessment area. The nearest foraging area is over twenty-six miles to the southeast. Therefore, site would not be considered within a "core foraging habitat" for the species. No wood storks or evidence of nesting was observed on-site during the field survey. While it is possible wood storks may periodically migrate through the area, there are no suitable foraging wetlands on-site, and the site location is outside of a designated core foraging habitat buffer. **Therefore, the species is unlikely to be adversely impacted by development on-site.**

[11] https://myfwc.com/wildlifehabitats/profiles/birds/waterbirds/wood-stork/
[12] https://www.fws.gov/species/wood-stork-mycteria-americana

Red-Cockaded Woodpecker *(Picoides borealis)*

The red-cockaded woodpecker (RCW) is a medium-sized woodpecker measuring approximately 9 inches. They have a barred black and white back, black head/neck, a white belly, and a white patch on their cheek. The species is unique because they nest only in live pine trees, which allows the RCWs to extract tree resin which drips down the side of the tree and prevents predators from climbing the tree and robbing the nest. In order to nest, they require a tree that is 90 to 100 years old (commonly long-leaf pine, slash pine, and loblolly pine in Florida). However, many mature trees were lost to logging in the early 1900s, while fire suppression continues to degrade their foraging habitat[13]. RCWs are protected by the U.S. Migratory Bird Treaty Act and are a federally endangered species[14].



FWC maintains a database of RCW sightings. No RCWs were historically observed within one mile of the assessment area, but twenty-seven sightings have been documented within 5 miles. The nearest RCW sighting was 3 miles to the east within the Withlacoochee State Forest, and all documented sitings within 5 miles are also within the Withlacoochee State Forest. No large pine trees were noted on-site that appeared suitable for nesting, as it appears the pines on-site were likely historically logged / harvested. **Furthermore, no evidence of RCWs or their conspicuous nesting cavities in live pine trees was documented on-site. Therefore, it is unlikely that the species will be adversely impacted by the proposed development.**

Bald Eagle *(Haliaeetus leucocephalus)*

The bald eagle was removed from the USFWS endangered species list in 2007 and from the FWC imperiled species list in 2008 due to their population rebound. However, the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act, along with the state bald eagle rule (68A-16.002, F.A.C.) continues to protect the species. Florida has one of the densest populations of nesting bald eagles with a nest estimate of over 1,400[15]. Their nests are protected by state and federal law. It is required that USFWS is consulted anytime there is proposed land use changes within 660 feet of an eagle nest to obtain a federal permit[16]. A federal permit for eagle nest removal must be obtained to destroy or remove a bald eagle nest when not in use.

[13] https://myfwc.com/wildlifehabitats/profiles/birds/woodpeckers/red-cockaded-woodpecker/
[14] https://www.fws.gov/species/red-cockaded-woodpecker-picoides-borealis
[15] https://myfwc.com/wildlifehabitats/profiles/birds/raptors-and-vultures/bald-eagle/
[16] https://www.ecfr.gov/current/title-50/chapter-I/subchapter-B/part-22

FWC maintains a database of known bald eagle nesting locations. According to the database, six nesting locations are located within five miles of the assessment area, while none are located within one mile. The USFWS and FWC consider activities which occur within 660' of an active nest site as having the potential to cause incidental take. **No historically documented nests are located within 660 feet of the site, and no new bald eagle nests were observed during the field survey, so it is unlikely the species will be adversely impacted by development.**

Florida Burrowing Owl *(Athene cunicularia)*

The Florida burrowing owl is a small owl, only reaching lengths of 9 inches. It is brown and white in color, with large yellow eyes. They spend most of their time on the ground and live in underground burrows. The species inhabits a specific habitat of open prairies with very little understory vegetation. The main threats to burrowing owls include habitat loss, harassment, and flooding. They are protected by the federal Migratory Bird Treaty act and are a state threatened species. This means that taking, possessing, or selling burrowing owls, their nests (i.e., burrows), or eggs is prohibited without a permit (68A-27 F.A.C.)[17]. A FWC incidental take permit is required when there is significant habitat modification (loss of greater than 50% of the total foraging habitat within a 1,970-foot radius circle around a potentially occupied burrow), disturbances within 33 feet during February 15th – July 10th (breeding season) or disturbing within 10 feet of a potentially occupied burrow any time of the year.[18]



According to FWC, no Florida burrow owls are located in close proximity to the assessment area. The nearest sighting is located close to the Withlacoochee State Forest near CR 491 and Cardinal Street[19], roughly 3.7 miles southeast of the property. **Portions of the site could be considered suitable fringe habitat, and the parcel to the west would be considered high quality suitable habitat. However, the presence of large canopy trees and subcanopy trees throughout the site are disadvantageous for the species due to predation threats. In addition, no evidence of their conspicuous burrows was documented on-site. Therefore, it is unlikely the species will be adversely impacted by the project**.

[17] https://myfwc.com/wildlifehabitats/profiles/birds/owls/burrowing-owl/
[18] https://myfwc.com/media/2028/floridaburrowingowlguidelines-2018.pdf
[19] https://storymaps.arcgis.com/stories/fa1af06ba97f4665bcda06d67309c960

Sandhill Crane *(Grus canadensis)*

Sandhill cranes are large long-legged birds that reach heights of up to four feet with a wingspan of just over six feet. They are primarily gray with a notable bald red spot on the top of their heads. They inhabit freshwater marshes, prairies, and pasturelands, while commonly seen foraging on golf courses, rights-of-way areas, and residential yards. Two subspecies occur in Florida: the Florida sandhill crane (*Grus canadensis pratensis*) and the greater sandhill crane (*Grus canadensis tabida*). The Florida sandhill crane is the subspecies that are non-migratory residents that nest in Florida in late winter/early spring on mats of vegetation in shallow marshes. Shallow freshwater marshes are critical for nesting and roosting with an ideal water depth of 5 to 13 inches. Uplands directly adjacent to the nesting marshes are also critical habitat for young sandhill cranes that are incapable of flight for the first several months of their lives. The main threat to the species is habitat loss due to wetland loss and conversion of prairie to agricultural use. The species is protected by the U.S. Migratory Bird Treaty Act and is a state threatened species.[20]



FWC does not require surveys or FWC coordination if no species are detected or if 'take' is not proposed. Avoiding take of the species requires avoiding impacts to suitable natural wetlands suitable for breeding, feeding and sheltering, avoid construction activities within 400 feet of an active nest, and avoiding land use conversion of suitable upland habitat within 1500 feet of an active nest with flightless young (until young are capable of flight)[21]. **While sandhill cranes may periodically forage on-site, no suitable nesting wetlands are located on or near the site, with the closest roughly 4,000' to the northwest. Therefore, it is unlikely that the species will be adversely impacted by the proposed development, and no additional surveys are recommended.**

[20] https://myfwc.com/wildlifehabitats/profiles/birds/cranes/sandhill-crane/
[21] https://myfwc.com/media/11565/final-florida-sandhill-crane-species-guidelines-2016.pdf

Southeastern American Kestrel *(Falco sparverius paulus)*



The southeastern American kestrel is a small non-migratory falcon with a brownish back area with black markings and a white belly, which only reached lengths of approximately 8.5 inches. The species inhabits sandhill and open pine savannah maintained by fire, but have overtime inhabited pastures, low-intensity agriculture, and open fields. They nest in dead standing (snag) trees with cavities excavated by woodpeckers. Ideal habitat provides a suitable location to nest and open foraging habitat with low-growing vegetation. Kestrels are threatened by habitat loss. They are protected as a state threatened species. It is unlawful to remove kestrel nest cavities, working within 490 feet of an active kestrel nest, or significantly alter foraging habitat for the species under Rule 68A-27.001(4), F.A.C.[22]

FWC does not require surveys, but they are highly recommended in suitable foraging habitat to determine if the species is present and if an incidental take permit is needed[23]. **The habitat on-site is suitable for the species, and the habitat in the parcel to the west would be considered highly valuable foraging habitat for the species. Several snag trees were noted, but none had suitable nesting cavities observed. The biological survey was conducted during winter when both migratory and non-migratory kestrels may be present. Over the course of three days, no observations or calls by kestrels were documented. As a result, it is considered highly unlikely kestrels are currently utilizing the habitat on-site. Therefore, it is unlikely the species will be impacted by the proposed development of the property, and no additional surveys are recommended at this time. If no development occurs on-site over the next year, an update survey is recommended due to the suitable habitat present on and around the property.**

Florida Black Bear *(Ursus americanus floridanus)*

The Florida black bear is a subspecies of the American black bear that was originally listed as state threatened species in 1974 due to population loss. The Florida black bear was later removed from the threatened species list in 2012 once the population had rebounded. However, the species is still protected by the Florida Black Bear Conservation Rule 68A-4.009 (F.A.C.), which aims to promote viable subpopulations, manage human impacts, and inform the public[24]. It is unlawful to intentionally feed bears, take/possess/harm black bears, or take black bears as nuisance wildlife[25].

[22] https://myfwc.com/license/wildlife/protected-wildlife-permits/kestrel/
[23] https://myfwc.com/media/24482/seamkestrelgl.pdf
[24] https://myfwc.com/media/21923/2019-florida-black-bear-management-plan.pdf
[25] https://myfwc.com/media/1932/68a-4-009.pdf

FWC maintains a database of black bear related calls, black bear mortality, and bear population areas. The assessment area is located within a 'common' Florida black bear range, with a total of 29 black bear related calls within five miles of the assessment area. However, only one call was recorded within one mile of the assessment area. In addition, only one black bear mortality was recorded within five miles of the assessment area. There is a chance that some individuals of Chassahowitzka or Ocala National Forest populations of the Florida black bear may periodically utilize the subject site as a travel corridor. **However, the site is near the Suncoast Parkway and Grover Cleveland Boulevard, and it does not provide a critical travel corridor between significant habitat areas. Therefore, development of the site is unlikely to adversely affect the species**. Nonetheless, it is recommended trash and other bear attractants be secured during development of the site and post development, as bears may occasionally frequent the area. More information on securing bear attractants can be found on FWC's Living with Bears page.

6. Listed / Invasive-Exotic Plant Species

No State or Federally Threatened / Endangered plant species were documented on-site. According to the USFWS, no Federally Threatened / Endangered plant species are known to occur in Citrus County (see Appendix D). According to the FNAI, two federally listed (an additional under review) and thirty-one state listed plant species occur in the County (see Appendix F). While some plant species are most easily identified by flowering / fruiting parts that may not be present based on season of survey, no evidence of state or federally listed plant species was documented on-site. Two plant species listed as "commercially exploited" by the Florida Department of Agriculture and Consumer Services (FDACS) were documented on-site: saw palmetto and coontie (*Zamia integrifolia*). The commercially exploited designation prohibits harvesting for sale without a permit, but it generally provides no protection from destruction during otherwise lawfully permitted development activities.

A total of three invasive / exotic plant species listed by the Florida Invasive Species Council (FISC) were documented on-site. These include cogon grass (*Imperata cylindrica*), camphor tree (*Camphora officinarum*), and Chinaberry (*Melia azedarach*). Each of these species is listed as a Category I or II[26] invasive species. Category I species are defined as "invasive exotics that are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives", while category II species are defines as "species that have shown a potential to disrupt native plant communities". The USDA also maintains a list of noxious weeds, which requires permits for importation or interstate movement of the species. Cogon grass is the only noxious weed identified on-site. **While camphor tree and Chinaberry presence on-site is relatively minor, cogon grass is prevalent enough to be of concern when disposing vegetation debris from development (cogon grass is the dominant invasive species on-site, especially along the eastern and northern perimeter of the property)**. Therefore, it is recommended plant debris from clearing be burned or disposed of at an appropriate landfill facility (not for re-mulching use) to prevent the further spread of these species off-site. A summary of their categories is provided in Table 4 and documentation of these species is presented in Appendix G.

[26] https://www.floridainvasives.org/plant-list/

Table 4. Invasive / Exotic Plant Species On-Site[27]

Common Name	Scientific Name	FISC Category	Federal
Chinaberry	*Melia azedarach*	Category II	
Cogon Grass	*Imperata cylindrica*	Category I	Federal Noxious Species
Camphor tree	*Camphora officinarum*	Category I	

7. Recommendations

The biological assessment noted several environmental features which should be accounted for in future development planning, which are summarized in the recommendations below.

1) One listed wildlife species – the gopher tortoise – was documented on-site. A total of sixty-two potentially occupied (legally protected) tortoise burrows were noted within the proposed development area. If the entire property is proposed for extraction use, all burrows will be located within 25' of the proposed clearing and earthwork, requiring FWC permitting / relocation under the FWC Gopher Tortoise Permitting Guidelines. **If site development is several months out, a gopher tortoise burrow update survey must be completed within 90 days of proposed relocation and subsequent development activities on-site. If land clearing / construction is anticipated to proceed within 90 days, it is recommended that relocation permitting be initiated ASAP to minimize risk of delays to the anticipated construction schedule. A few gopher tortoise burrows located along the property perimeter will require bucket trapping capture to avoid impacts to adjacent parcels (see photo 9), which can further increase the time required for completion of relocation activities (up to 28 consecutive days of trapping may be required for inactive burrows).**

2) A large quantity of household trash piles are located in the northern portion of the property. It is our understanding that removal of the trash is proposed in advance of future extraction use. Removal of the trash utilizing existing maintained trails is permittable, but care should be taken not to clear / disturb any forested or herbaceous habitat areas, as this could potentially result in a disturbed site permitting process for the gopher tortoises, which requires additional permit mitigation fees and can delay the permitting schedule. Caution flagging was placed around burrows in the far northeast corner of the property near where trash piles are located to mark their locations for avoidance of incidental impacts (see photo 16).

[27] https://floridainvasivespecies.org/plantlist2019.cfm

3) While not documented or likely to be present on-site, based on the number of tortoise burrows and mammal den / refugia sites documented, it is recommended FWC authorized gopher tortoise agents and clearing personnel be educated on the **Standard Protection Measures for the Eastern Indigo Snake**, which are attached in Appendix C for reference.

4) While not documented or likely to be present on-site, based on the number of tortoise burrows and mammal den / refugia sites documented, it is possible Florida pine snakes or short tailed snakes may be encountered during gopher tortoise relocations or land clearing activities. Any sitings should be reported to the FWC in accordance with their cryptic species guidelines.

5) Due to the possibility of black bears in the area, it is recommended that trash and other bear attractants be secured during development of the site and post development. Information on bear resistant trash containers and other deterrents is available online at https://myfwc.com/wildlifehabitats/wildlife/bear/living/ .

6) A total of three **invasive / exotic plant species** were documented on-site. It is recommended plant debris from clearing be burned or disposed of at an appropriate landfill facility (not for re-mulching use) to prevent the further spread of these species off-site. Species documentation is attached to Appendix G.

8. Appendices

Appendix A: Photo Documentation

S McClure Point Sand Mine Expansion Parcels Located in Lecanto, FL



Photo 1 – Photo of the northern access trail into the proposed sand mine expansion parcels, directly south of the active sand mine parcel at 3098 S McClure Point



Photo 2 – Photo of the active sand mine located directly north of the proposed expansion parcels.



Photo 3 – Photo of S Race Avenue, located directly east of the proposed sand mine expansion area.



Photo 4 – Photo of typical habitat on-site, with numerous old trails and open / herbaceous habitat areas intermixed with xeric oak thickets.



Photo 5 - Photo of typical xeric oak thickets present throughout the site.



Photo 6 – Photo of one of a few immature longleaf pine trees documented on-site. No mature pine trees were documented on the property, indicating they were likely historically harvested / logged.



Photo 7 – Photo of open land habitat directly west of the subject site which is high quality habitat for the Southeastern American Kestrel and Florida burrowing owl. However, no kestrels or burrowing owls were heard or observed over the course of the assessment.



Photo 8 – Photo of one of sixty-two "potentially occupied" / legally protected gopher tortoise burrows documented on-site.



Photo 9 – Photo of one of several gopher tortoise burrows documented along the property boundary which will require bucket trapping capture to prevent encroachment into adjacent parcels if impacts are proposed within 25'.



Photo 10 – Photo of one of several snag trees found scattered throughout the site. No evidence of active wildlife nesting use was observed for any of the documented snag trees.



Photo 11 – Photo of cogon grass, an invasive / exotic plant species, which formed dense thickets in some locations along the eastern and northern edges of the site.



Photo 12 – Photo of camphor tree, an invasive / exotic plant species, which was identified in low numbers in the north end of the property.



Photo 13 – Photo of Chinaberry, an invasive / exotic plant species, which was identified in low numbers in the north end of the property.



Photo 14 – Photo of rooting by feral hogs noted in several locations on-site.



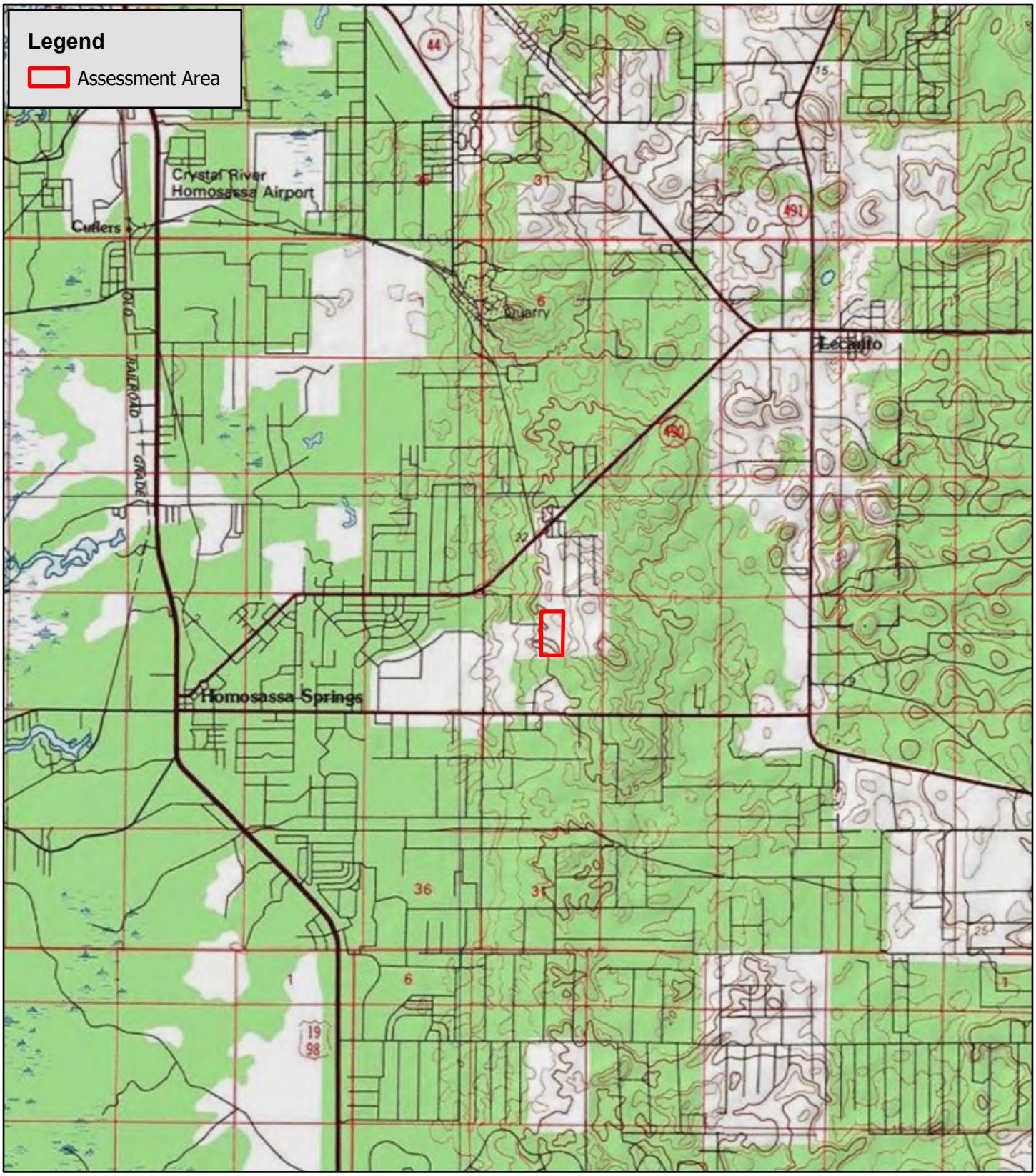
Photo 15 – Photo of large piles of trash items found scattered in the northern portion of the site, left by previous residential occupant.



Photo 16 – Photo of caution flagging placed around a few tortoise burrows in the north end of the site located near trash piles to be cleaned up. The trash can be removed in advance of relocation of tortoises, but work should be limited to existing maintained trails and no habitat areas should be cleared / disturbed before the tortoises are permitted and relocated.

Appendix B: Maps

S McClure Point Sand Mine Expansion Parcels Located in Lecanto, FL



EcoLOGIC Environmental Services
(352) 453 - 9884
admin@ecologicenv.com
Created: 01/16/2026

USGS Quadrangle Map

S McClure Point Sand Mine Expansion Parcels
Located in Lecanto, Citrus County, Florida

0 5,000 10,000 Feet

Data Sources: ESRI, CCPA, Field Results, USWFW, FWC

N



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admin@ecologicenv.com

Created: 01/12/2026

Subject Site Parcels and Altkeys

S McClure Point Sand Mine Expansion Parcels
Located in Lecanto, Citrus County, Florida

0 225 450 Feet

Data Sources: ESRI, CCPA, Field Results, USWFW, FWC

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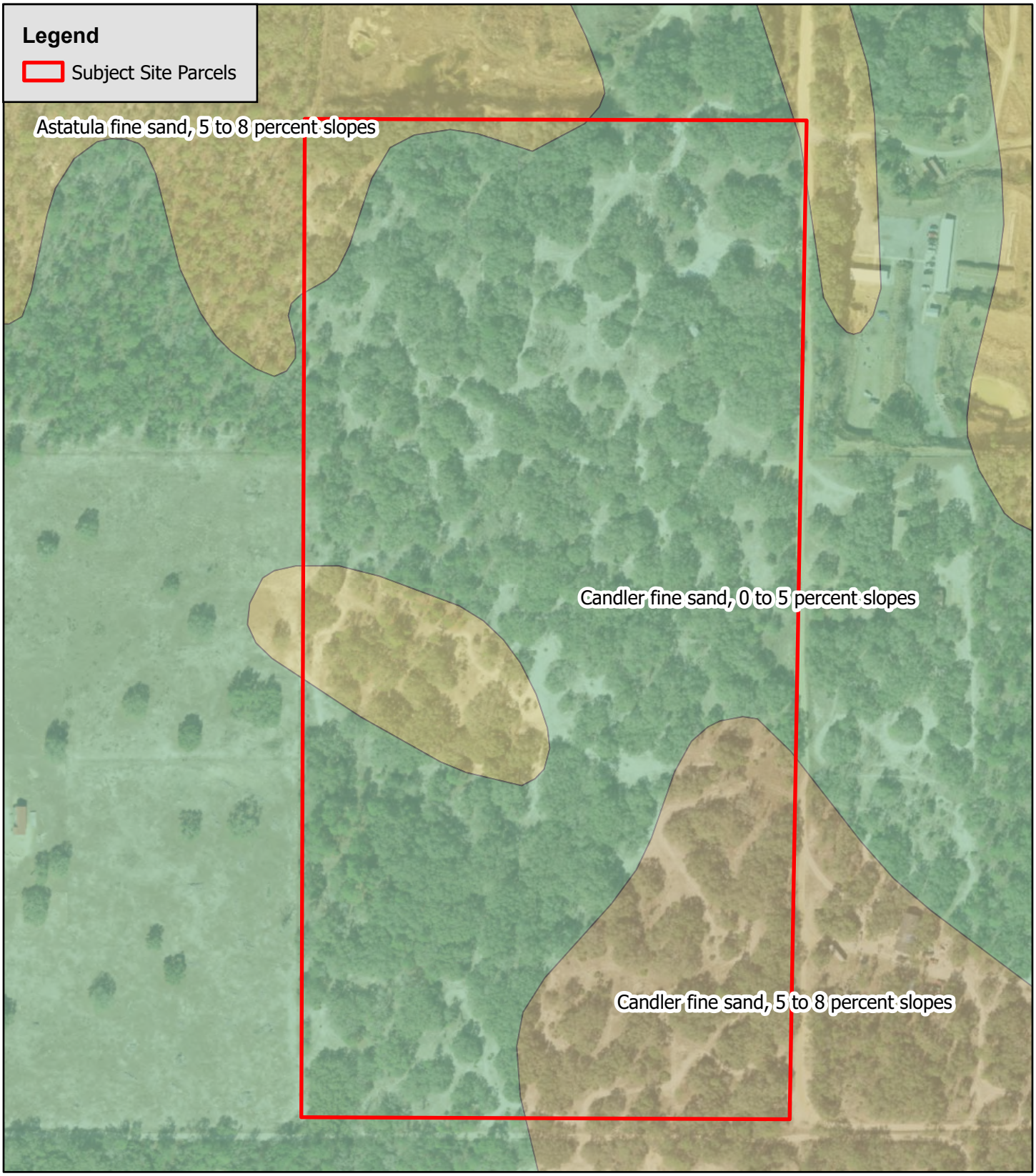
FEMA Flood Zone Mapping and SWFWMD 1' Contour Lidar Topography

S McClure Point Sand Mine Expansion Parcels
Located in Lecanto, Citrus County, Florida

0 225 450 Feet

Data Sources: ESRI, CCPA, Field Results, USWFW, FWC

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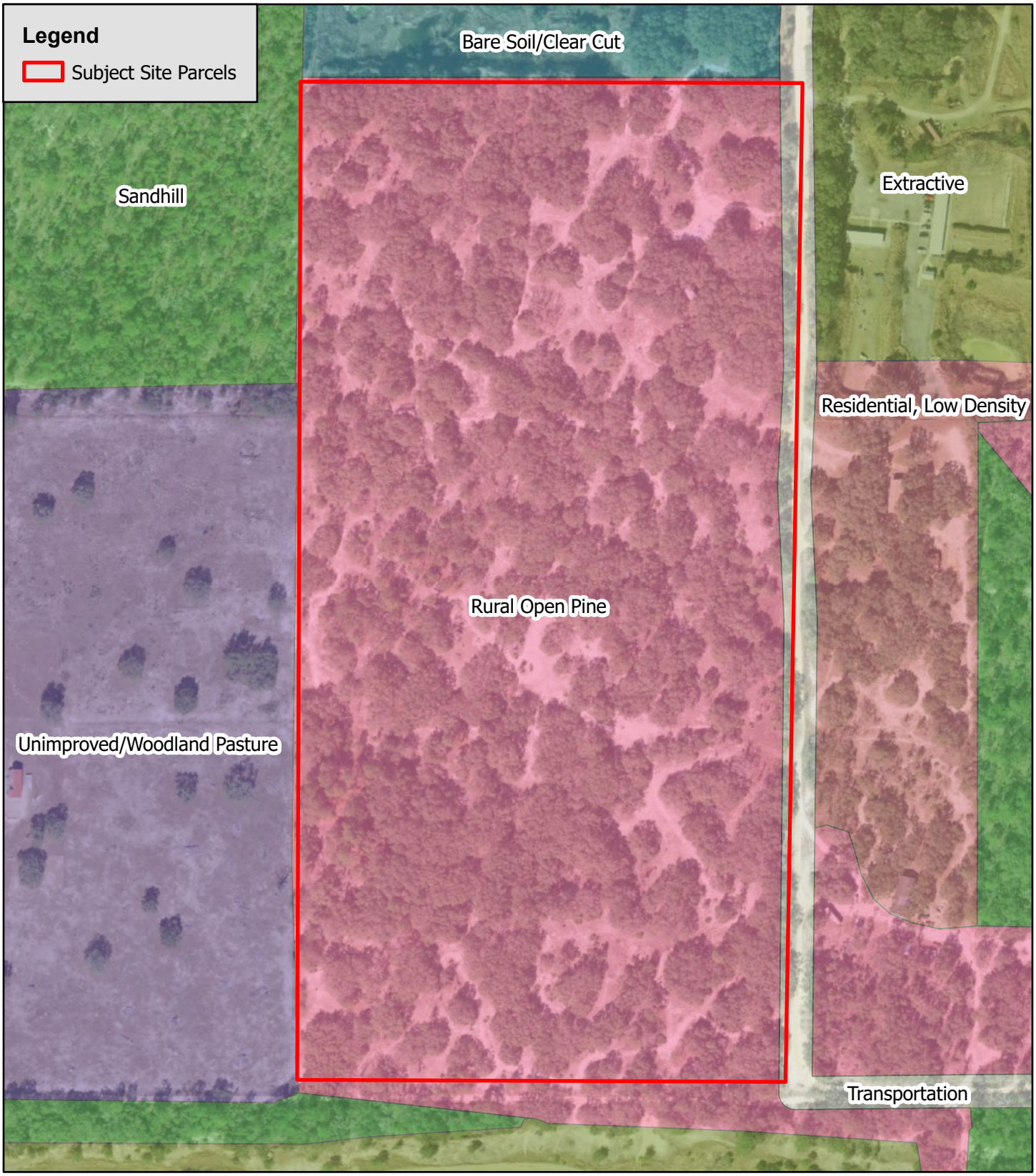
NRCS Soil Mapping Data

S McClure Point Sand Mine Expansion Parcels
Located in Lecanto, Citrus County, Florida

0 225 450 Feet

Data Sources: ESRI, CCPA, Field Results, USWFW, FWC

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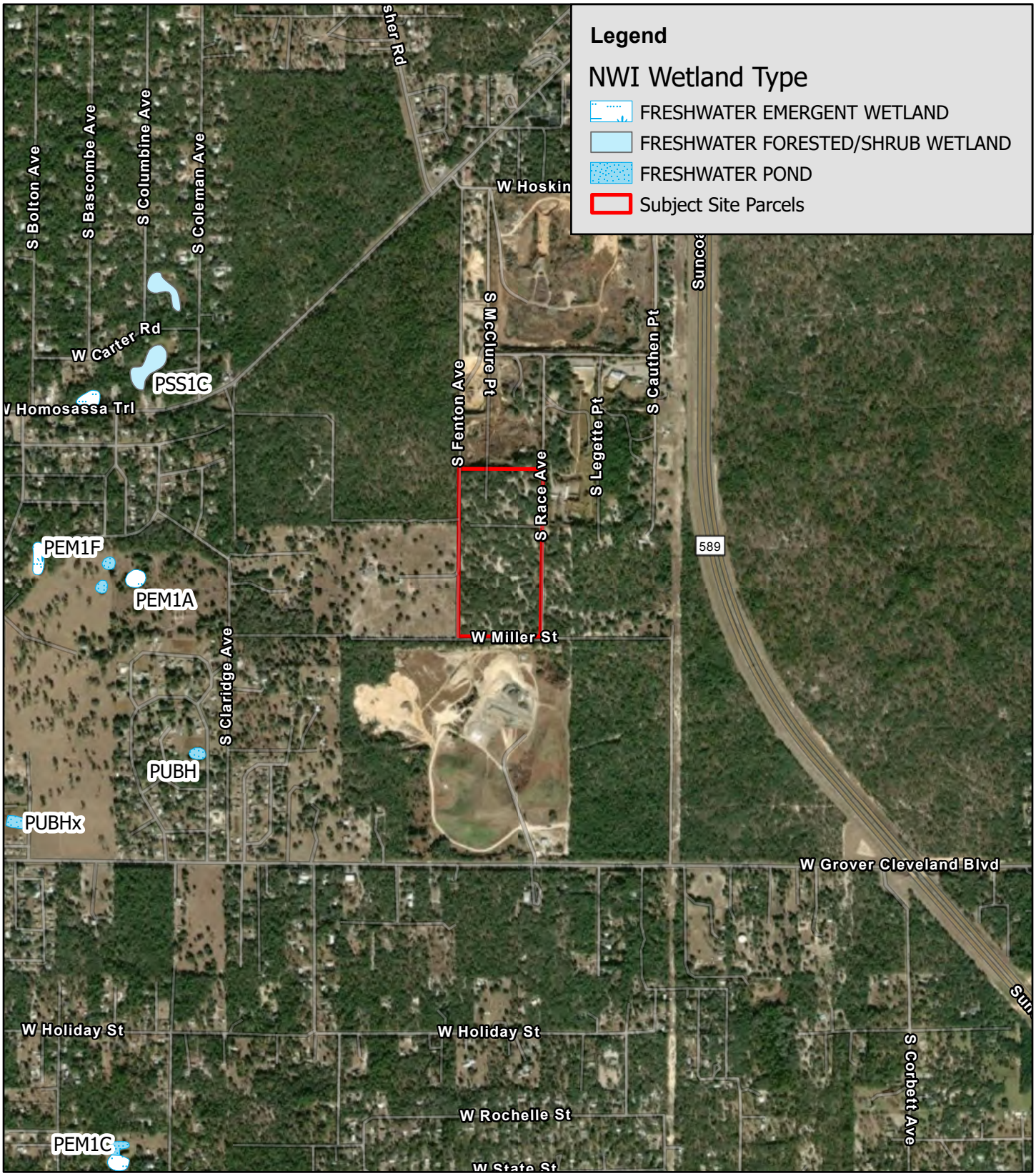
FWC Land Use / Land Cover Mapping

S McClure Point Sand Mine Expansion Parcels
Located in Lecanto, Citrus County, Florida

0 225 450 Feet

Data Sources: ESRI, CCPA, Field Results, USWFW, FWC

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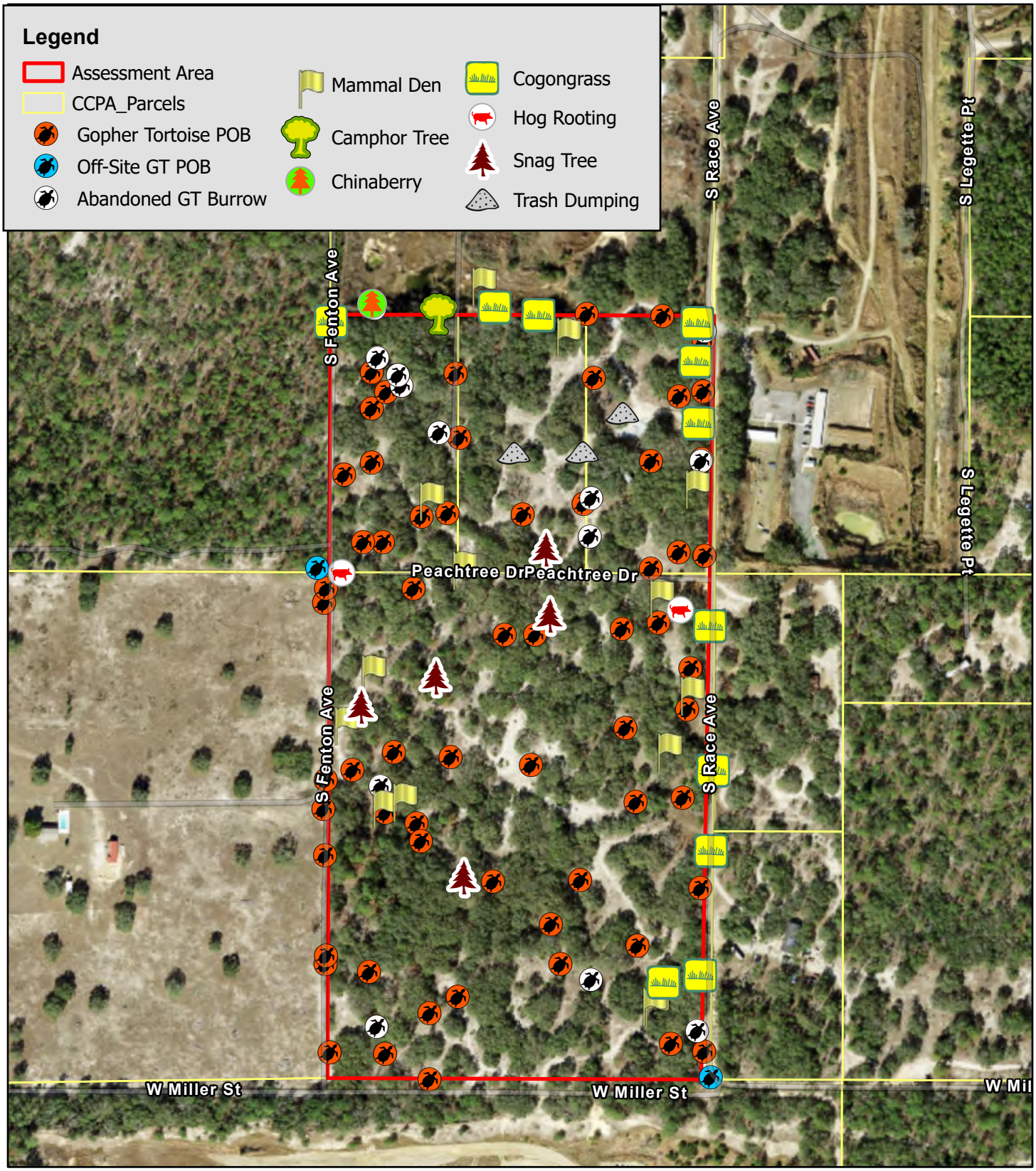
National Wetlands Inventory (NWI)
Nearest Documented Wetland Locations

S McClure Point Sand Mine Expansion Parcels
Located in Lecanto, Citrus County, Florida

0 1,250 2,500 Feet

Data Sources: ESRI, CCPA, Field Results, USWFW, FWC

N



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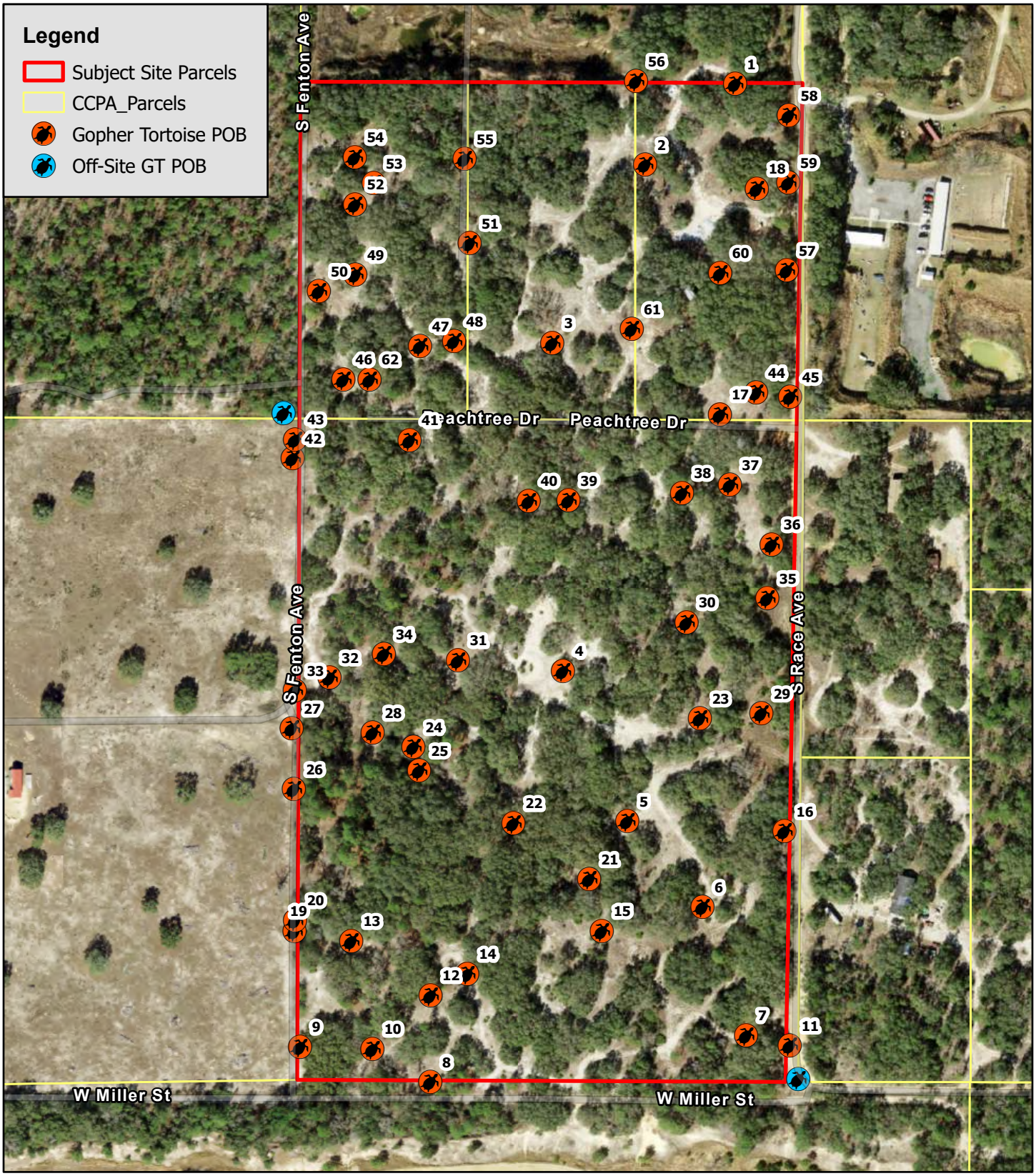
Biologic Survey Features and Results

S McClure Point Sand Mine Expansion Parcels
Located in Lecanto, Citrus County, Florida

0 300 600 Feet

Data Sources: ESRI, CCPA, Field Results, USWFW, FWC

N



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Potentially Occupied Tortoise Burrow Locations

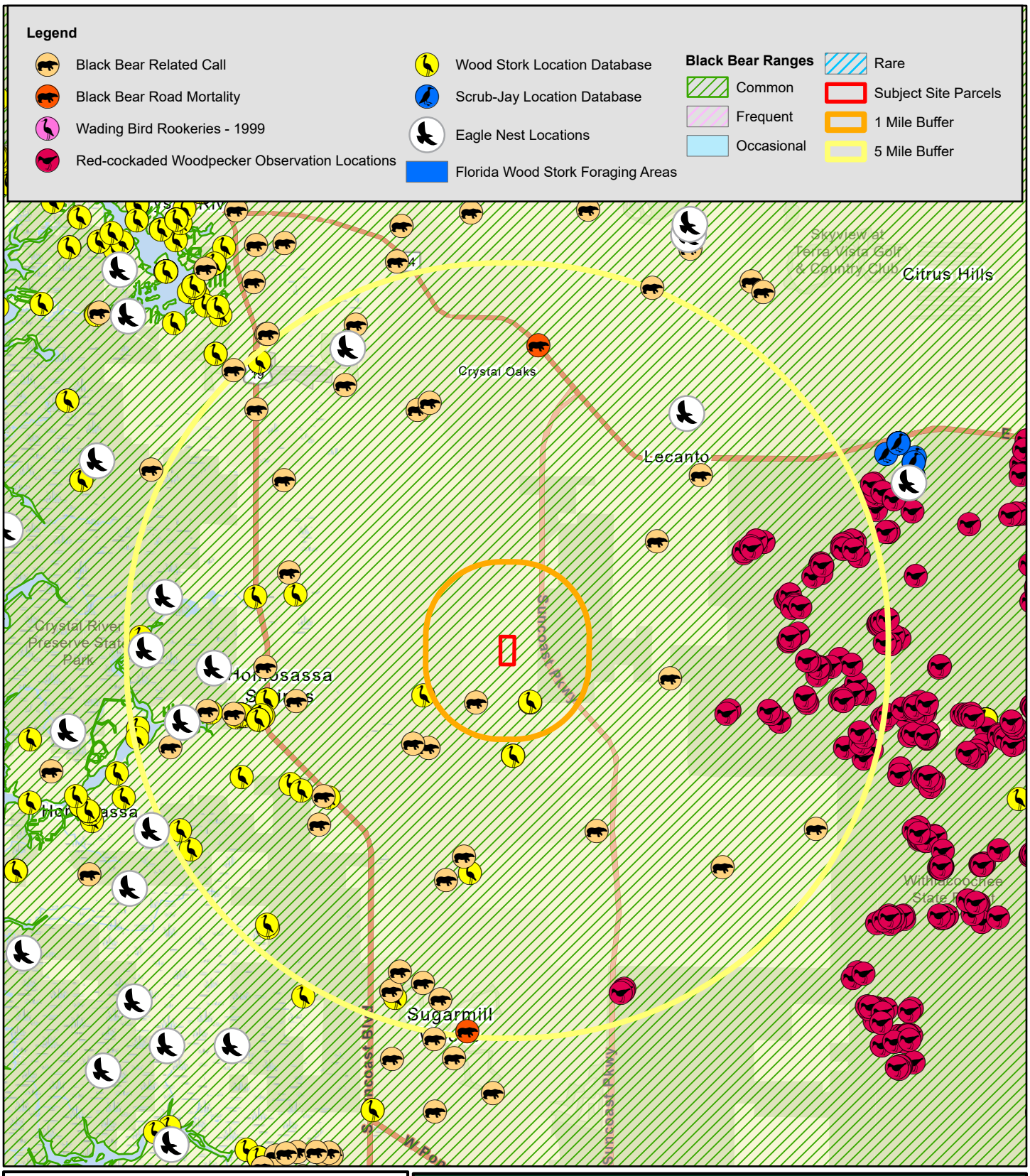
S McClure Point Sand Mine Expansion Parcels

Located in Lecanto, Citrus County, Florida

0 225 450 Feet

Data Sources: ESRI, CCPA, Field Results, USWFW, FWC

N



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USFWS & FWC Documented Listed Wildlife Occurrences

S McClure Point Sand Mine Expansion Parcels

Located in Lecanto, Citrus County, Florida

0 7,500 15,000 Feet

Data Sources: ESRI, CCPA, Field Results, USWFW, FWC

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Appendix C: USFWS Standard Protection Measures for the Eastern Indigo Snake

S McClure Point Sand Mine Expansion Parcels Located in Lecanto, FL

STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE
U.S. Fish and Wildlife Service

March 23, 2021

The eastern indigo snake protection/education plan (Plan) below has been developed by the U.S. Fish and Wildlife Service (USFWS) in Florida and Georgia for use by applicants and their construction personnel. At least **30 days prior** to any clearing/land alteration activities, the applicant shall notify the appropriate USFWS Field Office via e-mail that the Plan will be implemented as described below (North Florida Field Office: jaxregs@fws.gov; South Florida Field Office: verobeach@fws.gov; Panama City Field Office: panamacity@fws.gov; Georgia Field Office: gaes_assistance@fws.gov). As long as the signatory of the e-mail certifies compliance with the below Plan (including use of the attached poster and brochure), no further written confirmation or approval from the USFWS is needed and the applicant may move forward with the project.

If the applicant decides to use an eastern indigo snake protection/education plan other than the approved Plan below, written confirmation or approval from the USFWS that the plan is adequate must be obtained. At least 30 days prior to any clearing/land alteration activities, the applicant shall submit their unique plan for review and approval. The USFWS will respond via e-mail, typically within 30 days of receiving the plan, either concurring that the plan is adequate or requesting additional information. A concurrence e-mail from the appropriate USFWS Field Office will fulfill approval requirements.

The Plan materials should consist of: 1) a combination of posters and pamphlets (see **Poster Information** section below); and 2) verbal educational instructions to construction personnel by supervisory or management personnel before any clearing/land alteration activities are initiated (see **Pre-Construction Activities** and **During Construction Activities** sections below).

POSTER INFORMATION

Posters with the following information shall be placed at strategic locations on the construction site and along any proposed access roads (a final poster for Plan compliance, to be printed on 11 x 17in or larger paper and laminated, is attached):

DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat.

These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.

SIMILAR SNAKES: The black racer is the only other solid black snake resembling the eastern indigo snake. However, black racers have a white or cream chin, thinner bodies, and WILL BITE if handled.

LIFE HISTORY: The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida and Georgia. Although they have a preference for uplands, they also utilize some wetlands and agricultural areas and often move seasonally between upland and lowland habitats, particularly in the northern portions of its range (North Florida and Georgia). Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles. Reliance on xeric sandhill habitats throughout the northern portion of the range in northern Florida and Georgia is due to the dependence on gopher tortoise burrows for shelter during winter. Breeding occurs during October through February. Females may lay from 4 - 12 white eggs as early as April through June, with young hatching in late July through October.

PROTECTION UNDER FEDERAL AND STATE LAW: The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. Taking of eastern indigo snakes is prohibited by the Endangered Species Act without a permit is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of $25,000 for civil violations and up to $50,000 and/or imprisonment for criminal offenses, if convicted.

Only individuals currently authorized through an issued Incidental Take Statement in association with a USFWS Biological Opinion, or by a Section 10(a)(1)(A) permit issued by the USFWS, to handle an eastern indigo snake are allowed to do so.

IF YOU SEE A LIVE EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and allow the live eastern indigo snake sufficient time to move away from the site without interference;
- Personnel must NOT attempt to touch or handle snake due to protected status.
- Take photographs of the snake, if possible, for identification and documentation purposes. Â
- Immediately notify supervisor or the applicants designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- If the snake is located in a vicinity where continuation of the clearing or construction activities will cause harm to the snake, the activities must halt until such time that a representative of the USFWS returns the call (within one day) with further guidance as to when activities may resume.

IF YOU SEE A <u>DEAD</u> EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and immediately notify supervisor or the applicants designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

Telephone numbers of USFWS Florida Field Offices to be contacted if a live or dead eastern indigo snake is encountered:

North Florida Field Office: (904) 731-3336
Panama City Field Office: (850) 769-0552
South Florida Field Office: (772) 562-3909
Georgia Field Office: (706) 613-9493

PRE-CONSTRUCTION ACTIVITIES

1. The applicant or designated agent will post educational posters in the construction office and throughout the construction site, including any access roads. The posters must be clearly visible to all construction staff. A sample poster is attached.

2. Prior to the onset of construction activities, the applicant/designated agent will conduct a meeting with all construction staff (annually for multi-year projects) to discuss identification of the snake, its protected status, what to do if a snake is observed within the project area, and applicable penalties that may be imposed if state and/or federal regulations are violated. An educational brochure including color photographs of the snake will be given to each staff member in attendance and additional copies will be provided to the construction superintendent to make available in the onsite construction office (a final brochure for Plan compliance, to be printed double-sided on 8.5 x 11in paper and then properly folded, is attached). Â Photos of eastern indigo snakes may be accessed on USFWS and/or FWC or GADNR websites.

3. Construction staff will be informed that in the event that an eastern indigo snake (live or dead) is observed on the project site during construction activities, all such activities are to cease until the established procedures are implemented according to the Plan, which includes notification of the appropriate USFWS Field Office. The contact information for the USFWS is provided on the referenced posters and brochures.

DURING CONSTRUCTION ACTIVITIES

1. During initial site clearing activities, an onsite observer may be utilized to determine whether habitat conditions suggest a reasonable probability of an eastern indigo snake sighting (example: discovery of snake sheds, tracks, lots of refugia and cavities present in the area of clearing activities, and presence of gopher tortoises and burrows).

2. If an eastern indigo snake is discovered during gopher tortoise relocation activities (i.e. burrow excavation), the USFWS shall be contacted within one business day to obtain further guidance which may result in further project consultation.

3. Periodically during construction activities, the applicants designated agent should visit the project area to observe the condition of the posters and Plan materials, and replace them as needed. Construction personnel should be reminded of the instructions (above) as to what is expected if any eastern indigo snakes are seen.

POST CONSTRUCTION ACTIVITIES

Whether or not eastern indigo snakes are observed during construction activities, a monitoring report should be submitted to the appropriate USFWS Field Office within 60 days of project completion. The report can be sent electronically to the appropriate USFWS e-mail address listed on page one of this Plan.

Appendix D: USFWS Listed Species Table for Citrus County, FL

S McClure Point Sand Mine Expansion Parcels
Located in Lecanto, FL

Scientific Name	Common Name	Where Listed	ESA Listing Status	Lead Region	Lead Office
Procambarus lucifugus ssp. lucifugus	Florida Cave crayfish	Wherever found	Under Review	4	Crustaceans
Troglocambarus maclanei	Spider Cave crayfish	Wherever found	Under Review	4	Crustaceans
Procambarus leitheuseri	Coastal Lowland Cave crayfish	Wherever found	Under Review	4	Crustaceans
Crangonyx hobbsi	Hobb's cave amphipod	Wherever found	Under Review	4	Crustaceans
Crangonyx grandimanus	Florida cave amphipod	Wherever found	Under Review	4	Crustaceans
Grus americana	Whooping crane	U.S.A. (AL, AR, CO, FL, GA, ID, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, NM, OH, SC, TN, UT, VA, WI, WV, western half of WY)	Experimental Population, Non-Essential	2	Birds
Laterallus jamaicensis ssp. jamaicensis	Eastern Black rail	Wherever found	Threatened	4	Birds
Justicia cooleyi	Cooley's water-willow		Endangered	4	Flowering Plants
Campanula robinsiae	Brooksville bellflower		Endangered	4	Flowering Plants
Caretta caretta	Loggerhead sea turtle	Northwest Atlantic Ocean DPS	Threatened	4	Reptiles
Perimyotis subflavus	Tricolored bat	Wherever found	Proposed Endangered	5	Mammals
Crotalus adamanteus	Eastern diamondback rattlesnake	Wherever found	Under Review	4	Reptiles
Eriocaulon nigrobracteatum	Blackbract pipewort		Under Review	4	Flowering Plants
Calidris canutus rufa	Red knot	Wherever found	Threatened	5	Birds
Gomphus westfalli	Westfall's clubtail	Wherever found	Under Review	4	Insects
Gopherus polyphemus	Gopher tortoise	Eastern DPS	Resolved Taxon	4	Reptiles
Drymarchon couperi	Eastern indigo snake	Wherever found	Threatened	4	Reptiles
Aphelocoma coerulescens	Florida scrub-jay	Wherever found	Threatened	4	Birds
Mycteria americana	Wood stork	U.S.A. (AL, FL, GA, MS, NC, SC)	Threatened	4	Birds
Picoides borealis	Red-cockaded woodpecker	Wherever found	Endangered	4	Birds
Trichechus manatus	West Indian Manatee	Wherever found	Threatened	4	Mammals

Appendix E: FWC State-Listed Species (Updated October 2025)

S McClure Point Sand Mine Expansion Parcels
Located in Lecanto, FL

FLORIDA'S ENDANGERED AND THREATENED SPECIES LIST

VERTEBRATES

FISH

Common Name	Scientific Name	Status
Atlantic sturgeon	*Acipenser oxyrinchus oxyrinchus*	FE
Blackmouth shiner	*Notropis melanostomus*	ST
Bluenose shiner	*Pteronotropis welaka*	ST
Crystal darter	*Crystallaria asprella*	ST
Giant manta ray	*Manta birostris*	FT
Gulf sturgeon	*Acipenser oxyrinchus [=oxyrhynchus] desotoi*	FT[1]
Key silverside	*Menidia conchorum*	ST
Nassau grouper	*Epinephelus striatus*	FT
Oceanic whitetip shark	*Carcharhinus longimanus*	FT
Okaloosa darter	*Etheostoma okalossae*	FT
Saltmarsh topminnow	*Fundulus jenkinsi*	ST
Shortnose sturgeon	*Acipenser brevirostrum*	FE[1]
Smalltooth sawfish	*Pristis pectinate*	FE
Southern tessellated darter	*Etheostoma olmstedi maculaticeps*	ST

AMPHIBIANS

Common Name	Scientific Name	Status
Florida bog frog	*Lithobates okaloosae*	ST
Frosted flatwoods salamander	*Ambystoma cingulatum*	FT
Georgia blind salamander	*Eurycea wallacei*	ST
Reticulated flatwoods salamander	*Ambystoma bishopi*	FE
Striped newt	*Notophthalmus perstriatus*	ST

REPTILES

Common Name	Scientific Name	Status
American alligator	*Alligator mississippiensis*	FT(S/A)
American crocodile	*Crocodylus acutus*	FT
Atlantic salt marsh snake	*Nerodia clarkii taeniata*	FT
Barbour's map turtle	*Graptemys barbouri*	FT(S/A)
Bluetail mole skink	*Plestiodon egregius lividus*	FT
Eastern indigo snake	*Drymarchon couperi*	FT
Escambia map turtle	*Graptemys ernsti*	FT(S/A)

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Common Name	Scientific Name	Status
Florida brown snake	*Storeria victa*	ST[3]
Florida Keys mole skink	*Plestiodon egregius egregius*	ST
Florida pine snake	*Pituophis melanoleucus mugitus*	ST
Gopher tortoise	*Gopherus polyphemus*	ST
Green sea turtle	*Chelonia mydas*	FT[1]
Hawksbill sea turtle	*Eretmochelys imbricata*	FE[1]
Kemp's ridley sea turtle	*Lepidochelys kempii*	FE[1]
Key ringneck snake	*Diadophis punctatus acricus*	ST
Leatherback sea turtle	*Dermochelys coriacea*	FE[1]
Loggerhead sea turtle	*Caretta caretta*	FT[1]
Rim rock crowned snake	*Tantilla oolitica*	ST
Sand skink	*Plestiodon reynoldsi*	FT
Short-tailed snake	*Lampropeltis extenuata*	ST
Suwannee alligator snapping turtle	*Macrochelys suwanniensis*	FT

BIRDS

Common Name	Scientific Name	Status
American oystercatcher	*Haematopus palliatus*	ST
Audubon's crested caracara	*Caracara plancus audubonii*	FT
Black skimmer	*Rynchops niger*	ST
Black-capped petrel	*Pterodroma hasitata*	FE
Cape Sable seaside sparrow	*Ammospiza maritima mirabilis*	FE
Eastern black rail	*Laterallus jamaicensis jamaicensis*	FT
Eskimo curlew	*Numenius borealis*	FE
Everglade snail kite	*Rostrhamus sociabilis plumbeus*	FE
Florida burrowing owl	*Athene cunicularia floridana*	ST
Florida grasshopper sparrow	*Ammodramus savannarum floridanus*	FE
Florida sandhill crane	*Antigone canadensis pratensis*	ST
Florida scrub-jay	*Aphelocoma coerulescens*	FT
Ivory-billed woodpecker	*Campephilus principalis*	FE
Kirtland's warbler (Kirtland's wood warbler)	*Setophaga kirtlandii (Dendroica kirtlandii)*	FE
Least tern	*Sternula antillarum*	ST
Little blue heron	*Egretta caerulea*	ST
Marian's marsh wren	*Cistothorus palustris marianae*	ST

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Common Name	Scientific Name	Status
Piping plover	*Charadrius melodus*	FT
Red-cockaded woodpecker	*Picoides borealis*	FT
Reddish egret	*Egretta rufescens*	ST
Roseate spoonbill	*Platalea ajaja*	ST
Roseate tern	*Sterna dougallii dougallii*	FT
Rufa red knot	*Calidris canutus rufa*	FT
Scott's seaside sparrow	*Ammodramus maritimus peninsulae*	ST
Snowy plover	*Charadrius nivosus*	ST
Southeastern American kestrel	*Falco sparverius paulus*	ST
Tricolored heron	*Egretta tricolor*	ST
Wakulla seaside sparrow	*Ammodramus maritimus juncicola*	ST
White-crowned pigeon	*Patagioenas leucocephala*	ST
Whooping crane	*Grus americana*	FXN
Worthington's marsh wren	*Cistothorus palustris griseus*	ST
Wood stork	*Mycteria americana*	FT

MAMMALS

Common Name	Scientific Name	Status
Anastasia Island beach mouse	*Peromyscus polionotus phasma*	FE
Big Cypress fox squirrel	*Sciurus niger avicennia*	ST
Choctawhatchee beach mouse	*Peromyscus polionotus allophrys*	FE
Everglades mink	*Neovison vison evergladensis*	ST
Finback whale	*Balaenoptera physalus*	FE[1]
Florida bonneted bat	*Eumops floridanus*	FE
Florida panther	*Puma [=Felis] concolor coryi*	FE
Florida salt marsh vole	*Microtus pennsylvanicus dukecampbelli*	FE
Gray bat	*Myotis grisescens*	FE
Gray wolf	*Canis lupus*	FE[2]
Humpback whale	*Megaptera novaeangliae*	FE[1]
Indiana bat	*Myotis sodalis*	FE
Key deer	*Odocoileus virginianus clavium*	FE
Key Largo cotton mouse	*Peromyscus gossypinus allapaticola*	FE
Key Largo woodrat	*Neotoma floridana smalli*	FE
Lower Keys rabbit	*Sylvilagus palustris hefneri*	FE
North Atlantic right whale	*Eubalaena glacialis*	FE[1]

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Common Name	Scientific Name	Status
Perdido Key beach mouse	*Peromyscus polionotus trissyllepsis*	FE
Red wolf	*Canis rufus*	FE
Rice rat	*Oryzomys palustris natator*	FE[3]
Rice's Whale	*Balaenoptera ricei*	FE
Sanibel Island rice rat	*Oryzomys palustris sanibeli*	ST
Sei whale	*Balaenoptera borealis*	FE[1]
Sherman's short-tailed shrew	*Blarina shermani*	ST
Southeastern beach mouse	*Peromyscus polionotus niveiventris*	FT
Sperm whale	*Physeter macrocephalus*	FE[1]
St. Andrew beach mouse	*Peromyscus polionotus peninsularis*	FE
West Indian manatee (Florida manatee)	*Trichechus manatus* (*Trichechus manatus latirostris*)	FT[1]

INVERTEBRATES

CORALS

Common Name	Scientific Name	Status
Boulder star coral	*Orbicella franksi*	FT
Elkhorn coral	*Acropora palmata*	FT
Lobed star coral	*Orbicella annularis*	FT
Mountainous star coral	*Orbicella faveolata*	FT
Pillar coral	*Dendrogyra cylindricus*	FE
Rough cactus coral	*Mycetophyllia ferox*	FT
Staghorn coral	*Acropora cervicornis*	FT

CRUSTACEANS

Common Name	Scientific Name	Status
Black Creek crayfish	*Procambarus pictus*	ST
Panama City crayfish	*Procambarus econfinae*	FT
Santa Fe cave crayfish	*Procambarus erythrops*	ST
Squirrel Chimney Cave shrimp	*Palaemonetes cummingi*	FT

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INSECTS

Common Name	Scientific Name	Status
American burying beetle	*Nicrophorus americanus*	FT
Bartram's scrub-hairstreak	*Strymon acis bartrami*	FE
Cassius blue butterfly	*Leptotes cassius theonus*	FT(S/A)
Ceraunus blue butterfly	*Hemiargus ceraunus antibubastus*	FT(S/A)
Florida leafwing	*Anaea troglodyta floridalis*	FE
Miami blue butterfly	*Cyclargus thomasi bethunebakeri*	FE
Miami tiger beetle	*Cicindelidia floridana*	FE
Nickerbean blue butterfly	*Cyclargus ammon*	FT(S/A)
Schaus swallowtail butterfly	*Heraclides aristodemus ponceanus*	FE

MOLLUSKS

Common Name	Scientific Name	Status
Chipola slabshell (mussel)	*Elliptio chiplolaensis*	FT
Choctaw bean	*Obovaria choctawensis*	FE
Fat threeridge (mussel)	*Amblema neislerii*	FE
Fuzzy pigtoe	*Pleurobema strodeanum*	FT
Gulf moccasinshell (mussel)	*Medionidus penicillatus*	FE
Narrow pigtoe	*Fusconaia escambia*	FT
Ochlockonee moccasinshell (mussel)	*Medionidus simpsonianus*	FE
Oval pigtoe (mussel)	*Pleurobema pyriforme*	FE
Purple bankclimber (mussel)	*Elliptoideus sloatianus*	FT
Queen conch	*Aliger gigas*	FT
Round ebonyshell	*Reginaia rotulata*	FE
Shinyrayed pocketbook (mussel)	*Hamiota subangulata*	FE
Southern kidneyshell	*Ptychobranchus jonesi*	FE
Southern sandshell	*Hamiota australis*	FT
Stock Island tree snail	*Orthalicus reses [not incl. nesodryas]*	FT
Suwannee moccasinshell	*Medionidus walkeri*	FT
Tapered pigtoe	*Fusconaia burki*	FT

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KEY TO ABBREVIATIONS AND NOTATIONS

List Abbreviations

ESA	Endangered Species Act
FWC	Florida Fish and Wildlife Conservation Commission
FE	Federally-designated Endangered
FT	Federally-designated Threatened
FXN	Federally-designated Threatened Nonessential Experimental Population
FT(S/A)	Federally-designated Threatened species due to similarity of appearance
NMFS	National Marine Fisheries Service
ST	State-designated Threatened
SSC	State Species of Special Concern
USFWS	United States Fish and Wildlife Service

List Notations

1 A species for which the FWC does not have constitutional authority.

2 Not documented in Florida.

3 Lower Keys population only.

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Appendix F: FNAI Tracked Plant Species for Citrus County, FL

S McClure Point Sand Mine Expansion Parcels Located in Lecanto, FL

Group	Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	Tracked?
Plants and Lichens	*Adiantum tenerum*	brittle maidenhair fern	G5	S3		E	Y
Plants and Lichens	*Agrimonia incisa*	incised groove-bur	G3G4	S2		T	Y
Plants and Lichens	*Asplenium auritum*	auricled spleenwort	G5	S2		E	Y
Plants and Lichens	*Asplenium pumilum*	dwarf spleenwort	G5	S1		E	Y
Plants and Lichens	*Asplenium verecundum*	modest spleenwort	G1	S1		E	Y
Plants and Lichens	*Astragalus obcordatus*	Florida milkvetch	G3G4	S2S3		N	Y
Plants and Lichens	*Blechnum appendiculatum*	hammock fern	GNR	S1		E	Y
Plants and Lichens	*Carex chapmanii*	Chapman's sedge	G3	S3		T	Y
Plants and Lichens	*Centrosema arenicola*	sand butterfly pea	G2Q	S2		E	Y
Plants and Lichens	*Didymoglossum punctatum ssp. floridanum*	Florida filmy fern	G4G5T1	S1	E	E	Y
Plants and Lichens	*Forestiera godfreyi*	Godfrey's swampprivet	G2	S2		E	Y
Plants and Lichens	*Glandularia maritima*	coastal vervain	G3	S3		E	Y
Plants and Lichens	*Glandularia tampensis*	Tampa vervain	G2	S2		E	Y
Plants and Lichens	*Goniopteris reptans*	creeping star-hair fern	GNR	S2		E	Y
Plants and Lichens	*Justicia cooleyi*	Cooley's water-willow	G2Q	S2	E	E	Y
Plants and Lichens	*Lechea divaricata*	pine pinweed	G2	S2		E	Y
Plants and Lichens	*Litsea aestivalis*	pondspice	G3	S2		E	Y
Plants and Lichens	*Matelea floridana*	Florida spiny-pod	G2G3	S2		E	Y
Plants and Lichens	*Mesadenus lucayanus*	Florida Keys ladies'-tresses	G4G5	S1S2		E	Y
Plants and Lichens	*Monotropsis reynoldsiae*	pygmy pipes	G2	S2		E	Y
Plants and Lichens	*Myriopteris microphylla*	southern lip fern	G5	S3		E	Y
Plants and Lichens	*Nymphaea jamesoniana*	Sleeping Beauty waterlily	G5	S2S3		E	Y
Plants and Lichens	*Pecluma dispersa*	widespread polypody	G5	S2		E	Y

Plants and Lichens	*Pecluma plumula*	plume polypody	G5	S2		E	Y
Plants and Lichens	*Pecluma ptilodon var. bourgeauana*	comb polypody	G5?TNR	S2		E	Y
Plants and Lichens	*Peperomia humilis var. humilis*	terrestrial peperomia	G5TNR	S2		E	Y
Plants and Lichens	*Salix floridana*	Florida willow	G2G3	S2S3	UR	E	Y
Plants and Lichens	*Schizachyrium niveum*	scrub bluestem	G1G2	S1S2		E	Y
Plants and Lichens	*Spiranthes brevilabris*	small ladies'-tresses	G1G2	S1		E	Y
Plants and Lichens	*Stylisma abdita*	scrub stylisma	G3	S3		E	Y
Plants and Lichens	*Triphora craigheadii*	Craighead's nodding-caps	G1	S1		E	Y
Plants and Lichens	*Adiantum tenerum*	brittle maidenhair fern	G5	S3		E	Y
Plants and Lichens	*Agrimonia incisa*	incised groove-bur	G3G4	S2		T	Y
Plants and Lichens	*Asplenium auritum*	auricled spleenwort	G5	S2		E	Y
Plants and Lichens	*Asplenium pumilum*	dwarf spleenwort	G5	S1		E	Y
Plants and Lichens	*Asplenium verecundum*	modest spleenwort	G1	S1		E	Y
Plants and Lichens	*Astragalus obcordatus*	Florida milkvetch	G3G4	S2S3		N	Y
Plants and Lichens	*Blechnum appendiculatum*	hammock fern	GNR	S1		E	Y
Plants and Lichens	*Carex chapmanii*	Chapman's sedge	G3	S3		T	Y
Plants and Lichens	*Centrosema arenicola*	sand butterfly pea	G2Q	S2		E	Y

Appendix G: Invasive / Exotic Plant Species Documentation

S McClure Point Sand Mine Expansion Parcels
Located in Lecanto, FL

Florida Department of Environmental Protection

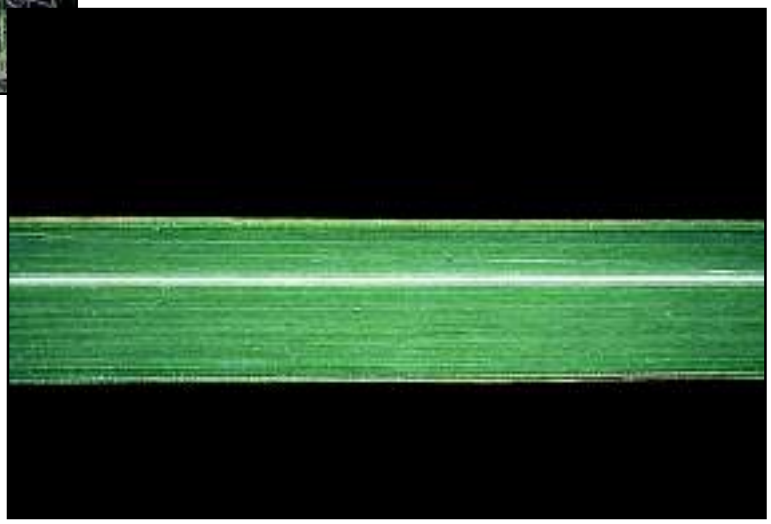
WEED ALERT

Cogon grass

(Imperata cylindrica)



Cogon grass is considered to be one of the top 10 worst weeds in the world. This perennial grass from Southeast Asia was introduced into the U.S. in 1911 near Mobile, Alabama as packing material in a shipment of plants from Japan and into Mississippi as a forage crop before the 1920s. Later it was introduced into Florida for forage and soil stabilization. Cogon grass was then found to be unsuitable for forage and its ability to rapidly spread and displace desirable vegetation outweighed any soil erosion control considerations.



Above: *Note the flowering plant at the center back.*
Right: *Portion of a leaf blade, showing the off-center midrib and the scabrous leaf margins.*

Cogon grass has extensively invaded disturbed areas such as roadsides and fallow pastures throughout north and central Florida but also relatively undisturbed sandhill and pine flatwoods. Cogon grass forms dense stands that displace native plant communities. Because of its rough edges and silica bodies found throughout the leaves, it is mostly unpalatable to native wildlife species. Because of its dense, thick growth pattern, cogon grass degrades native gopher tortoise and indigo snake habitats in Florida.

Cogon grass stands can create a severe fire hazard especially when mixed in with other volatile fuels such as young pine trees. Fires occurring in cogon grass infested woods have significantly increased native tree mortality.

Why Cogon Grass must be managed:

Cogon grass forms dense stands resulting in the almost total displacement of native plants that are important to wildlife. Cogon grass stands also represent a significant fire hazard on public conservation lands and agricultural forests.

Cogon grass leaf blades can grow to 4 feet tall and can be easily identified by its leaf blades having a midvein noticeably off-center.

Cogon Grass

Imperata cylindrica

***Synonymy: Imperata cylindrica* (L.) Beauv.; *I brasiliensis* misapplied**

Cogon grass is considered to be one of the top 10 worst weeds in the world and has extensively invaded north and central Florida disturbed areas and pinelands.

Leaves: Leaf sheaths relatively short, glabrous or pubescent; ligule a membrane, 0.5-1 mm long. Leaf blades erect, narrow and pubescent at base, flat and glabrous above, to 1.2 m (4 ft) tall and to 2 cm (< 1 in) wide, with whitish midvein noticeably off-center; blade margins scabrous, blade tips sharp pointed.

Flowers: Inflorescence a narrow, dense terminal panicle, white silky and plume-like, to 21 cm (8 in) long and 3.5 cm (1.5 in) wide. Spikelets crowded, paired on unequal stalks, with each spikelet surrounded by long white hairs.

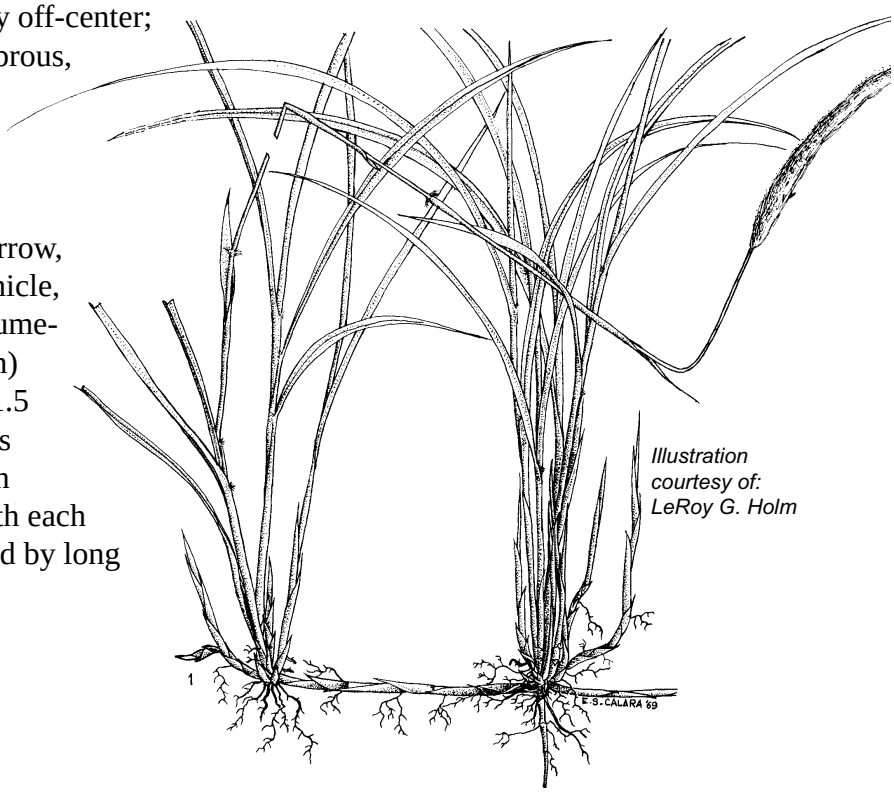


Illustration courtesy of: LeRoy G. Holm

LOOK FOR FIRST:

Off-center midrib on leaf blades,

more apparent towards the tip of the blade

Distribution - Commonly found in humid tropics but has spread to warm temperate zones worldwide. Found throughout the southeastern U.S. and widely established in Florida.

CINNAMOMUM CAMPHORA (L.) J. PRESL

Lauraceae/Laurel Family

Common Name: Camphor tree
Synonymy: *Cinnamomum camphora* (L.) Nees & Eberm., *Camphora camphora* (L.) H. Karst.
Origin: Eastern Asia (China, Taiwan, Korea)

Botanical Description: Evergreen tree potentially to 20 m (65 ft). Twigs green or reddish green; all vegetative parts glabrous; cut stems and bruised leaves giving off a strong aroma of camphor. Leaves simple, alternate; blades entire but may have wavy margins, mostly ovate, 4-10 cm (1.5-4 in) long and 2-5 cm (0.8-2 in) broad, glossy green above, duller green below, with impressed glands below at major veins. Flowers small, greenish-white to cream, in loose panicles on branchlets of season; 6 petaloid parts; 12 stamen parts, usually 5-9 fertile stamens plus smaller sterile staminodes. Fruits small, subglobose drupes, black, seated on persistent floral tubes.

Ecological Significance: Occurs primarily in drier disturbed areas such as roadsides and fencerows, but has invaded natural areas such as mesic hammocks, upland pine woods, and scrubland (e.g., taking over space in Polk County scrub inhabited by the federally endangered native plant, *Ziziphus celata*, or Florida jujube). Reported by natural-area managers as infesting particular parks in 14 counties (EPPC 1996). Introduced to Florida in 1875 and later established in plantations to promote camphor production, but the venture proved unprofitable (Lakela and Wunderlin 1980). Still sold as a shade tree and for windbreaks.

Distribution: Most commonly naturalized in north and central Florida, but also escapes cultivation in southern peninsula (Godfrey 1988, Long and Lakela 1971, Wunderlin 1982). Naturalized also in Georgia and west to Texas (Small 1933). Cultivated as well in other southern states: Alabama, Mississippi, Georgia, and the Carolinas (Meyer *et al.* 1994), and in southern California (Bailey and Bailey 1976). By 1997, documented as locally common in the flora from Texas to the Carolinas (van der Werff 1997).

KAL



Leaf, mature fruit

Life History: Main trunk often stout with several secondary trunks arising from it, all supporting a dense evergreen canopy. National co-champion trees found in Florida (in cultivation), in Hardee and Pasco counties, with heights of 22 m (72 ft) and main trunk circumferences of about 9 m (31 ft) (NRBT 1994). Fruits normally abundant on mature trees, with birds often seen to “frolic and feast” on them particularly during late winter (Kurz and Godfrey 1962). For extraction of camphor (an ethereal oil), young shoots distilled; old trees felled, chipped, and the wood steam-distilled (Willis 1973). Wood also used for cabinetwork (Bailey and Bailey 1976).

KAL



In hammock, Lake Jessup conservation area

LCA



Flowers

Chinaberry Tree *Melia azedarach L.*



Common Names: chinaberry, Indian lilac, lelah, paraiso, pride of India, white cedar, China tree, bead tree, Persian lilac

Native Origin: Southeast Asia and Northern Australia; introduced in mid-1800s as an ornamental.

Description: A deciduous small to medium-sized tree in the mahogany family (Meliaceae), growing to a height of 50 feet and diameter of 2 feet with spreading crown and branched trunk with multiple boles. Stems are stout, glossy olive green to brown with numerous lighter dots (lenticels) and three-lobed leaf scar. Buds are small, round and fuzzy light brown. Bark is dark chocolate brown becoming increasingly fissured with age. Wood is soft and white. Lacy, dark-green leaves are alternately whorled, bi-pinnately compound, 1 to 2 feet long and 9 to 16 inches wide with a musky odor.
Each leaflet is lanceolate with tapering tips, 1 to 3 inches long and 0.5 to 1.2 inches wide. Glossy dark green with light-green mid-vein above and pale green with lighter-green mid-vein beneath, becoming golden yellow in fall. Long loose clusters of pinkish-lavender to whitish flowers are produced in spring, March to May. Fragrant clusters of flowers yield yellow-brown berries July to January. Berrylike spherical drupes contain a stone with one to six seeds. This fruit is poisonous to humans and livestock.

Habitat: This species is commonly found on roadsides, forest margins, open areas, clearings, and near dwellings, in low elevations (below 1000'). It is tolerant dry soils and semi-shade. Chinaberry forms colonies from root sprouts or sprouts from root collars, and spreads by abundant seeds that are dispersed by birds.



Distribution: This species is reported from states shaded on Plants Database map. It is reported invasive in AL, AR, FL, GA, HI, LA, MS, NC, OK, SC, TX, UT, and VA**.**

Ecological Impacts: It invades disturbed areas and is commonly found along roads and forest edges. It has the potential to grow in dense thickets, restricting the growth of native vegetation. Seeds are dispersed by birds, although they are toxic to humans and livestock.

Control and Management:

- **Manual-.** Manual and mechanical methods of control may therefore be ineffective in controlling the spread and extent of chinaberry because of its ability to send root and stem suckers from underground storage organs.
- **Chemical**- It can be effectively controlled using any of several readily available general use herbicides such as glyphosate or tricloyr. Apply herbicides at the base of the trunk or use the cut-stump treatment. Foliar treatment can be used but high volumes of the solution are required. Follow label and state requirements.

References: http://plants.usda.gov, www.invasive.org,
http://enature.com/native_invasive/invasives_top.asp,
Nonnative Invasive Plants of Southern Forests, USDA. Miller, James H. p. 8-9, Virginia Tech Dept. of Forestry-
www.cnr.vt.edu/dendro/dendrology/syllabus/mazedarach.htm,
http://tncweeds.ucdavis.edu/esadocs/documnts/meliaze. www.georgiainvasives.org/weeds/chinaberry.html

Produced by the USDA Forest Service, Forest Health Staff, Newtown Square, PA. WOW 04-25-05
Invasive Plants website: http://www.na.fs.fed.us/fhp/invasive_plants

Central Testing Laboratory
ENGINEERING AND MATERIALS TESTING
EB 0002407

Reply to:
Inverness

May 9, 2025

Centralia Sand, LLC
23110 SR 54, Suite 243
Lutz, FL 33549

Attention: Chris Carollo
chris@floridafilldirt.com
(239) 537-3933

Subject: Laboratory Testing Results
Centralia and Lecanto Pit Samples
CTL Project No. 2581189.200

Dear Mr. Carollo,

Central Testing Laboratory (CTL) has completed the requested laboratory testing for the samples received at our office. The laboratory test results are presented in Appendix I.

CTL appreciates the opportunity to provide our services on this project. Should you have any questions concerning these reports please do not hesitate to contact our Inverness office at (352) 726-6447 or by email at jcarroll@ctlfl.com.

Respectfully Submitted,
Central Testing Laboratory, Inc

Justin Carroll

Justin S. Carroll, P.E.
Project Engineer
Florida Reg. No. 100473

THEODORE JAY STROUSE LICENSE No. 48220 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:
Theodore J Strouse
Digitally signed by Theodore J Strouse
Date: 2025.05.12 10:03:40 -04'00'
ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

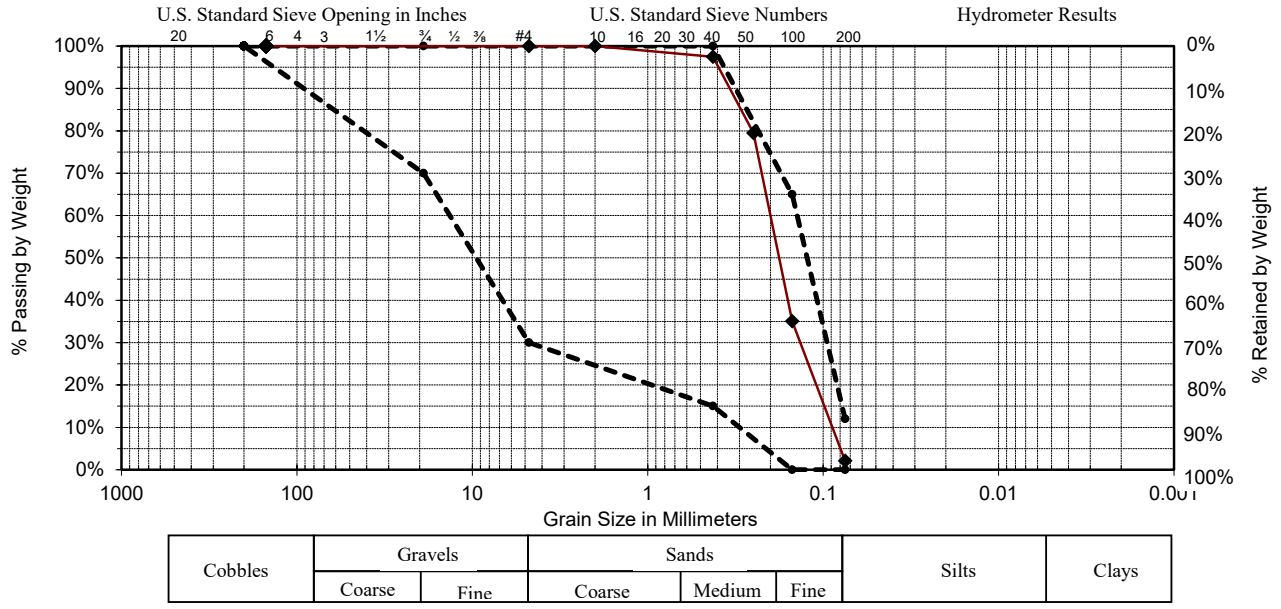
CENTRAL TESTING LABORATORY, INC.
130 SATELLITE COURT
LEESBURG, FLORIDA 34748
CERTIFICATE OF AUTHORIZATION 2407
THEODORE JAY STROUSE, P.E. NO. 48220

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APPENDIX I

Central Testing Laboratory
ENGINEERING AND MATERIALS TESTING

Sieve Analysis



Date: April 30, 2025
CTL Project No.: 2581189.100
Client : Centralia Sand
Project : Centralia Pit
Remarks:
Organic Content
0.10%

D_{10} = 0.09
D_{30} = 0.14
D_{60} = 0.21
C_C = 1.00
$C_{U=}$ 2.22
Liquid Limit= NP
Plastic Limit= NP
Plasticity Index= NP

AASHTO Class A-3
Specifications custom specs 25
Fineness Modulus 0.84

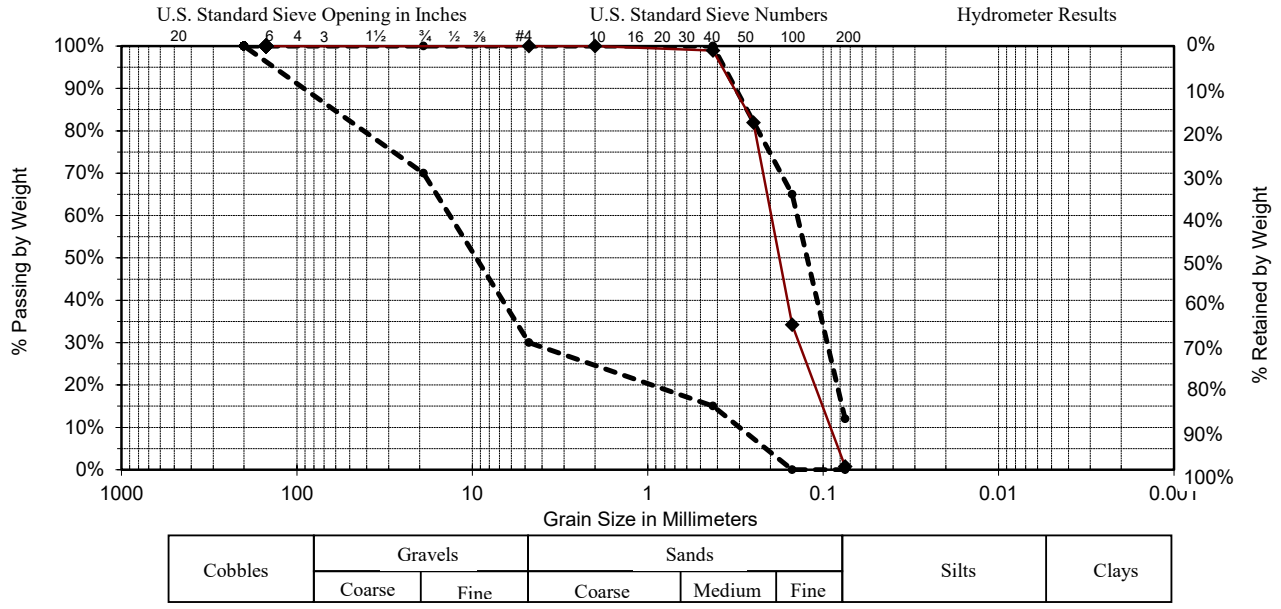
% Gravel	% Sand	% Silt & Clay
0.0%	97.9%	2.1%

Coarse Section Sieve Size US	Metric	Actual Cumulative Percent Passing	Interpolated Cumulative Percent Passing	Specs Max	Specs Min
6.00"	150.00		100.0%		
4.00"	100.00		100.0%		
3.00"	75.00		100.0%		
2.50"	63.00		100.0%		
2.00"	50.00		100.0%		
1.75"	45.00		100.0%		
1.50"	37.50		100.0%		
1.25"	31.50		100.0%		
1.00"	25.00		100.0%		
7/8"	22.40		100.0%		
3/4"	19.00		100.0%	100.0%	70.0%
5/8"	16.00		100.0%		
1/2"	12.50		100.0%		
3/8"	9.50		100.0%		
1/4"	6.30		100.0%		
#4	4.75	100.0%	100.0%	100.0%	30.0%

Fines Section Sieve Size US	Metric	Actual Cumulative Percent Passing	Interpolated Cumulative Percent Passing	Specs Max	Specs Min
#4	4.750	100.0%	100.0%	100.0%	30.0%
#8	2.360		100.0%		
#10	2.000	100.0%	100.0%		
#16	1.180		98.7%		
#20	0.850		98.2%		
#30	0.600		97.8%		
#40	0.425	97.5%	97.5%	100.0%	15.0%
#50	0.300		84.6%		
#60	0.250	79.5%	79.5%		
#80	0.180		48.4%		
#100	0.150	35.1%	35.1%	65.0%	0.0%
#140	0.106		15.7%		
#170	0.090		8.7%		
#200	0.075	2.1%	2.1%	12.0%	0.0%
#270	0.053				

Central Testing Laboratory
ENGINEERING AND MATERIALS TESTING

Sieve Analysis



Date: April 30, 2025
CTL Project No.: 2581189.100
Client : Centralia Sand
Project : Lecanto Pit
Remarks:
Organic Content
0.10%

D_{10} = 0.10
D_{30} = 0.14
D_{60} = 0.20
C_C = 1.01
$C_{U=}$ 2.13
Liquid Limit= NP
Plastic Limit= NP
Plasticity Index= NP

AASHTO Class A-3
Specifications custom specs 25
Fineness Modulus 0.81

% Gravel	% Sand	% Silt & Clay
0.0%	99.2%	0.8%

Coarse Section Sieve Size US	Metric	Actual Cumulative Percent Passing	Interpolated Cumulative Percent Passing	Specs Max	Specs Min
6.00"	150.00		100.0%		
4.00"	100.00		100.0%		
3.00"	75.00		100.0%		
2.50"	63.00		100.0%		
2.00"	50.00		100.0%		
1.75"	45.00		100.0%		
1.50"	37.50		100.0%		
1.25"	31.50		100.0%		
1.00"	25.00		100.0%		
7/8"	22.40		100.0%		
3/4"	19.00		100.0%	100.0%	70.0%
5/8"	16.00		100.0%		
1/2"	12.50		100.0%		
3/8"	9.50		100.0%		
1/4"	6.30		100.0%		
#4	4.75	100.0%	100.0%	100.0%	30.0%

Fines Section Sieve Size US	Metric	Actual Cumulative Percent Passing	Interpolated Cumulative Percent Passing	Specs Max	Specs Min
#4	4.750	100.0%	100.0%	100.0%	30.0%
#8	2.360		100.0%		
#10	2.000	100.0%	100.0%		
#16	1.180		99.4%		
#20	0.850		99.2%		
#30	0.600		99.0%		
#40	0.425	98.9%	98.9%	100.0%	15.0%
#50	0.300		86.8%		
#60	0.250	81.9%	81.9%		
#80	0.180		48.5%		
#100	0.150	34.2%	34.2%	65.0%	0.0%
#140	0.106		14.6%		
#170	0.090		7.5%		
#200	0.075	0.8%	0.8%	12.0%	0.0%
#270	0.053				

TEST LAB INC.
GEOTECHNICAL & MATERIALS
ENGINEERING, TESTING & INSPECTION
P.O. BOX 15732 • TAMPA, FLORIDA 33684 • 813/872-7821 CA No. 1450

SOIL ANALYSIS

PROJECT: Product Check

PROJECT NO: 1584.23.1

DATE: 5/2/2025

CLIENT: Central Testing Laboratory, Inc.

LAB NO: B-15323A

SAMPLE LOCATION: Centralia Pit - Sample delivered by client.

SAMPLE DESCRIPTION: Yellow brown fine SAND

pH:	7.10
RESISTIVITY:	9,000 ohm-cm
CHLORIDE CONTENT:	510 ppm
SULFATE CONTENT:	3 ppm

DATE RECEIVED: 4/24/2025

DATE TESTED: 5/2/2025

CONNIE A. JOHNSON-GEARHART LICENSE No. 69013 STATE OF FLORIDA PROFESSIONAL ENGINEER

Connie A. Johnson-Gearhart

CONNIE A. JOHNSON-GEARHART, P.E. 5/8/25
Florida License No. 69013

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GEOTECHNICAL & MATERIALS
ENGINEERING, TESTING & INSPECTION
P.O. BOX 15732 • TAMPA, FLORIDA 33684 • 813/872-7821 CA No. 1450

SOIL ANALYSIS

PROJECT: Product Check **PROJECT NO:** 1584.23.1

DATE: 5/2/2025

CLIENT: Central Testing Laboratory, Inc. **LAB NO:** B-15323B

SAMPLE LOCATION: Lecanto Pit - Sample delivered by client.

SAMPLE DESCRIPTION: Yellow brown fine SAND

pH:	7.34
RESISTIVITY:	9,000 ohm-cm
CHLORIDE CONTENT:	480 ppm
SULFATE CONTENT:	3 ppm

DATE RECEIVED: 4/24/2025

DATE TESTED: 5/2/2025

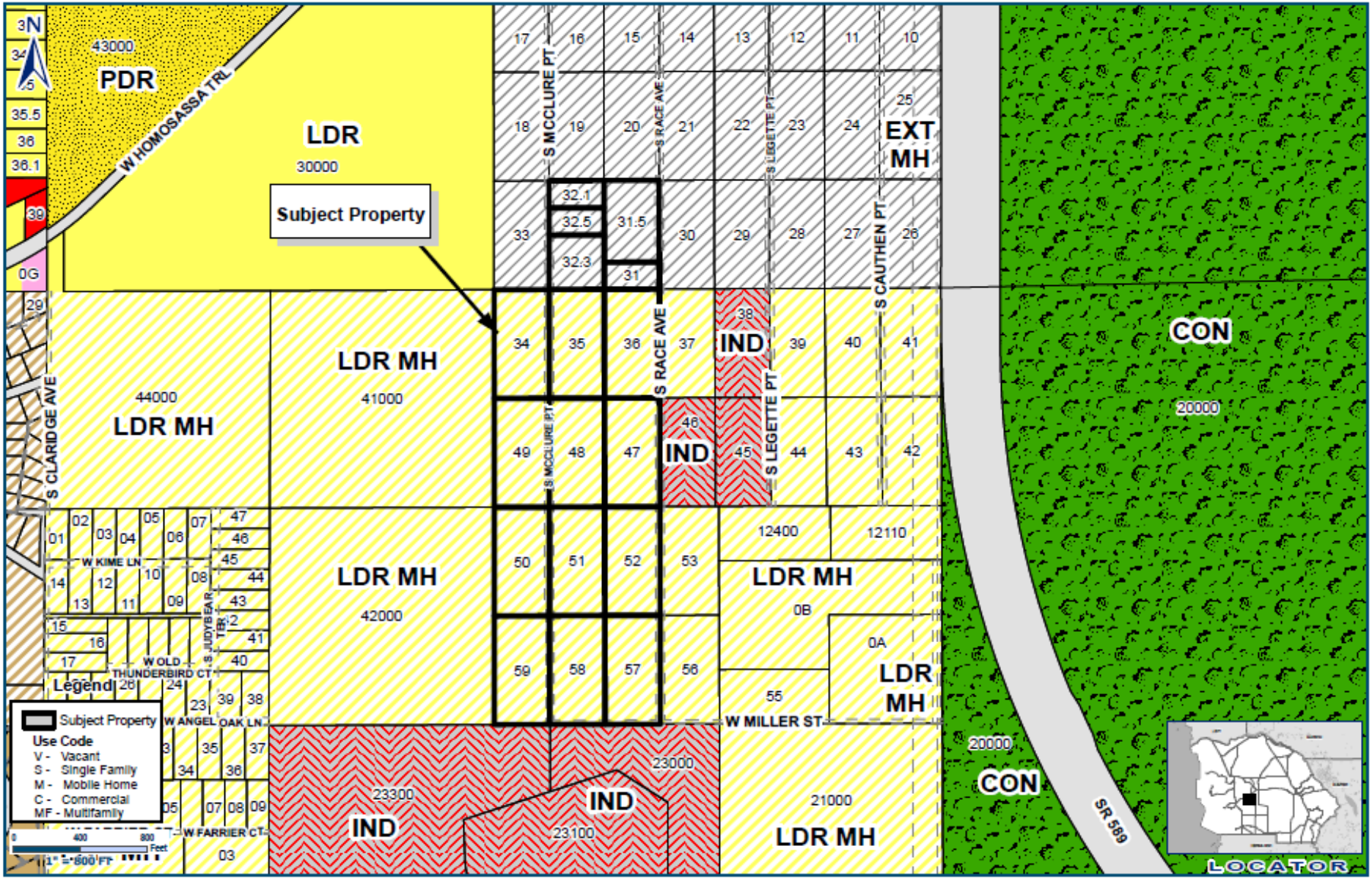
CONNIE A. JOHNSON-GEARHART LICENSE No. 69013 STATE OF FLORIDA PROFESSIONAL ENGINEER

Connie A. Johnson-Gearhart

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CPA/AA/PUD-2025-00010
CITRUS LAND SERVICES
Commercial & Residential
Lecanto Sand



Application #: CPA-AA-PUD-2025-00010	**Applicant: Lecanto Sand LLC**
Proposal: EXT with PUD for Sand Mine uses	**Location: Various on S McClure Pt & S Race Ave., Lecanto**
LDC Atlas: LDR/MH & EXT/MH	**S-T-R - 18&19-19-18**

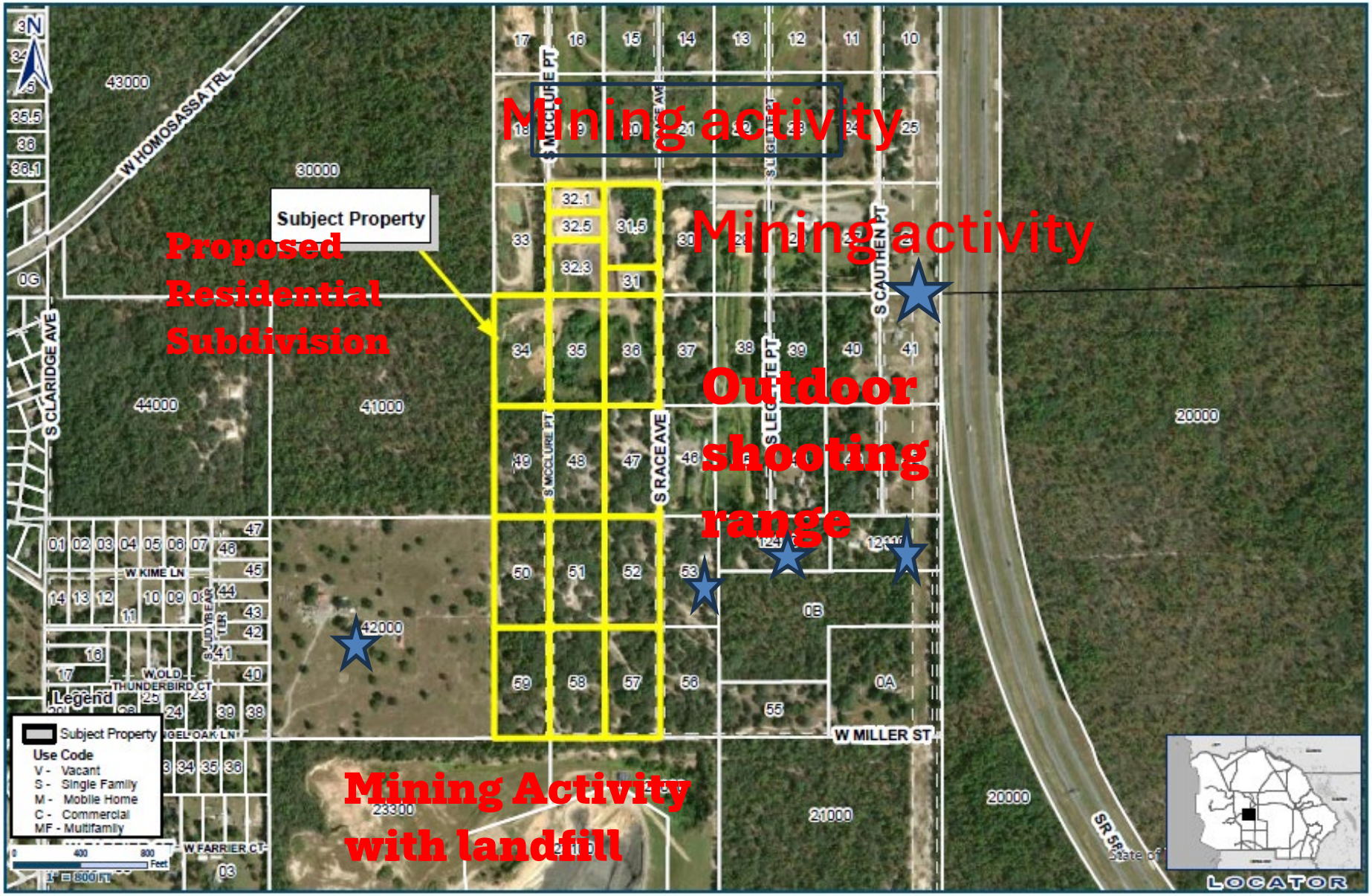
Geographic Information Systems

Cynthia P. Stathorn
Director

Prepared By : Susan O'Connell
Date: April 28, 2026
Source: Enterprise Geodatabase
Map Number: CPAAAPUD202500010Zoning

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Application #: CPA-AA-PUD-2025-00010	Applicant: Lecanto Sand LLC
Proposal: EXT with PUD for Sand Mine uses	Location: Various on S McClure Pt & S Race Ave., Lecanto
LDC Atlas: LDR/MH & EXT/MH	S-T-R - 18&19-19-18

Geographic Information Systems

Cynthia P. Shelhorn
Director

Prepared By : Susan O'Connell
Date: April 28, 2026
Source: Enterprise Geodatabase
Map Number: CPAAAPUD202500010Aerial

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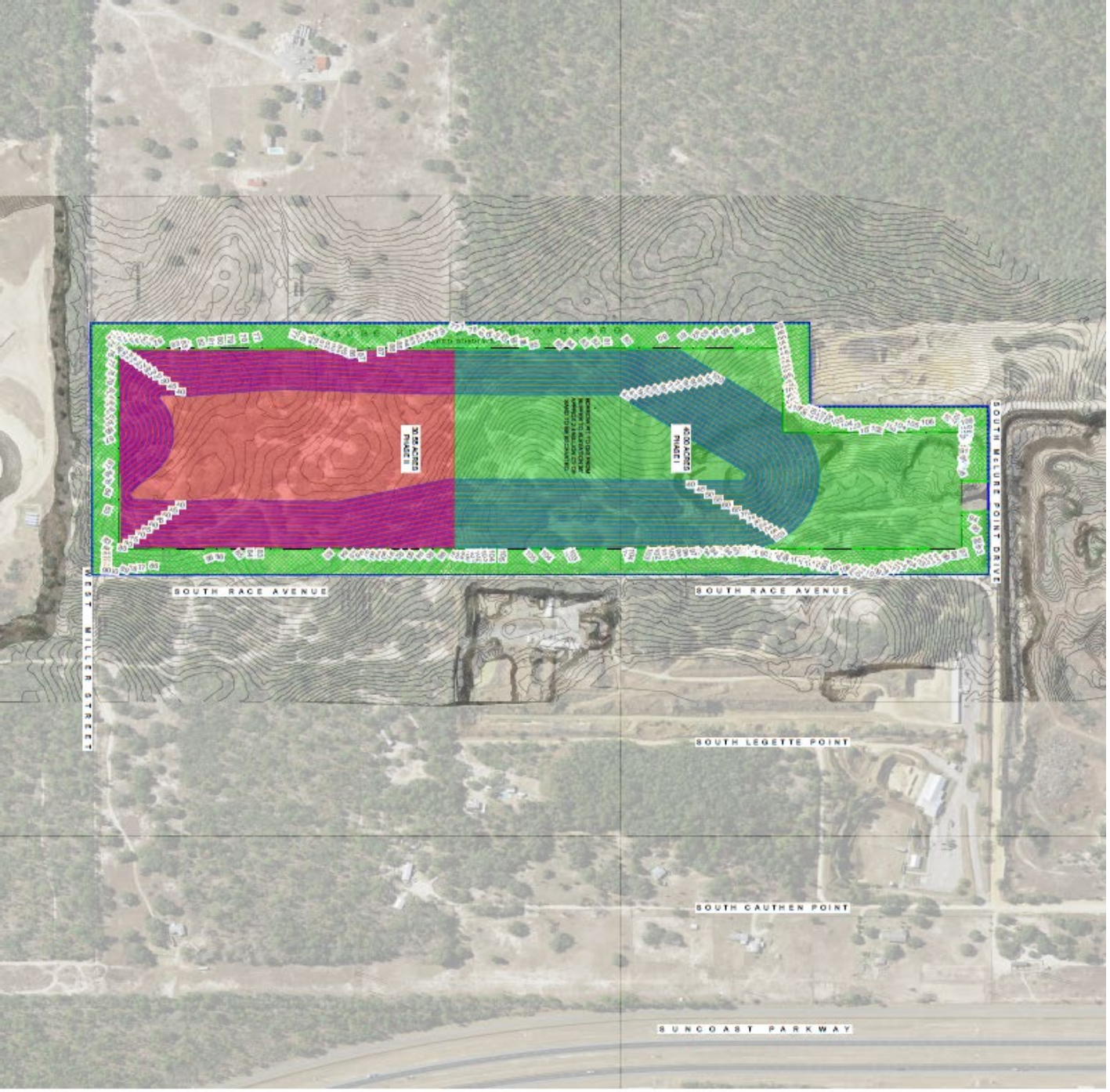







KEEP OUT
FIREARMS
IN USE
NO TRESPASSING


POSTED
MILLER



SCALE: 1" = 200' (24"X36")
SCALE: 1" = 400' (11"X17")

DRAWN BY: FAD
SCALE: SEE PLAN
DATE: 2/11/25
JOB NUMBER: 2504

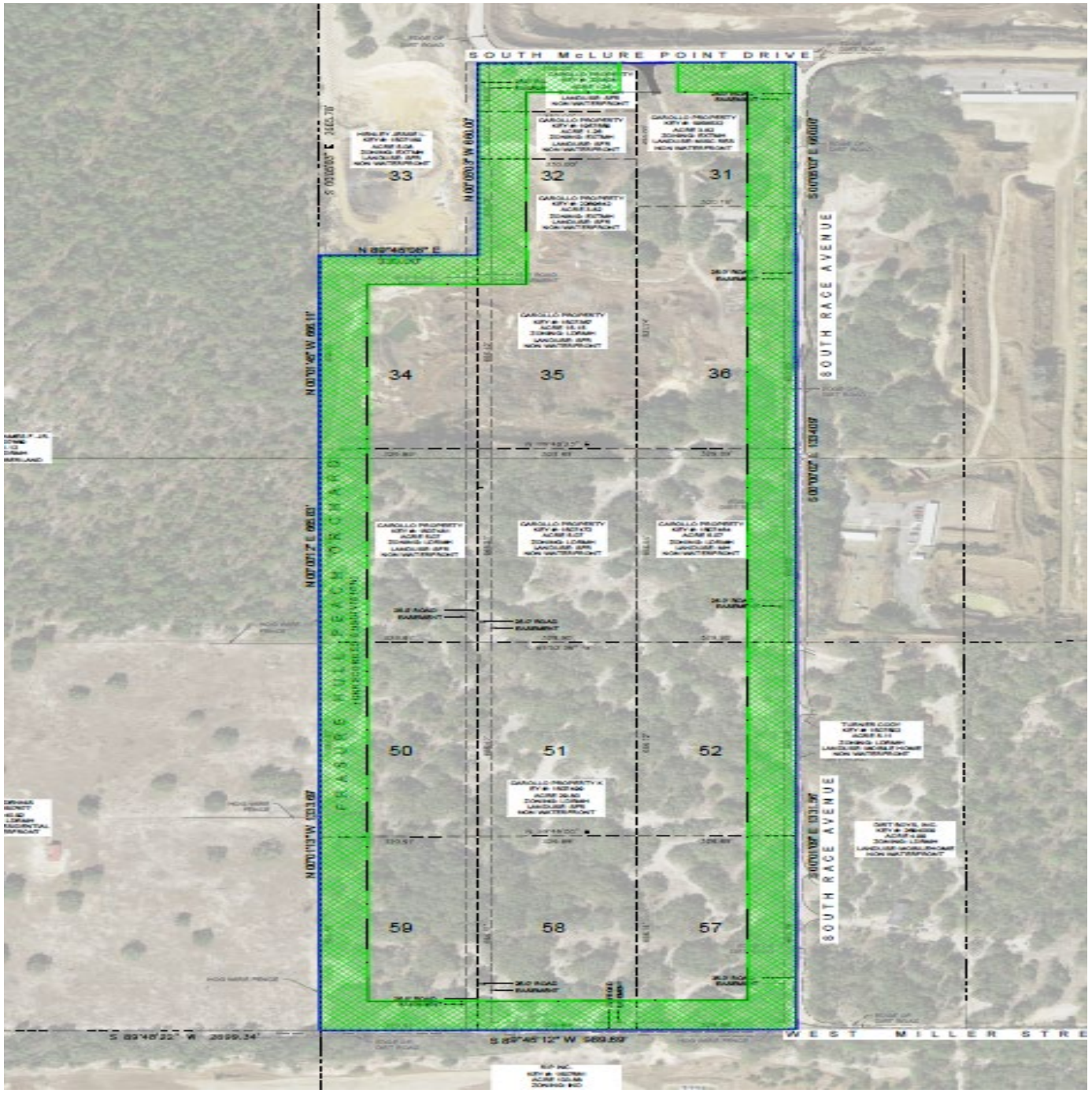
LARRY G. ECKE
FLPE 49676
EXAMINED AND APPROVED
DATE

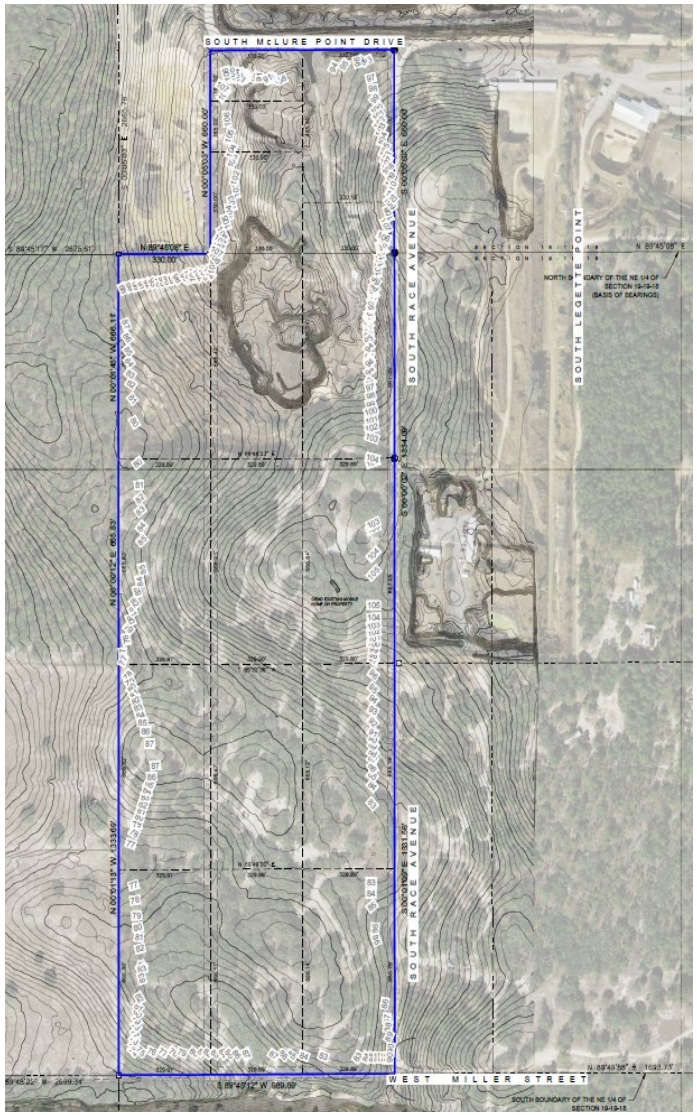
PROCIVIL360
CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL
SITE DEVELOPMENT / PLANNING & ZONING /
PERMITTING / CONSTRUCTION SERVICES
123 SOUTH MAIN STREET, BROOKSVILLE, FL 34601 PHONE - (352) 593-4215
WWW.PROCIVIL360.COM

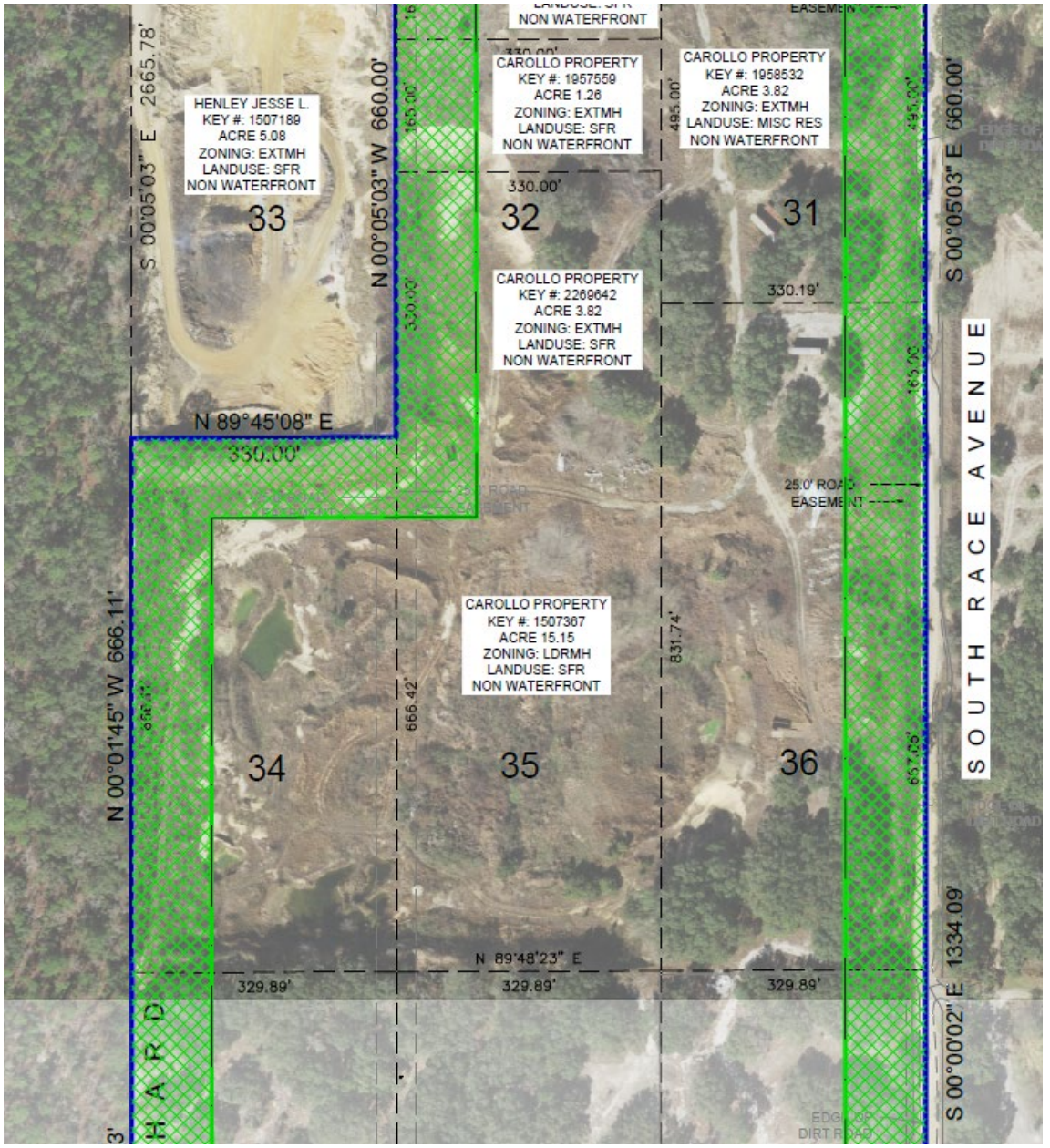
LECANTO SAND LLC
70 AC MINING SITE

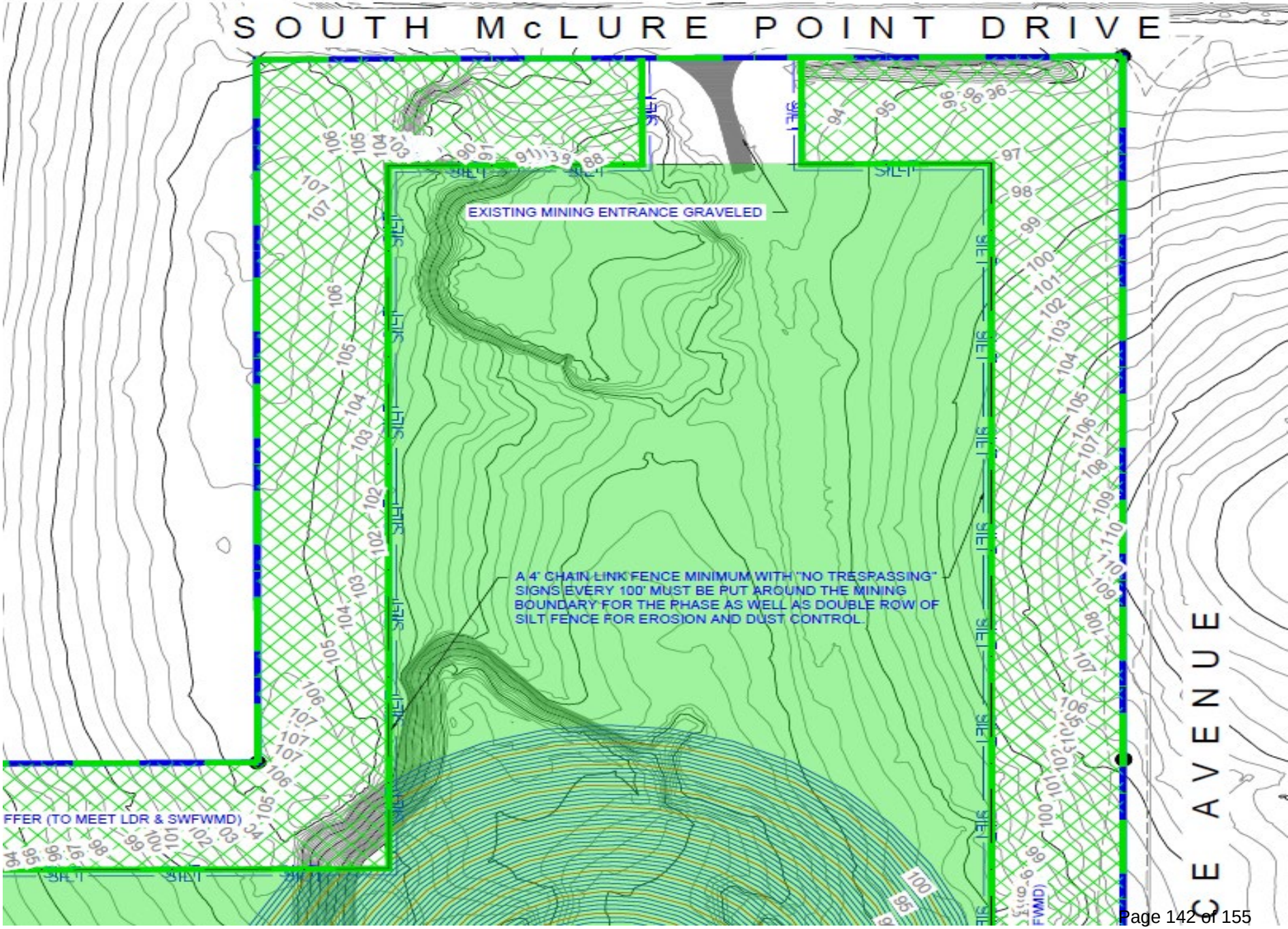
PROPOSED CONTOURS OVERALL PLAN
- EXHIBIT E1

DESCRIPTION REVISION HISTORY	REV. BY


SOUTH McLURE POINT DRIVE
SOUTH RACE AVENUE
SOUTH RACE AVENUE
SOUTH RACE AVENUE
FRASURE HILL PEACH ORCHARD
WEST MILLER STRE
33
32
31
34
35
36
50
51
52
59
58
57


SOUTH McLURE POINT DRIVE
SOUTH RACE AVENUE
SOUTH LEGETT POINT
WEST MILLER STREET


HENLEY JESSE L.
KEY #: 1507189
ACRE 5.08
ZONING: EXTMH
LANDUSE: SFR
NON WATERFRONT
CAROLLO PROPERTY
KEY #: 1957559
ACRE 1.26
ZONING: EXTMH
LANDUSE: SFR
NON WATERFRONT
CAROLLO PROPERTY
KEY #: 1958532
ACRE 3.82
ZONING: EXTMH
LANDUSE: MISC RES
NON WATERFRONT
CAROLLO PROPERTY
KEY #: 2269642
ACRE 3.82
ZONING: EXTMH
LANDUSE: SFR
NON WATERFRONT
CAROLLO PROPERTY
KEY #: 1507367
ACRE 15.15
ZONING: LDRMH
LANDUSE: SFR
NON WATERFRONT
S 00°05'03" E 2665.78'
N 00°05'03" W 660.00'
S 00°05'03" E 660.00'
N 89°45'08" E
330.00'
330.00'
330.19'
N 00°01'45" W 666.11'
831.74'
666.42'
N 89°48'23" E
329.89'
329.89'
329.89'
S 00°00'02" E 1334.09'
25.0' ROAD EASEMENT
SOUTH RACE AVENUE
33
32
31
34
35
36


SOUTH McLURE POINT DRIVE
EXISTING MINING ENTRANCE GRAVELED
A 4' CHAIN LINK FENCE MINIMUM WITH "NO TRESPASSING" SIGNS EVERY 100' MUST BE PUT AROUND THE MINING BOUNDARY FOR THE PHASE AS WELL AS DOUBLE ROW OF SILT FENCE FOR EROSION AND DUST CONTROL.
FFER (TO MEET LDR & SWFWMD)
CE AVENUE

DEPARTMENT OF GROWTH MANAGEMENT
COMPREHENSIVE PLAN AMENDMENT/ATLAS AMENDMENT
STAFF FINDINGS REPORT
TO THE SPECIAL MASTER

APPLICATION NUMBER: CPA/AA/PUD-2025-00010 Lecanto Sand LLC
DATE: May 5, 2026
PREPARED BY: Joanna L. Coutu, AICP, Deputy Director; Dept. of Growth Management

Request to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan, to amend the Land Development Code Atlas Map, and to establish a Planned Unit Development for a new sand mine pursuant to Section 4800, Mining Development – Application and Standards, of the Land Development Code (LDC).

FUTURE LAND USE MAP REQUEST:	From: LDR, Low Density Residential District To: EXT, Extractive District
LAND DEVELOPMENT CODE ATLAS REQUEST:	From: LDRMH, Low Density Residential District with mobile homes allowed and EXT, Extractive District To: EXT, Extractive District with a Planned Unit Development for mining development
LOCATION:	Sections 18 and 19, Township 19 South, Range 18 East, more specifically, portions of Frasure Hull Peach Orchards Unrecorded and specifically Parcels 1A000-0340, 1A000-0350, 1A000-0360, 1A000-0470, 1A000-0480, 1A000-0490, 1A000-0500, 1A000-0510, 1A000-0520, 1A000-0570, 1A000-0580, 1A000-0590, 2B000-0310, 2B000-0315, 2B000-0321 2B000-0323, 2B000-0325, which addresses are 2899, 2945, 2991, 3097, 3098, 3195, 3196, 3311, 3318, 3444 and 3441 S McClure Point; and 2968, 3096, 3194, 3316 and 3448 S Race Ave., Lecanto, FL. . A complete legal description is on file with the Land Development Division.
ACREAGE:	Approximately 70 acres (total area); 44 acres (land use request)
SURROUNDING FUTURE LAND DESIGNATIONS:	North - EXT, Extractive District South – EXT District East – LDR, Low Density Residential District; EXT District; IND, Industrial District West – LDR District; EXT District
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:	North – EXTMH, Extractive District with mobile homes allowed South – IND, Heavy Industrial District East – LDRMH, Low Density Residential with mobile homes allowed; IND District; EXTMH District West – LDRMH District; EXTMH District

SURROUNDING EXISTING LAND USES:	North - Existing extractive uses; S, McClure Point South – Landfill (construction & debris); W Miller Street East - Outdoor shooting range; mobile home; S. Race Avenue West – Existing extractive uses; residential home; vacant residential land

CHARACTERISTICS OF THE SUBJECT PROPERTY - According to the *Soil Survey of Citrus County* (1988), the soil type in the area is primarily Candler fine sand, 0 to 5 percent slopes with an area of Astatula fine sand, 5 to 8 percent slopes, on the western side of the site. These soil types have only slight limitations for development.

The subject property is located in the X flood zone, as found on Flood Insurance Rate Map 12017C0309D.

BACKGROUND – The application site contains multiple parcels with various development histories. The parcels are part of the Frasure Hull Peach Orchard Unrecorded Subdivision. The property appraiser's records combines multiple parcels under the same alternate key number as they are owned by the same property owner (Lecanto Sand). All of the properties were purchased by the current owner in 2025, although it is noted that a change in ownership does not invalidate those Conditional Use or valid nonconforming use recognitions outlined below.

Parcel 31.5 (AK 1957532 – address 2968 S Race Avenue) contains 3.8 acres. It lies on the corner of S McClure Point and S Race Avenue. This site has an existing EXT-MH zoning designation so is not included as part of the comprehensive plan amendment request. A Conditional Use for a vegetative grinder with an existing extractive use was approved in 2006 and a subsequent permit issued.

Parcel 32.1 (AK 2236281 – address 2899 S McClure Point) contains 1.3 acres. It also has an EXT-MH zoning designation. The parcel was also included in the 2006 Conditional Use outlined above.

Parcel 32.5 (AK 1957559 – address 2945 S McClure Point) also contains 1.3 acres. Similarly to Parcel 32.1 it has an existing EXT-MH zoning designation and was part of the 2006 Conditional Use.

Parcel 32.3 (AK 2269642 – address 2991 S McClure Point) – contains 3.8 acres. It also has an existing EXT-MH zoning designation and was included in the 2006 Conditional Use.

Parcels 34, 35 and 36 (AK 1507357 – addresses 3096, 3097 and 3098 S McClure Point) – each contain approximately 5 acres for a total of 15.2 acres. The zoning designation is LDRMH while the Future Land Use Map designation is EXT. The sites received recognition as a valid nonconforming use for mining in 1984, which was reaffirmed in 2004.

Parcels 47, 48 and 49 (AK 1507464, 1507472 and 1507481 – addresses 3194, 3195 and 3196 S McClure Point) – each parcel contains 5.1 acres. The parcels have an LDRMH designation and an LDR designation on the Future Land Use Map. Staff could not find a record of development on these sites.

Parcels 37, 38, 39, 50, 51 and 52 (AK 1507499 – addresses 3311, 3316, 3318, 3441, 3444 and 3448 S McClure Point) – each parcels contains 5.1 acres for a total of 29.8 acres. The parcels have an LDRMH designation on the zoning map and an LDR designation on the Future Land Use Map. Staff could not find a record of development on these sites.

A portion of the site, those northernmost lots identified above, appear to be currently utilized for extractive use. The remaining area is fenced but heavily treed and does not appear to be utilized for mining at this time. Staff have received a Code Compliance complaint that the nonconforming sites have not remained in continuous operation and should instead be declared invalid. As those parcels are part of this application, the Code Compliance cases are pending the outcome of this application. If this application is denied, the property owner will need to provide documentation to confirm continuous operation of the site(s), which may include business records, affidavits, receipts, etc. as outlined in LDC Section 10190, Procedures for Administrative Determination of Valid Nonconforming Uses. LDC Section 10170, Discontinuance, Termination or Abandonment (Nonconforming Development) notes the following:

> If a nonconforming structure or land ceases (if the building becomes vacant or the business closes) or if that use has been discontinued for a period of 365 days (one year), use of the structure or the structure and land shall thereafter conform to the standards of this LDC. The time period provided in this provision is a rebuttable presumption of intent to abandon, which a showing of sufficient evidence to the contrary may overcome.

ANALYSIS - This request is being reviewed for consistency with Section 4800, Mining Development – Application and Standards, of the Land Development Code, which requires the application first be reviewed by a Special Master in lieu of the Planning and Development Commission.

The applicant has proposed to establish a new borrow pit (sand mining) and does not propose blasting with this use. Such a use will also require amendment to the map designations on the Future Land Use Map and LDC Atlas Map to the Extractive (EXT) district for a portion of the property, along with consideration of the proposed Mining Master Plan.

REQUEST FOR LAND USE CHANGE

Concurrency

a) Sanitary Sewer – The applicant has indicated that the proposed use will have no increased demand on sanitary sewer. An office is not currently proposed onsite with this application, but, if considered, would require septic tank use since the site is not currently served by central sewer (County Utilities service territory).
b) Potable Water – The applicant has indicated that the proposed use will have no increased demand on potable water. An office is not currently proposed onsite with this application, but, if considered, would require well use since the site is not currently served by central water (County Utilities service territory).
c) Solid Waste – The applicant has stated that the proposed use will have no increased demand on solid waste. An office is not currently proposed onsite with this application, but, if considered, would require solid waste disposal in the County's landfill.

d) Drainage – The applicant has indicated that drainage will be retained within the excavation area, and that stormwater management will be governed by the conditions of a pending State Environmental Resource Permit (ERP).

Consistency with Comprehensive Plan – The applicant has stated the following objective and policies are applicable to this request:

Objective 17.13 The County shall allow the economic recovery of mineral resources while protecting its citizens and environment from adverse impacts.

Policy 17.13.1 The County shall provide for the use of mineral resources and the reclamation of mined lands though the County LDC.

[Staff comment – This objective and policy would be met by review and consideration of this application request].

Policy 17.13.2 There shall be no further new mining operations allowed in the Withlacoochee State Forest. The areas of existing mining operations within the State Forest shall be fully reclaimed within one year of cessation of mining operations.

[Staff comment – This site does not lie within the Withlacoochee State Forest.]

Policy 17.13.3 The County shall notify all new residents locating within 1,000 feet of land designated for extractive uses (EXT) of the existing or future mine.

[Staff comment – If this application is approved, this site will be added to the areas identified for notice at the time of initial building permit application.]

Policy 17.13.4 Resource extraction which will result in an adverse effect on environmentally sensitive areas which cannot be restored shall be prohibited.

Wetlands, rivers, streams, lakes, springs, coastal flood plains, habitat of threatened and endangered species, species of special concern, prime agricultural lands, prime groundwater recharge areas, historically significant sites, or other environmentally sensitive areas which cannot be restored shall be identified and protected by a prohibition on mining activities within those areas and the establishment of buffer zones around them. Restoration is defined as "to restore a site means to put back the same thing that had previously existed, i.e.: restore the type, nature, and function of the ecosystem to the condition in existence prior to mining".

[Staff comment - The applicant's submitted environmental report confirms that the site does not contain wetlands and does contain one protected species (gopher tortoises). The mitigation plan confirms that restoration will restore the ecosystem to comply with this policy.

The site lies within the Chassahowitzka-Homosassa Basin Management Action Plan (BMAP), so the ERP will need to be reviewed by the State with those standards that address pollutant/recharge impacts to that area}.

In addition, staff has identified the following policies which are applicable to this application request:

Policy 3.13.1 The County should recognize the areas of high mineral resource value, and the necessary regulations providing protection for mining activities, environment, and surrounding property owners, and require adaptive reuse or reclamation of mined lands.

Policy 3.13.2 Vegetative buffering shall be established by new or expanding mining operations where the location of adjacent land uses do not provide natural buffering.

[Staff comment – the site proposes a buffer around the mining area and, if approved, will require reclamation as outlined above. Some areas appear to have a full natural buffer while others do not, so additional buffering/berms may be required to address this as further outlined in this staff report.]

SUMMARY OF AGENCY COMMENTS: N/A at this time.

SUMMARY OF PUBLIC COMMENTS: Any public comments received as of this writing are included in the packet of information for this application.

Impacts on Affordable Housing – The site is proposed as a non-residential site which would not impact affordable housing.

Compatibility with Adjacent Land Uses – The northern parcels within this application appear to be part of a larger existing dirt extraction site already, and have an existing EXT designation. The site abuts other large dirt extraction areas, as well as an outdoor shooting range. There are some residential units in the vicinity, and this application proposes a 100-foot buffer along all perimeter areas including the one abutting existing residential lands.

It should be noted that the site also abuts a pending application site for residential uses (PUD-2025-00007). That application is currently on hold by the applicant to address reconfiguration/realignment for access on W. Homosassa Trail, including existing and future uses by trucks for the mining areas.

Environmental – The site does not contain wetlands, and does have some gopher tortoises per the applicant's submitted biological survey. Those locations will need to be addressed with the State of Florida/Florida Fish and Wildlife Commission prior to development if this application is approved.

PROPOSED FINDINGS OF FACT – LAND USE CHANGE/LAND DEVELOPMENT CODE ATLAS AMENDMENT

1. The request is to re-designate approximately 44 acres from LDR, Low Density Residential, to EXT, Extractive, on the Future Land Use Map to allow for development of a sand mine/borrow pit site.

2. The request would also re-designate approximately 70 acres from EXT, Extractive, and LDR-MH, Low Density Residential with mobile homes allowed, to EXT/PUD, Extractive with a Planned Unit Development, to allow for a new sand mine.
3. The application indicates that there will be no additional impact on water or sewer from development.
4. There are no wetlands onsite, although there are some protected species (gopher tortoises) that will need to be addressed with State approval/permitting.

REQUEST FOR A MASTER PLAN APPROVAL

The applicant is requesting approval for a proposed sand mine/borrow pit on the site, which would not include blasting. The site lies in an area of other existing sand mines and a portion of the site has appeared to be in an extractive use for some time with existing EXT zoning.

The application narrative indicates the material is needed for construction of the Suncoast Parkway Extension and other construction uses, and will not include placement of any structures onsite.

Consistency with the Land Development Code (LDC):

Mining activities are subject to LDC Section 4800.H. Development Standards. The Special Master may recommend, and the BOCC may adopt conditions of approval pursuant to LDC Section 4302, PUD Approval Procedures, when in the public interest and expressed in formal findings of fact.

H.1. *Air Pollution: Mining equipment, vehicles, stockpiles, roadways, and machinery shall be properly maintained and operated. Operations shall be conducted to minimize air pollution, including fugitive dust emissions. Dust shall be periodically removed from paved public roadways. All trucks used for hauling shall be maintained in a clean condition and shall have load covers, to prevent dust from causing a public nuisance. Accumulated material and dust shall be removed from any paved public roadway within twenty-four (24) hours of notification by the County or agency having jurisdiction.*

Staff response: The site would only access S. McClure Point, a privately-maintained roadway that serves other mines and an existing outdoor shooting range. The applicant notes that fugitive dust control is addressed on Exhibits I1 and I2 (Pages 10 and 11 of 15) of the Site Construction Plans dated March 6, 2026. There is also a general note (Note 15) on that cover page that states "Fugitive dust during construction will be controlled with the use of periodic watering". Exhibits I1 and I2 contain references to Hernando County which will need to be corrected.

H.2. *Days/Hours of Operation: The hours of operation of any mine for which a mining permit under this Section is required shall be between the hours of 6:00 a.m. to 6:00 p.m., Monday through Friday, and between the hours of 7:00 a.m. to 12:00 pm on Saturday. No operation of any mine shall be permitted on Sunday. For purposes of determining the days and hours of operation as provided herein, the term "operation", in addition to those activities referenced in the definition section of this code, includes the staging of vehicles, but shall not include the routine maintenance or repair of machinery. The hours of operation for any mine may be extended by the Board of County Commissioners through the PUD approval process. In addition, under emergency circumstances the Board of County Commissioners may extend hours of operation for up to thirty (30) days upon request. Additional thirty (30) day extensions may be obtained by separate request and approval*

of the Board of County Commissioners. During nighttime operations strobe lights shall be utilized as reverse vehicular warning signals in substitution of audible signals.

Staff response: The applicant's Mining Permit Application Checklist confirms this criteria in Section B.2 (pages are unnumbered).

H.3. *Excavation standards.* The applicant's Mining Permit Application Checklist states "All mining will cease above the top of the clay layer or limestone layer; only sand will be excavated."

Staff response: This statement addresses the standards outlined in LDC Section 4800.H regarding maximum depth.

H.4. *Groundwater Impacts.* The applicant's Mining Permit Application Checklist notes the following:

> The mining activity will not affect groundwater or surface water levels or quality offsite. Chemicals will not be used so offsite water quality will not be affected. All water from the mine will remain on the property so offsite water levels will not be affected.

The applicant has also provided a draft Summary Report for a Seasonal High Water Table Investigation, dated March 4, 2026. That report notes that the water table was not encountered in the test borings and that if excavation does not extend below the clay layer that encountering the Seasonal High Water Table is not expected. The Report does note that further study may be indicated, and a final summary report will need to be provided prior to development if this application is approved.

The applicant's Well Location Plan (Exhibit G1, Page 15A of 15 of the Site Construction Plans) confirms two domestic wells offsite that may serve residential uses, with multiple other wells serving adjacent excavation or nonresidential uses. The applicant's Permit Application Checklist acknowledges compliance with all LDC standards regarding groundwater impacts.

H.5. *Mine Safety and Security.* The LDC requires a minimum 4' fence with no trespassing signs placed every 100 feet and on each corner of the property. The applicant has acknowledged compliance in the Mining Permit Application Checklist and construction plans provided

H.6. *Minimum Acreage.* The LDC outlines that new sand, clay, peat, and top soil mines have at least 20 acres of EXT-designated land, which would be met by this application request.

H.7. *Screening.* The LDC notes that mining activities which are conducted within 1,000 feet of a County or State maintained public road, residential structure, permanent building or public park shall be screened from view. Buffering minimums are further outlined, with a 100' native vegetation buffer, or an 8' berm when vegetation is not in place to provide the equivalent of a Type D enhanced buffer.

This site proposes a 100' natural wooded buffer, or equivalent plantings of a Type D buffer on those areas that may not have existing trees to meet that standard.

H.8. *Setbacks.* The LDC requires the following setbacks:

	Limestone/ dolomite/ phosphate	Other materials
Public road rights-of-way, recorded road easements and rights-of-way that provide for public access.	200 ft.	100 ft.
Permanent buildings	500 ft.	500 ft.
Public parks, preserves or conservation areas with public amenities such as facilities structures or improved trails within 100 foot of a mine boundary	500 ft.	500 ft.
Residentially committed properties*	1,000 ft.	500 ft.
Residentially committed properties served by an FDEP permitted community water supply system. Such system shall extend to all residential homes and properties within 1,000 feet of the mine perimeter boundary.	200 ft.	200 ft.
All other property lines	150 ft.	50 ft.

*Reducible if the owner of the protected property(ies) executes an expressed written consent recorded in the public record against the residential property.

The applicant's Mining Permit Checklist acknowledges these standards and indicates that there are no setback reductions and that structures are not proposed. However, the setback standards in the table above are for all mining activities (excluding monitoring wells, stormwater and access drives). As such, the proposed site plan seems to require a deviation:

- Deviation from residentially committed properties – 200' to east (on opposite side of S. Race Avenue); 100' to west (vacant and improved residential lands)

H.9. *Surface Waters and Wetlands.* The LDC notes that impacts to wetlands and surface waters must be approved in a PUD application. This application includes statements confirming no impacts to surface waters or wetlands (and no wetlands onsite).

H.10. *Traffic Circulation.* The LDC requires on-site parking to accommodate all transport vehicles, and access roadways must be paved up to the boundary of the subject property. The applicant has confirmed that all access will be to S. McClure Point, a privately-maintained roadway that already accommodates other mines and a shooting range in the area.

H.11. *Reclamation Standards.* Reclamation standards are outlined in detail in the LDC. The application includes a proposed Reclamation Plan which notes that reclamation will commence once mining has been completed in any portion of the site. It is noted that a forthcoming State ERP will also specify reclamation standards for the site.

H.12. *Reporting Standards and County Monitoring.* Biennial reports are required to be provided to the County to address the current status, environmental effects, reclamation efforts, etc. If this application is approved these reports will be required.

FINDINGS OF FACT – PLANNED UNIT DEVELOPMENT

Staff reviewed this application under the standards of Section 4300, Planned Unit Developments (PUD), and Section 4800, Development Standards (Mining), of the LDC. The Special Master may recommend, and the BOCC may approve, modified conditions of approval pursuant to LDC Section 4302, PUD Approval Procedures, when in the public interest and expressed in formal findings of fact. The reviewing body shall approve, approve with modifications and/or conditions, or disapprove the Planned Unit Development. The reviewing body shall enter its reasons for such action in its record. As evidence, the following findings of facts are cited.

A. **Only uses which are consistent with the Comprehensive Plan may be approved as a PUD.** *The site would allow a new sand mine in an area already partially identified for EXT use and is generally consistent with the Comprehensive Plan provided buffering and other standards as outlined in the LDC are met.*

B. **Any development approved through the PUD application process, which is not designated a use in the respective land use district for the subject PUD parcel, shall be compatible with established or planned uses both within the development footprint and surrounding neighborhoods and property.** *A portion of the application site was previously approved for extractive uses, and the site lies in an area which already contains multiple extractive areas as well as an outdoor shooting range. Berms and buffers are proposed to ensure compatibility.*

C. **Accessory uses shall be permitted as set forth within the approved general concept plan or as found by the Board of County Commissioners to be compatible with an approved plan.** *Accessory uses are not proposed with this application.*

D. **Subsequent to the approval of a PUD, uses not enumerated may be permitted through amendment of the PUD and approved by the Board of County Commissioners.** *The applicant has been advised that any future uses may require an amendment to this PUD.*

E. **The land area included within the PUD development shall be of such proportions as to properly accommodate all proposed uses in keeping with the general requirements of the county and the established objectives and policies of the adopted Comprehensive Plan.** *The LDC requires a minimum size of 20 acres for this use, which is met by the site as proposed. There is also adequate room to accommodate minimum required buffers and these are proposed on the plan.*

F. **Landscaping and design and maintenance shall follow the principles of *Florida Friendly Landscaping* ™ and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff.**

    1. **Planted turf grass and landscaping on residential lots shall be limited to a maximum of 50% of the upland portion of the lot.**

2. **Turf grasses and landscape vegetation shall be common to the area and drought tolerant.**
This provision must be met at the time of development.

G. **There shall be no specific lot requirements for individual uses; provided, however, that the area designated for any particular use shall be of sufficient size and proportion so as to properly accommodate said use and to provide for adequate open space and buffering between it and an adjacent use.** *Buffering standards as outlined in the LDC are proposed.*

H. **The maximum height of structures, setbacks, and density within a PUD development shall be as specifically established by the Board of County Commissioners in its approval action.** *The applicant has not requested deviation from these standards, with the exception of a deviation from the setback to residentially committed properties as outlined in this report.*

I. **Approval of the proposed PUD development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant.** *The applicant has submitted a proposed Site Construction Plan with a date of March 6, 2026, along with a Geotechnical Report, an Environmental Resource Report, a draft Seasonal High Water Table Investigation, a Biological Assessment Report, a Fugitive Dust Plan and a Mitigation Plan.*

J. **A planned unit development will terminate within three years of the date of approval if either a site development plan or preliminary subdivision plat application is not filed with the county. If one of these applications is not filed within the specified time frame, the PUD shall be null and void.** *Development for the mine would be subject to the approved State ERP and not to this standard.*

SUMMARY OF FINDINGS

The application proposes to redesignate approximately 70 acres from Low Density Residential/Low Density Residential with mobiles allowed and Extractive to Extractive and Extractive/Planned Unit Development (Master Plan) on the Future Land Use Map and LDC Atlas. The application also proposes approval of a new sand mine with multiple documents provided to address stormwater, geotechnical, hydrogeological and groundwater impacts, listed/protected species, and reclamation. The amendment is consistent with the requirements of the LDC and the policies of the Comprehensive Plan provided compatibility can be maintained with surrounding properties.

Suggested conditions if this application is recommended for approval:

1. Applicant shall adhere to the Master Mining Plan, for sand mining only, as outlined on the Site Construction Plans dated March 6, 2026, and accompanying documents, providing a total mining (extraction) area not to exceed 70 acres.

2. The days and hours of operation are limited as follows, and as outlined within Land Development Code Section 4800, Development Standards (Mining):

   Monday through Friday between the hours of 6 a.m. and 6 p.m.
   Saturday between the hours of 7 a.m. and 12 p.m.
   Sunday no mining operations

3. Applicant shall secure the areas of excavation by installing and maintaining fencing which shall be, at a minimum, field fencing no less than 4' in height and posted with "No Trespassing" signs every 100' and at each corner of the property.

4. Applicant shall address and provide protection for any protected species onsite prior to commencement of development, including any State/Federal permits that may be required.

5. There shall be no blasting, processing, preparation, crushing, cleaning or screening of material onsite.

6. At time of permitting, applicant will need to provide certified boring lots to the county for the area being excavated. A plan showing the boring locations will need to be submitted for County approval prior to the borings being made.

7. Applicant will need to provide proof of SWFWMD permit approval to the County prior to starting excavation.

8. Applicant will be required to apply for a right-of-way utilization permit for any right-of-way work on any County-owned roads and rights-of-way that will be impacted by construction traffic and applicant may be required to post a bond. Citrus County will conduct an inspection of all County roads and rights of way prior to start of construction and at the conclusion. The applicant will be responsible for any damage cause by construction traffic. Citrus County may also inspect the roads and rights-of-way during construction if there are complaints of damage or debris and the applicant will be responsible for making any necessary repairs.

9. A minimum 100' natural wooded buffer shall be installed around the perimeter of the site. If this buffer area cannot meet the equivalent of a Type "D" buffer (without a wall) as outlined in the Land Development Code, additional plantings to a Type D equivalency will be required to mitigate impacts to surrounding areas.

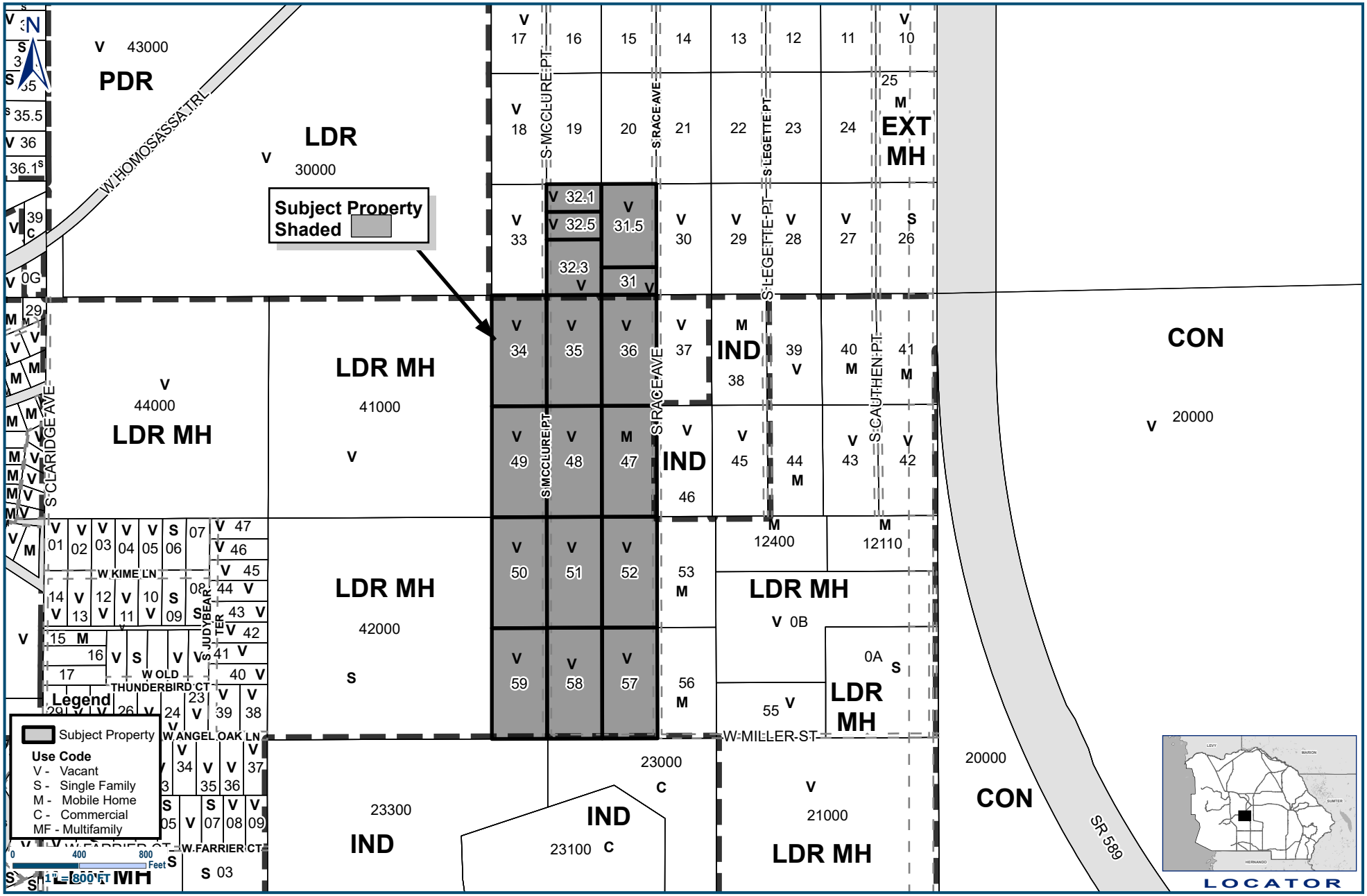
10. At the time of permitting, the applicant shall provide an updated Seasonal High Water Table Investigation report that complies with LDC standards, and remove all erroneous references to Hernando County on the proposed construction plans.

11. The PUD shall remain in effect for the life of the Environmental Resource Permit issued for this use, provided all of the terms and conditions of approval for the requested PUD are in compliance.

12. Where standards are not specified herein, the standards in effect and set forth in the Citrus County Land Development Code shall apply.

13. Minor modifications to this Master Plan may be approved by the Director of the Land Development Division as outlined within the standards of Section 4304, Modification of a Previously Approved Planned Unit Development, as specified in the LDC.

JLC/cfc



Application #: CPA-AA-PUD-2025-00010

Applicant: Lecanto Sand LLC

Proposal: EXT with PUD for Sand Mine uses

Location: Various on S McClure Pt & S Race Ave., Lecanto

LDC Atlas: LDR/MH & EXT/MH

S-T-R - 18&19-19-18

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : Susan O'Connell
Date: April 28, 2026
Source: Enterprise Geodatabase
Map Number: CPA-AA-PUD-2025-00010

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