



PLANNING AND DEVELOPMENT COMMISSION

**Lecanto Government Building
3600 W. Sovereign Path,
Room #166
Lecanto, FL 34461**

AGENDA

June 4, 2026 - 9:00 AM

**David Bramblett, Chair
Jenette Collins, 1st Vice Chair
Michael Facemyer, 2nd Vice Chair
Richard Barmes, Member
Stuart Bozeman, Member**

**Robert Sharra, Member
Kurt Stone, Member
Timothy Gilbert, Alternate
Janis Murphy, Alternate Member
Chuck Dixon (School Board)**

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

A.1. Invocation

A.2. Pledge of Allegiance

A.3. Roll Call

B. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES

C. OPEN TO THE PUBLIC -

D. APPROVAL OF MINUTES

D.1. December 4, 2025 PDC Draft Minutes

E. STAFF ANNOUNCEMENTS

F. EX PARTE COMMUNICATION - COUNTY ATTORNEY

G. APPLICATIONS

G.1. 6.4.2026 Agenda, Directions & Map

G.2. PUD-2025-00009 – Edward McDonald for Homosassa 1998 ECP, LLC

G.3. CU-2026-00001 Furman for AVI Properties, LLC

Conduct a public hearing on June 4th 2026, to review and consider application CU-2026-00001 Furman for AVI Properties, LLC. **(Eric Landon, Director, Growth Management)**

H. ADDITIONAL ITEMS

I. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

J. ADJOURN

PLANNING AND DEVELOPMENT COMMISSION (PDC)
SUMMARY MINUTES
December 4, 2025

Members Present: Richard Barmes, Chair; Robert Sharra, 1st Vice Chair; David Bramblett, 2nd Vice Chair; Jenette Collins, Michael Facemyer, and School Board Representative, Chuck Dixon

Staff Present: Joanna Coutu, Deputy Director Growth Management, Land Development Division (LDD), Joe Hochadel, Principal Planner, Frankie Piland, Planner, Kelli Caudill, Planner, Cheryl Burton, Planning Coordinator, and Carissa Faulkner-Cable, Land Development Coordinator

Also Present: Denise Lyn, County Attorney and Eric Landon, Growth Management Director

Absent: Stuart Bozeman and Kurt Stone

A. CALL TO ORDER

Mr. Barmes called the meeting to order at 9:00 a.m.

B. INVOCATION

The Invocation was given by Mr. Sharra

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Barmes.

D. ROLL CALL

Recording Secretary proceeded with roll call.

E. CHAIR TO READ THE APPEAL PROCESS AND MEETING PROCEDURES

F. OPEN TO THE PUBLIC: None.

G. APPROVE MINUTES: None.

H. STAFF ANNOUNCEMENTS: Mr. Landon announced the County has begun updating the Comprehensive Plan, stated a survey is available on the project website, and noted the first public workshop will be held Monday at 5:30 p.m. He encouraged participation. Ms. Coutu announced a fraudulent email circulating requesting wire transfer payments and stated the County only accepts payments through the County's online payment portal.

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I. EX PARTE COMMUNICATIONS: Ms. Lyn polled the PDC members on whether they had any ex parte communications concerning the applications to be heard. All PDC members said they had no ex parte communications. Mr. Barnes, Mr. Sharra, and Mr. Facemyer stated that they each had a site visit.

J. APPLICATIONS

1. PLANNED UNIT DEVELOPMENT

a. PUD-2025-00011 Sam's Mobile Home Service, LLC

REQUEST: A request to establish a Planned Unit Development for a mobile home dealership/service in the GNC land use district and within the Coastal High Hazard Area (CHHA), pursuant to Section 2412, General Commercial District (GNC), and Section 4300, Planned Unit Developments, as specified in the Citrus County Land Development Code.

LOCATION: Section 10, Township 19 South, Range 17 East; more specifically, Lot 11 and the west 300 feet of Lot 12, of River Glen Subdivision, Plat Book 2, Page 67 (Alternate Key 3330234), which address is known as 8705 W. Candy Ln., Homosassa, FL. A complete legal description is on file with the Land Development Division.

STAFF CONTACT: Frankie Piland, Planner; Land Development Division

INTRODUCTION: Ms. Burton's overview included an aerial view of the subject property and the surrounding area, photos of the subject property and the surrounding area, and a proposed Master Plan as submitted by the applicant.

APPLICANT: Mr. Walker stated he is proposing to open a mobile home dealership similar to others in the County. He explained that his property is currently vacant and previously the site had been used as a mobile home dealership in the 1990s and early 2000s.

QUESTIONS FROM STAFF: Mr. Hochadel asked about the request to place mobile home displays on grass instead of a stabilized surface. Mr. Walker stated the mobile homes will be moved on and off the property throughout the year and explained that the property previously had a solid surface that is now covered by grass, but he is willing to meet any requirements. Mr. Hochadel asked if any servicing would occur on site. Mr. Walker replied that no servicing would occur onsite and if needed it would be handled by the manufacturer. Mr. Hochadel then asked if he is familiar with the conditions in the staff report and Mr. Walker said that he was.

COMMISSION QUESTIONS: Ms. Collins asked for clarification on the display area and asked if the aisles would be stabilized for vehicle access. Mr. Walker stated customers would park in the existing parking area near the office, then be guided through the site to each mobile home using walkways and steps and assured there would be a clear and stable path for access during operating hours. Ms. Collins then asked about flood zone conditions, the property's grade, and whether elevation changes would be made. Mr. Walker stated permits would be followed and the installation would meet County and State Code requirements. Lastly, Ms. Collins asked about buffering to residentially designated areas. Mr. Walker stated a landscape buffer would be provided using existing vegetation and additional plantings would be installed to meet requirements.

Mr. Sharra asked about the water retention area in the southeast corner and whether any analysis had been completed. Mr. Walker stated the area is existing stormwater drainage and may be modified, expanded, or replaced through permitting if required by the County. Mr. Sharra then asked about access to the L-shaped site and proposed mobile home placement. Mr. Walker stated access would be from Suncoast Boulevard, with two to three units along the frontage and the remaining units along the fence line within setbacks, totaling about 10 to 12 units on the three-acre site. Mr. Walker added that most of the front doors will be facing inward except those along the highway side.

Mr. Facemyer stated the property is subject to flooding and is intended only as a display area for mobile homes and requested a condition prohibiting occupancy. Mr. Walker agreed to the condition and stated there is no intent for occupancy in the model homes. He added that the property will be fully fenced with a locked gate at night.

Mr. Barmes asked if the model units would be anchored, and Mr. Walker said they would be set up for display only and not anchored. Mr. Barmes also asked about hurricane conditions and whether the units could move toward S. Suncoast Blvd., and Mr. Walker said the units weigh about 50,000 pounds and would not move; noting that other mobile home dealers in the County do not anchor their units. Mr. Barmes then asked about the septic system and whether a site inspection had been completed. Mr. Walker said the County had not inspected the system, but it had been pumped and evaluated, and that paperwork has been submitted. When asked about sewer availability, Mr. Walker stated he did not believe it was available. He added that the display units will not have running water and will be used only for viewing and sales before delivery to a customer's property.

STAFF: Mr. Piland stated the subject property is located at 8705 W. Candy Ln. in Homosassa and is zoned General Commercial (GNC), with customer access planned from S. Suncoast Blvd. Mr. Piland explained the site lies within the Coastal High Hazard Area and does include an existing concrete pad that will

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be restriped and reused for parking. Mr. Piland stated W. Candy Ln. is unimproved and a Technical Services condition requires that any use of that road should not obstruct traffic to adjacent properties. The master plan shows a front parking area, a modular office located behind it, a septic system between S. Suncoast Blvd. and the office, loading areas, and a proposed stormwater area, with full stormwater plans not yet submitted. Mr. Piland explained that FEMA maps show a base flood elevation of 9 feet and County GIS data shows existing grades between approximately 4 and 7 feet, with final elevations to be determined through permitting. Mr. Piland stated the application proposes only 8 to 10 manufactured homes for display and noted a condition limiting the site to a maximum of 10 units.

APPLICANT QUESTIONS FOR STAFF: Mr. Walker stated he had no questions for staff but confirmed that 10 units would be acceptable.

Ms. Coutu stated Condition Three could be revised to state that no more than 10 mobile manufactured homes shall be displayed and stored on site and that the units cannot be occupied on site.

COMMISSION QUESTIONS: Mr. Barmes asked about a proposed 15-foot sign shown on the master plan and noted no existing sign on the site. Mr. Piland confirmed there is no existing sign and any signage would require a separate permit and must meet Land Development Code requirements unless a deviation is requested. Ms. Coutu stated Condition One requires compliance with the Land Development Code, including signage requirements.

Mr. Sharra asked about lighting for the facility, and Mr. Piland stated he was not aware of a lighting plan but noted any lighting would be required to meet Land Development Code illumination standards. Mr. Sharra then asked about concerns related to the lack of a stabilized surface, and Mr. Piland stated Condition Two requires the display area to be maintained to prevent soil erosion. Mr. Sharra asked about access to the site given the narrow entrance and size of the mobile homes, and Mr. Piland stated that discussions with the applicant included ensuring adequate clearance and fence placement to allow vehicles to enter and exit the site without affecting S. Suncoast Blvd; all maneuvering is to occur on site and the proposed number of units supports site circulation.

PUBLIC INPUT: None.

COMMISSION COMMENTS: Mr. Bramblett stated he had no issues with the application and noted that several of the questions raised would be addressed through permitting, and that the mobile homes are temporary display units that are not anchored and will have no electricity or occupancy. He added that an occupancy condition would be acceptable but expressed concern about adding requirements beyond what is typically applied to other mobile home dealers.

Mr. Sharra stated that several technical items, including septic and wastewater, will be addressed through the permitting process. He also referenced traffic conditions along S. Suncoast Blvd. due to nearby commercial uses and noted that traffic impacts will need to be considered. He stated the proposal is consistent with the surrounding area and expressed support for the application.

Ms. Collins stated there was no public input and that the application meets the intent of the Comprehensive Plan, provided all Land Development Code standards are met. She noted the entrance on S. Suncoast Blvd., a State road, and recommended a pre-application meeting with the Florida Department of Transportation to determine if improvements are needed for access due to the size of the units. She stated she had no objection to the application.

Mr. Facemyer stated he intended to support the application.

Mr. Barmes also stated support for the application.

MOTION: The Planning and Development Commission finds application number **PUD-2025-00011** **CONSISTENT** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends **APPROVAL WITH CONDITIONS** of the application to the Board of County Commissioners based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition.

1. The Planned Unit Development shall allow for a mobile home dealership with display of mobile/manufactured home as generally outlined on the Master Plan date-stamped September 15, 2025. Construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development code, unless specifically outlined within these conditions.
2. Display areas for mobile/manufactured homes may be grassed and must meet setbacks. The display areas must be maintained to prevent soil erosion.
3. No more than 10 mobile/manufactured homes shall be displayed and/or stored on site and cannot be occupied on site.
4. At the time of permitting, the applicant must demonstrate compliance with applicable development standards per LDC Section 3745, Additional Design Standards for Small Non-Residential Projects, including those for buffers, landscaping, façade, lighting, and pedestrian circulation, unless otherwise outlined in these conditions.
5. A tree preservation plan, as outlined in the LDC, must be submitted and approved at the time of permitting. Efforts must be made to ensure sites are developed in a way that preserves existing specimen trees. Existing trees can be utilized to meet landscape buffer requirements.

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6. Stormwater Management Design must meet the requirements of the Citrus County Land Development Code in effect at the time of permitting.
7. The following shall be required or as otherwise approved by the Technical Services (Engineering) Division:
 - US 19 is a FDOT maintained right of way, the applicant is responsible for obtaining approval for any proposed driveway connections to this roadway.
 - No improvements can be made that obstruct the adjacent parcels access to US 19 via W Candy Ln.
 - At time of Development, cross access must be constructed to the north and south property lines in accordance with LDC Section 7110.D
8. 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. Turf grasses and landscape vegetation shall be common to the area and drought tolerant.
9. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.
10. Minor modifications to this Planned Unit Development may be approved by the Director of the Land Development Division as outlined within Section 4304, Modification of a Previously Approved Planned Unit Development, as specified in the LDC.

MOTION:

1st Mr. Barmes 2nd Mr. Sharra

VOTE: 5 – 0, Motion Carried

2. **COMPREHENSIVE PLAN AMENDMENT**

a. **CPA/AA/PUD-2025-00003 Local Engineering, Inc. for Edward Gerrits**

REQUEST: Request to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan, from RUR, Rural Residential District, to IND, Industrial District; and to amend the Land Development Code Atlas Map from RURMH, Rural Residential District mobile homes allowed, to IND/PUD, Heavy Industrial District with a Planned Unit Development; and to establish a Planned Unit Development for commercial/industrial warehouse units and a telecommunications tower.

LOCATION: Section 34, Township 17 South, Range 17 East, more specifically, Lot 14200 of Turners Unrecorded Subdivision, Alternate Key Number 3423865, which address is known as 6776 N Citrus Ave., and a portion of Lot 0A, Alternate Key Number 3504020 which address is known as 6779 N Myaka Ave.

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Crystal River, FL. A complete legal description is on file with the Land Development Division.

STAFF CONTACT: Kelli Caudill, Planner; Land Development Division

INTRODUCTION: Ms. Burton's overview included photos of the subject property and the surrounding area, and a proposed Master Plan as submitted by the applicant.

APPLICANT: Dr. Wilburn stated the property is approximately 10.06 acres zoned Industrial with an existing approved development permit through the County and SWFWMD, including a retention pond, parking areas, and a permitted Phase One building currently under construction, along with approval for a cell tower in the northeast area. He explained this application requests two changes, including shifting the Industrial and Rural Residential (RUR) zoning boundary approximately 300 feet west to align with adjacent approved Industrial zoning to the south, and applying a PUD overlay to the expanded Industrial area and the existing permitted site to show the future building layout. The site plan includes up to 15 buildings, with current construction and permitting focused on Phase One and future buildings located within the proposed expanded area, and noted the site is designed for industrial use with impervious surfaces directing drainage to the existing retention pond. The request also includes establishing a 150-foot buffer setback along the western boundary in place of a wall requirement and stated the buffer would be maintained under the proposed expansion. Dr. Wilburn asked for the condition requiring a wall along the western property line to be removed if the 150-foot setback buffer is approved and stated a Type D buffer with plantings is proposed in place of the wall. He explained water and sewer services include a proposed private well, reuse of an existing well for irrigation, and an engineered aerobic septic system designed to serve multiple buildings, due to no County sewer being available to the property. He added that the entrance has been approved by Technical Services and designed to accommodate industrial traffic and emergency access. Before concluding, Dr. Wilburn pointed out a correction needed in the staff report related to building square footage, noting the master plan totals 100,800 square feet rather than 36,000 square feet, and stated the resulting intensity calculations remain within allowable limits.

QUESTIONS FROM STAFF: Mr. Hochadel asked for clarification on Condition Two and confirmed it relates to replacing the standard 25-foot Type D buffer and wall between industrial and residential areas with a 150-foot undisturbed buffer as allowed by the Land Development Code. Dr. Wilburn confirmed and also requested a correction to Condition One regarding the building square footage. Ms. Coutu stated a condition should also be added clarifying a future 250-foot communications tower. Dr. Wilburn stated agreement with the

clarification and noted the tower had been previously approved but not yet permitted.

COMMISSION QUESTIONS: Ms. Collins asked whether the proposed industrial use meets Policy 17.7.3 for wastewater generation under 1,000 gallons per day, and Dr. Wilburn stated it does based on each building containing a small office with one restroom, keeping total flow under the threshold. Ms. Collins then asked about the project timeline and whether a phasing schedule or condition should be included, and Ms. Coutu noted the Land Development Code allows three years unless a different timeframe is requested, with the requirement tied to the PUD remaining active. Dr. Wilburn stated there is no set construction order and any building may be built at any time and noted he was comfortable with the timeframe.

Mr. Sharra asked about the purpose of the proposed industrial warehouse buildings, and Dr. Wilburn stated they are intended for subcontractor uses such as HVAC and cabinet work, with small offices and larger areas for storage and light fabrication, and confirmed the buildings are for lease. Mr. Sharra then asked about stormwater design, and Dr. Wilburn stated the retention system was designed for full site buildout, including future impervious areas, with additional smaller ponds supporting roadway drainage and a system designed for a 100-year storm event with no overflow. Mr. Sharra asked whether the proposed buildings are within existing Industrial zoning, and Dr. Wilburn confirmed that all 12 buildings and associated parking are within the existing Industrial area, with a portion of three buildings extending into the requested expansion area. Mr. Sharra asked about the 150-foot setback area, and Dr. Wilburn stated it is under the same ownership, currently vegetated, and not planned for development, and confirmed the request is a Land Development Code allowance for a 150-foot setback in place of a wall and buffer. Mr. Sharra then asked about adjacent buffering, lighting, and noise, and Dr. Wilburn stated the adjacent southern property is also Industrial, lighting would comply with the Land Development Code and be building-mounted toward internal drive aisles, and noise would be consistent with surrounding Industrial uses and Highway corridor activity, he confirmed the use is general warehouse and commercial lease with no heavy manufacturing planned.

Mr. Barnes asked whether contractors would have access to well water beyond restroom use, including equipment washing, and Dr. Wilburn stated some buildings may include utility sinks and eyewash stations depending on use. Mr. Barnes then asked about industrial waste entering the wastewater system, and Dr. Wilburn stated the public consumption well meets required setbacks and that the buildings will connect to an aerobic treatment system designed to meet central sewer requirements. Mr. Barnes asked whether the cross areas are grass instead of asphalt, and Dr. Wilburn confirmed the areas between buildings are grass, with roadway access around them, noting the pond was

originally designed for full asphalt coverage but the current plan includes grass areas between buildings.

Mr. Bramblett brought up concerns about the proposed upzoning of the rear 300 feet to Heavy Industrial and asked what could be done to address potential long-term impacts if utilities become available and more intensive uses are allowed in the future. Dr. Wilburn stated he did not have a specific mechanism to address that concern but noted that site constraints and parking limitations would restrict larger manufacturing uses.

STAFF: Ms. Caudill stated the application requests to rezone approximately 4.57 acres of Lot 0A from Rural Residential Mobile Homes Allowed to Industrial and to combine that area with all of Lot 14200, which is already zoned Industrial, under a Planned Unit Development for commercial and industrial warehouse units and a 250-foot telecommunications tower. She stated the total PUD site is approximately 14.7 acres with access from Citrus Avenue, with Lot 14200 already bordered by Industrial uses to the east and south and TCU to the north, and Lot 0A containing existing planted pines to the west. She stated the master plan shows the proposed warehouse buildings, the telecommunications tower in the northeast corner, and the locations of the aerobic wastewater treatment system and the stormwater retention system.

COMMISSION QUESTIONS: Mr. Sharra asked about the potential for solvents or light chemicals from warehouse uses entering the aerobic wastewater treatment system, and Ms. Coutu noted proposed Condition Three and Policy 17.7.3 prohibit industrial waste from entering wastewater systems and limit uses that generate less than 1,000 gallons per day, with those restrictions enforced through the PUD approval. Mr. Sharra asked whether future changes in use would require returning to the County, and Ms. Coutu stated the PUD limits the site to commercial and industrial warehouse uses and that any increase in intensity would require PUD review and approval. Mr. Sharra then asked about noise standards at the property boundary, and Mr. Hochadel stated the County Code includes a noise ordinance.

Mr. Barmes asked about industrial waste and how it would be handled within the wastewater system. Mr. Hochadel stated the Land Development Code includes a separate section addressing industrial waste producing uses and noted the application does not include uses that would trigger those requirements. He stated if a future use met the industrial waste criteria, it would be subject to the specific Land Development Code standards.

PUBLIC INPUT: Ronda Distel stated she owns property in the area and previously sold portions, noting the land was originally farmland and was later rezoned to Industrial over 20 years ago. She stated she had opposed that change at the time due to nearby residential properties. She expressed concern about continued development in the area, including impacts to County roadway

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and utility infrastructure. She referenced existing Industrial uses nearby as an example of potential impacts. She also stated that parts of the proposed development are close to residential property and expressed concern about proximity to homes.

Rob Stapleton stated his home is located near the center of the subject area and described current tree removal and construction activity visible from his property. He stated the area previously consisted of trees and open land and expressed concern about increased noise and construction activity. He stated concern about potential wastewater use from future industrial uses and service activities. He stated he did not know the details of the proposed wall but indicated it could provide separation from the development. He further stated concern about the removal of trees and changes to the view from his property.

REBUTTAL: Dr. Wilburn stated the adjacent industrial property referenced by the speaker is not part of the application and is under separate ownership. He explained the area being discussed is approximately 160 feet wide from the residential boundary to the start of the project area. He noted comments regarding tree removal relate to an existing permit and not the rezoning request, and that no trees on the subject property are proposed for removal under this application. The proposed development includes a 150-foot buffer in lieu of a wall with Type D plantings and that this buffer would separate uses without a wall.

Mr. Bramblett asked whether the existing planted pines within the buffer area would remain. Dr. Wilburn stated the area is currently Agricultural and the trees could be removed at any time under existing property rights. Mr. Bramblett asked about a condition to retain the planted pines within the 150-foot buffer in perpetuity. Dr. Wilburn stated that it would affect the property owner's rights and stated at this time there is no plan to remove the planted pines.

COMMISSION COMMENTS: Mr. Sharra noted the application is in an area designated for industrial use and referenced the County's goals for industrial development near existing infrastructure. The site is adjacent to a transmission corridor and roadway and is within an industrial area where the proposed uses are permitted. He raised questions about the proposed 150-foot setback and Type D buffer requirement, noting that staff identified a buffer that includes a wall, and requested clarification on whether the area would remain vegetated, be cleared, and whether existing trees would remain. He also noted the southern boundary buffering was not fully addressed and said the buffering standards should be clarified. He raised concerns about wastewater limits, referencing the 1,000-gallon per day threshold and noting it does not address wastewater quality. He expressed support subject to clarification of buffering and wastewater.

Mr. Facemyer stated he intends to support the application.

Mr. Bramblett asked staff to clarify the Type D buffer without a wall and the 150-foot separation and requested an explanation of what the requirement means for plantings and site conditions. Mr. Hochadel explained that the Land Development Code provides two options for industrial adjacent to residential: a 25-foot buffer with plantings and a wall, or a 150-foot undisturbed area with no development and stated the 150-foot option is less commonly used but allowed. The applicant is proposing to maintain a 150-foot area with no development and the land is currently Agricultural with timber that could be removed.

Ms. Coutu stated the applicant offered to install Type D plantings without a wall if the timber is removed and noted the 150-foot separation alone meets Code requirements. Mr. Sharra asked how “undisturbed” would be defined and whether existing vegetation would be required to remain.

Ms. Lyn stated an Agricultural classification is determined by the Property Appraiser and can continue regardless of zoning, and that the County cannot require continuation of Agricultural use but can require Type D plantings as a condition.

Dr. Wilburn stated the intent is to maintain a 150-foot development buffer with Type D plantings located at the west property line and no development within the buffer.

Mr. Sharra asked Ms. Coutu to read the proposed language. She stated Condition Two would require the applicant to establish and maintain a 150-foot development buffer with Type D plantings and no wall at the west side property line.

Mr. Bramblett stated he is in favor of the application. He noted existing industrial uses nearby, including a granite shop, and stated the level of water use varies by operation. He stated enforcement of improper discharge would be handled through Code Compliance and complaint-based reporting.

Ms. Collins said that with the applicant providing a 150-foot development buffer and Type D plantings, the proposal would meet buffering requirements beyond current standards. She noted that future development to the south would be required to meet buffering requirements where it abuts residentially committed properties. She confirmed support for revising Condition One to reflect the updated square footage and telecommunications tower details and stated the project meets concurrency, compatibility, and Comprehensive Plan requirements with no objection.

Mr. Barmes stated agreement with the other board members and indicated support for the application with the conditions as revised. He stated concern

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regarding industrial wastewater and noted that enforcement is difficult without testing capability.

MOTION: The Planning and Development Commission finds application number **CPA/AA/PUD-2025-00003 CONSISTENT** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends **APPROVAL WITH MODIFIED CONDITIONS** of the application to the Board of County Commissioners based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition.

1. This application shall allow up to 100,800 square feet of commercial/ industrial warehouse units and future communications tower as outlined on the proposed Master Plan dated June 24, 2025. Improvements shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code, unless as specifically outlined within these conditions.
2. A 150 -foot wide undisturbed landscape and Type D plantings are required on the west side of the PUD adjacent to residential property.
3. At time of permitting applicant must meet all development requirements of the Comprehensive plan in regards to Chapter 10 Policy 17.7.3 as it pertains to central water and sewer facilities.
4. A Tree Preservation Plan must be submitted and approved at the time of permitting.
5. A biological survey must be submitted at the time of permitting.
6. 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. Turf grasses and landscape vegetation shall be common to the area and drought tolerant.
7. The applicant will need to meet the requirements of Chapter 6, Stormwater Management and Chapter 7, Transportation System Standards at time of permitting.
Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.
8. Telecommunications Tower cannot exceed 250 feet in height and must meet requirements of Chapter 3, 3750. Commercial Wireless Telecommunications Towers, Structures and Antennas
9. Minor modifications to this Planned Unit Development may be approved by the Director of the Land Development Division as outlined within Section 4304, Modification of a Previously Approved Planned Unit Development, as specified in the LDC.

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MOTION:

1st Mr. Bramblett 2nd Mr. Barmes

VOTE: 5 – 0, Motion Carried

K. ADDITIONAL ITEMS: Ms. Coutu announced the January 15th PDC meeting will have 6 applications and a new chairman will be selected.

L. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS: None.

M. ADJOURN

The Planning and Development Commission adjourned at 10:40 a.m.

Respectfully submitted,

Carissa Faulkner-Cable, Recording Secretary



AGENDA MEMORANDUM

FROM:	Eric Landon, Growth Management Director				
SUBJECT:	6.4.2026 Agenda, Directions & Map				
AGENDA DATE:	June 4, 2026				
<u>BRIEF OVERVIEW:</u> 6.4.2026 Agenda, Directions & Map					
<u>STRATEGIC PLANNING ELEMENT:</u>					
<u>BUDGET IMPACT/FUNDING SOURCE:</u>					
Account No.	Account Title	Current Budget	YTD Expenditure	Encumbrances	Available Balance
Applicant					
<u>RECOMMENDED ACTION:</u> Review 6.4.2026 Agenda, Directions & Map					
<u>ATTACHMENTS:</u> 1. 6.4 Agenda, Directions & Map					



**CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION
Thursday, June 4, 2026 at 9:00 AM
Lecanto Government Building
3600 West Sovereign Path, Room 166
Lecanto, Florida 34461**

DAVID BRAMBLETT, CHAIR

ROBERT SHARRA

JENETTE COLLINS, 1st VICE CHAIR

KURT STONE

MICHAEL FACEMYER, 2nd VICE CHAIR

TIMOTHY GILBERT (Alternate)

RICHARD BARMES

JANIS MURPHY (Alternate)

STUART BOZEMAN

CHUCK DIXON (School Board)

- A. CALL TO ORDER**
- B. INVOCATION**
- C. PLEDGE OF ALLEGIANCE**
- D. ROLL CALL**
- E. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES**
- F. OPEN TO THE PUBLIC – Receive comments from the public**
- G. APPROVE MINUTES – Approval of available minutes**
- H. STAFF ANNOUNCEMENTS**
- I. EX PARTE COMMUNICATION: County Attorney**
- J. APPLICATIONS**

1. PLANNED UNIT DEVELOPMENT

a. PUD-2025-00009 Edward McDonald for Homosassa 1998 ECP, LLC

REQUEST: A request to establish a Master Plan (Planned Unit Development) for an automobile service use in the Coastal High Hazard Area, pursuant to Section 2412, General Commercial District, Section 3220, Automobile Service Stations, and Section 4300, Planned Unit Developments, as specified in the Citrus County Land Development Code.

LOCATION: Section 24, Township 20 South, Range 17 East; more specifically, Lot 1 of US Hwy 19 Conrad Plat Subdivision, Bk 21, Pg 83, (Alternate Key 3528496), which address is 9318 S. Suncoast Blvd., Homosassa, FL. A complete legal description is on file with Land Development Division.

STAFF CONTACT: Joe Hochadel, AICP, Principal Planner; Land Development

2. LAND USE APPLICATION

b. CU-2026-00001 Furman for AVI Properties, LLC

REQUEST: Request for a Conditional Use approval to allow for light manufacturing in the General Commercial District, pursuant to Section 2412, General Commercial District (GNC), as specified in the LDC.

LOCATION: Section 36, Township 18 South, Range 19 East; specifically, Lots 18, 19, and 20, Keller's Subdivision, recorded in Plat Book 2, Page 36, and Lots 13, 14, and 15, Hernando City Heights as recorded in Plat Book 3, Page 111, Block N, Alt Key 3517067, which address is 1577 N. Florida Ave., Hernando, FL. A complete legal description is on file with the Land Development Division.

STAFF CONTACT: Frankie Piland, Planner; Land Development

K. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

L. ADJOURN

If any person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings and, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

Planning and Development Commission

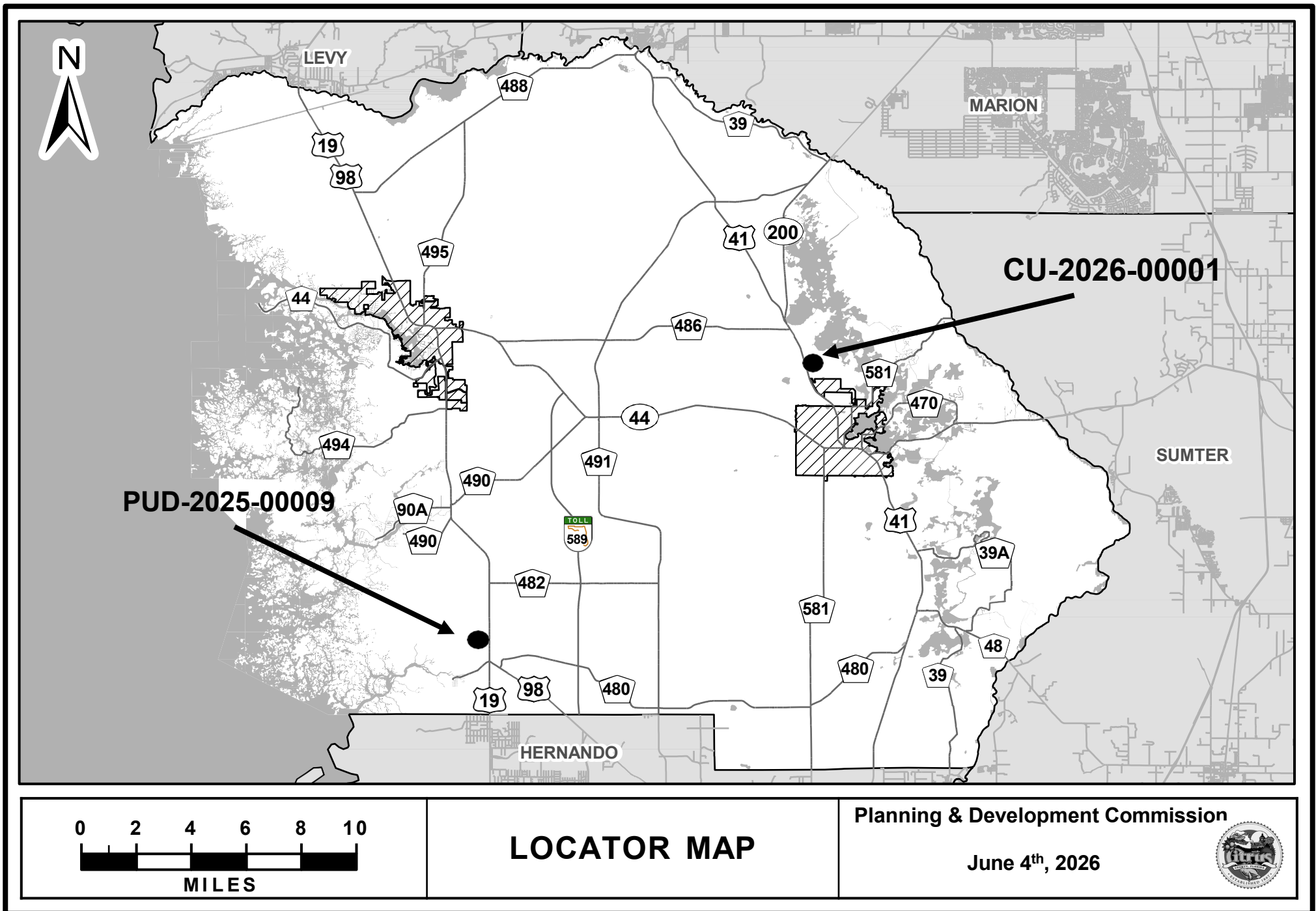
Directions for meeting on June 4th, 2026

PUD-2025-00009 Thomas Engineering for Homosassa 1998 ECP, LLC

From the intersection of Saunders Way and S Lecanto Hwy/CR-491, turn right and follow for **5.3 miles**. Turn right onto W Cardinal St and in 6 **miles** turn left onto S Suncoast Blvd/US-98 E/US-19 S and go for an additional **2.7 miles**, turn right onto W Houston Ln about **0.1 mile**. You have arrived at W Houston Ln. Your destination is on the right.

CU-2026-00001 Furman for AVI Properties, 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 right onto Gulf to Lake Hwy/SR-44 E. Travel approximately **7.6 miles** and turn left onto N Independence Hwy. Travel approximately **2.4 miles** and turn left onto US-41 N/N Florida Ave. Travel approximately **0.4 miles**, the destination is on the right. (**1577 N Florida Ave, Hernando**)





AGENDA MEMORANDUM

FROM:	Eric Landon, Growth Management Director																
SUBJECT:	PUD-2025-00009 – Edward McDonald for Homosassa 1998 ECP, LLC																
AGENDA DATE:	June 4, 2026																
<u>BRIEF OVERVIEW:</u> A request to establish a Master Plan (Planned Unit Development) for an automobile service use in the Coastal High Hazard Area, pursuant to Section 2412, <u>General Commercial District</u>; Section 3220, <u>Automobile Service Stations</u>, and Section 4300, <u>Planned Unit Developments</u>. The property is approximately 2.3 acres, located in <u>Section 24, Township 20 South, Range 17 East</u>; more specifically, Lot 1 of US Hwy 19 Conrad Plat Subdivision, Bk 21, Pg 83, (Alternate Key 3528496), which address is 9318 S. Suncoast Blvd., Homosassa. The application was reviewed and continued by the PDC on February 19, 2026.																	
<u>STRATEGIC PLANNING ELEMENT:</u>																	
<u>BUDGET IMPACT/FUNDING SOURCE:</u> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Account No.</th> <th style="text-align: left;">Account Title</th> <th style="text-align: center;">Current Budget</th> <th style="text-align: center;">YTD Expenditure</th> <th style="text-align: center;">Encumbrances</th> <th style="text-align: center;">Available Balance</th> </tr> </thead> <tbody> <tr> <td colspan="6" style="height: 100px; vertical-align: top;">Applicant</td> </tr> </tbody> </table>						Account No.	Account Title	Current Budget	YTD Expenditure	Encumbrances	Available Balance	Applicant					
Account No.	Account Title	Current Budget	YTD Expenditure	Encumbrances	Available Balance												
Applicant																	
<u>RECOMMENDED ACTION:</u> Conduct a public hearing on June 4th, 2026, to review and consider application PUD-2025-00009 – Edward McDonald for Homosassa 1998 ECP, LLC and make a recommendation to the Board of County Commissioners. (Eric Landon, Director, Growth Management)																	
<u>ATTACHMENTS:</u> 1. PDC coordinator powerpoint 2. Applicant Power Point 3. application & supporting documents																	

4. Proposed Site Plan
5. tree protection plan
6. March 31, 2026 letter from applicant
7. Service Availability Letter
8. Planner's PowerPoint
9. Staff Report & map



PUD-2025-00009

Edward McDonald for
Homosassa 1998 ECP, LLC











PLANNING AND DEVELOPMENT COMMISSION

Tuesday, June 4, 2026

Take 5 – Homosassa - PUD

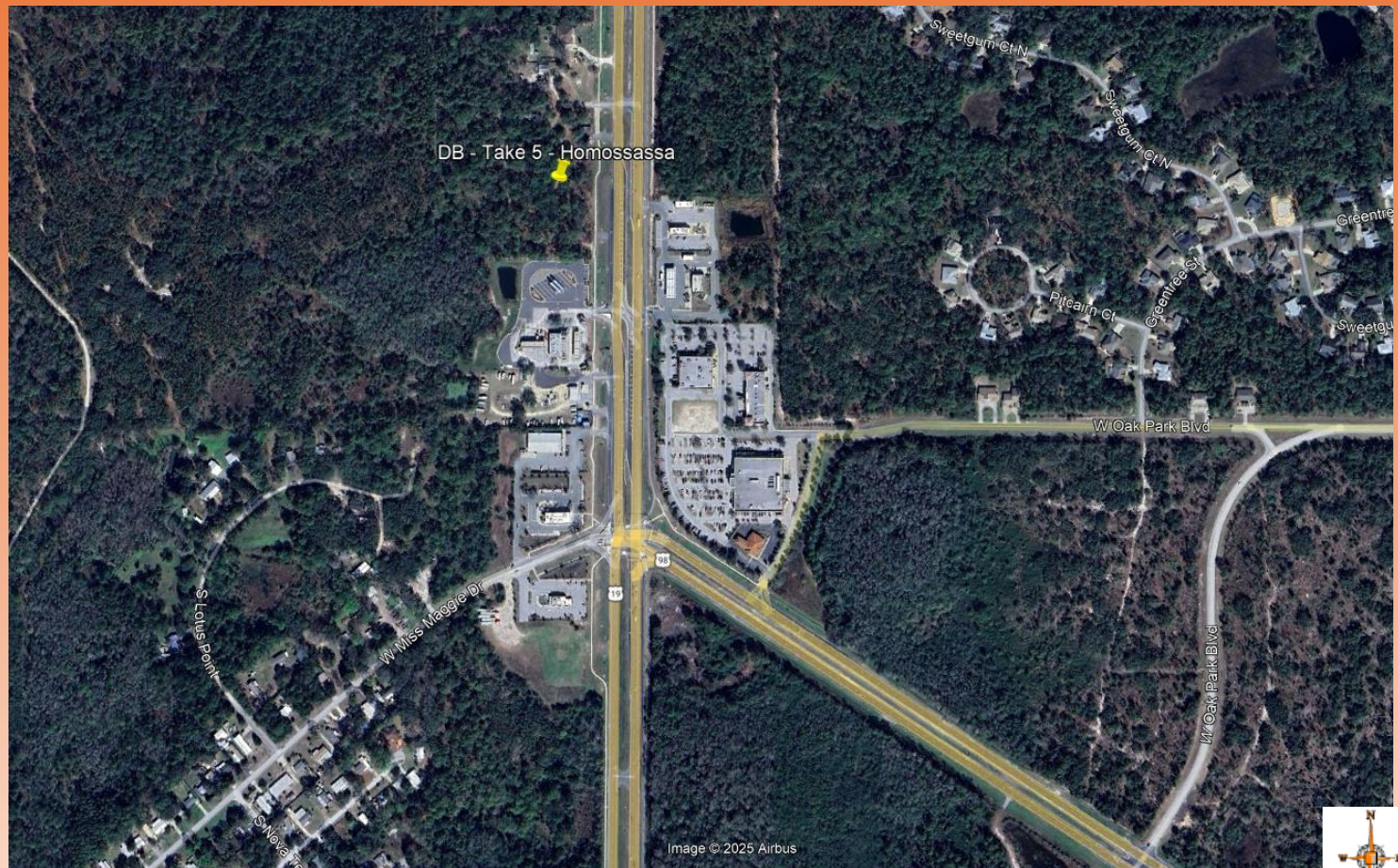
Thomas Engineering Group, LLC

PUD w/ Deviation Request

- **PUD Request to allow Automobile Service use in Coastal High Hazard Area – Section 2412**
- **Drive thru Facility w/out a bypass lane – Section 7170**
- **Loading Zone Not Designated – Section 7290**
- **Approval of a lot width less than 150 feet – Section 11010**
- **No Direct Sidewalk Connection – Section 7345
(REMOVED)**

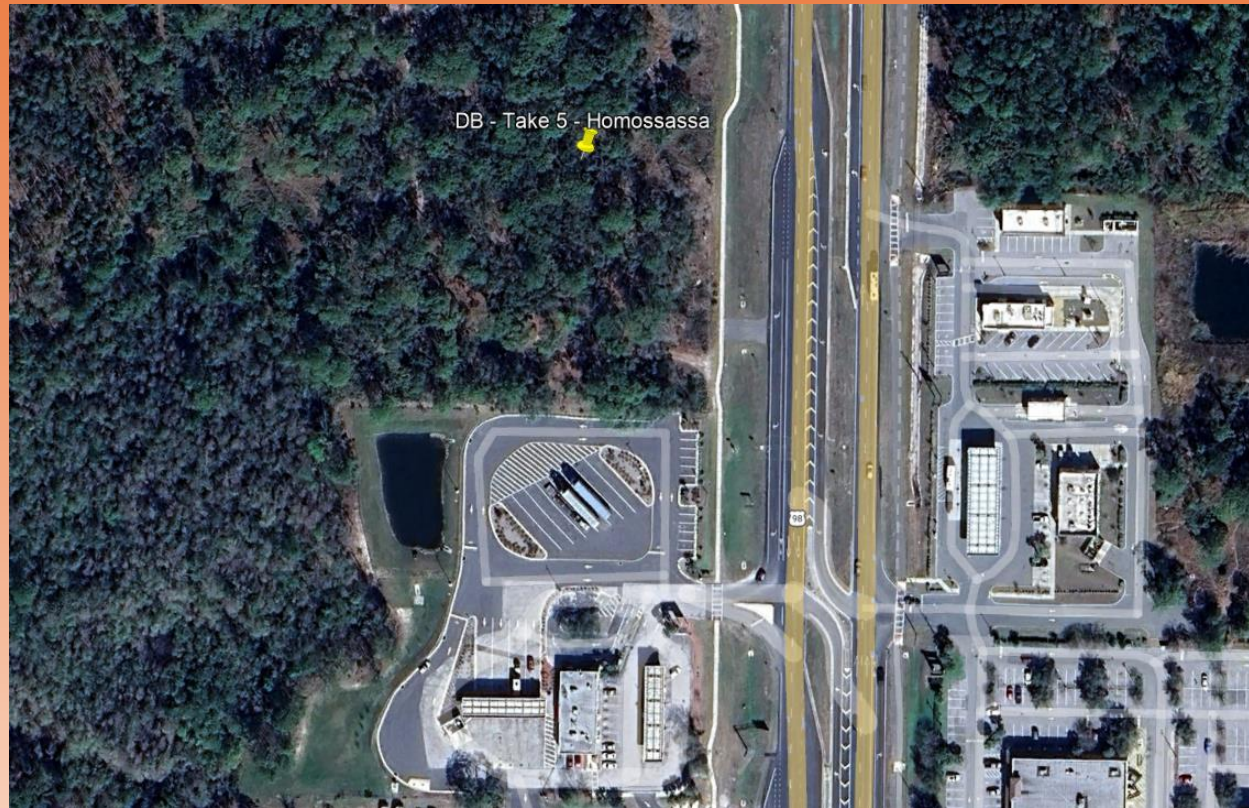
Site Location

- Located at West side of US 19, ¼ Mile North of Intersection of US 19 & US 98 in Homosassa.

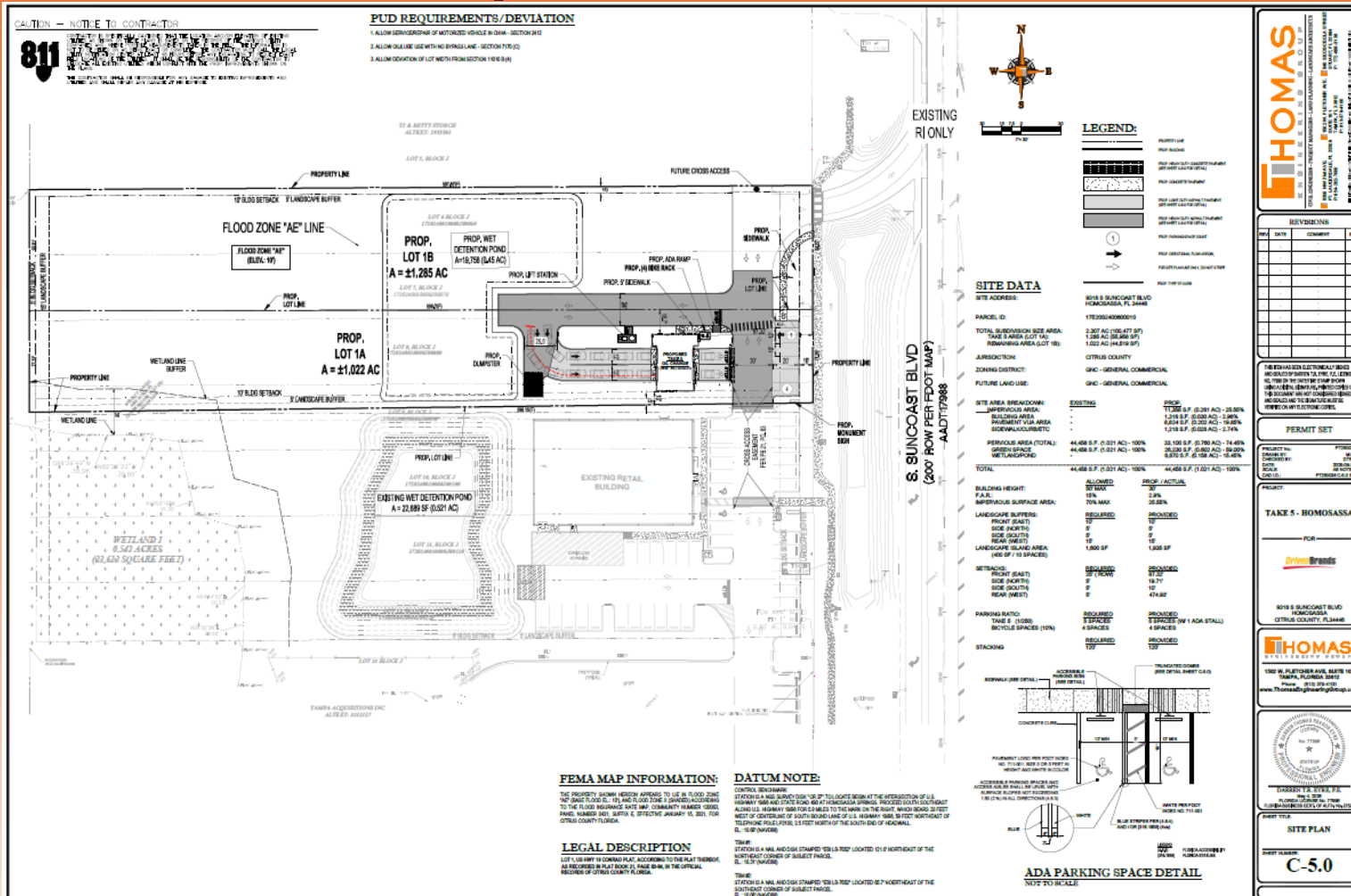


Site Location

- Located at West side of US 19, ¼ Mile North of Intersection of US 19 & US 98 in Homosassa.
- Site Directly North of the Circle Gas Station

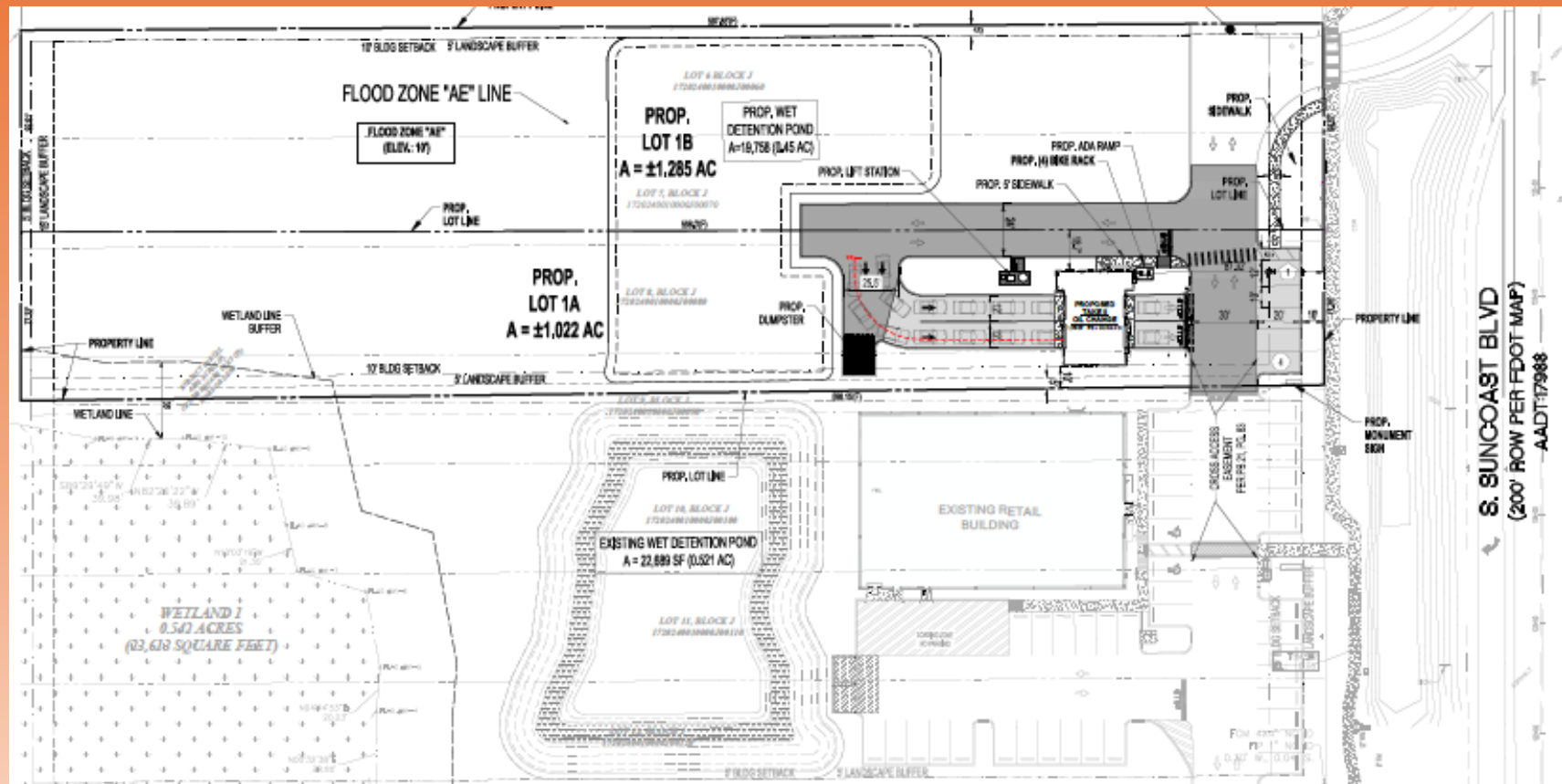


Proposed Site Plan



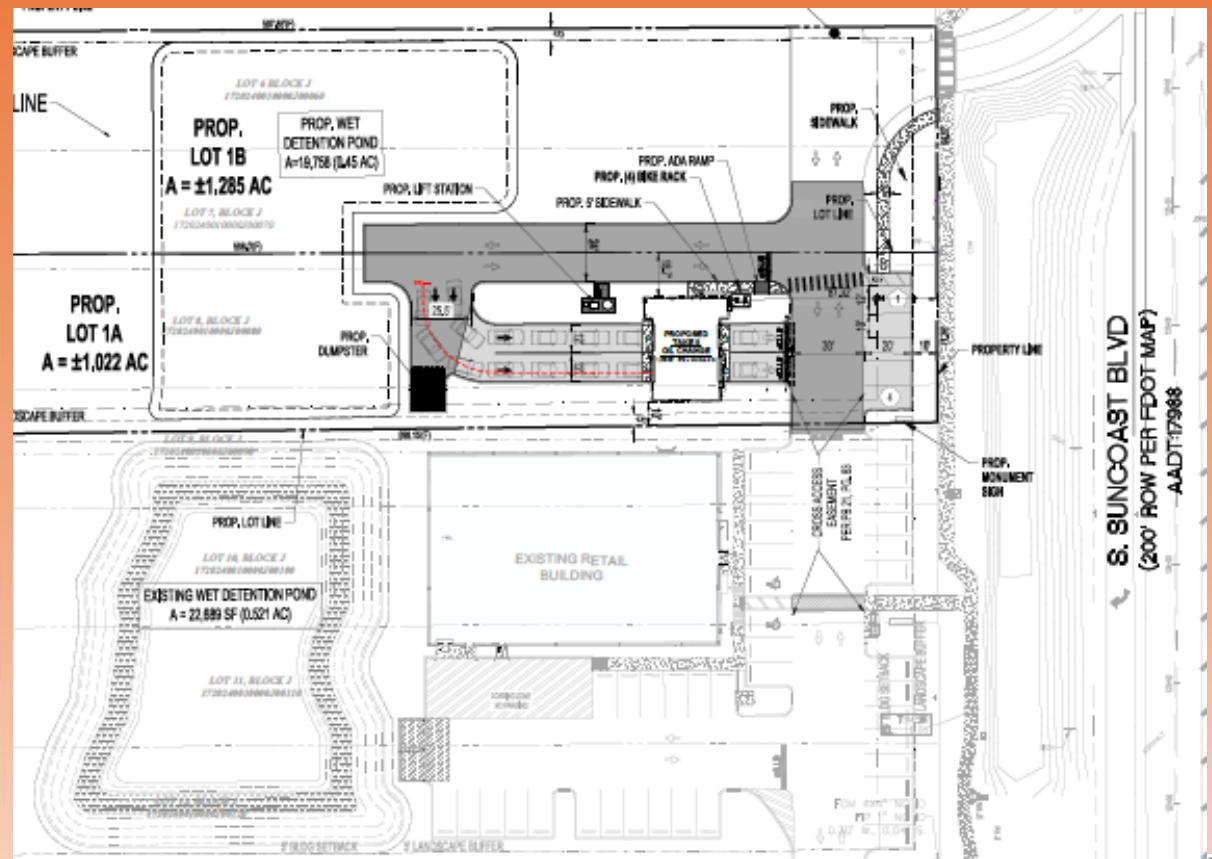
Proposed Site Plan

- Site Directly North of the recently constructed Dollar Tree store that created the subdivision of the parcel to the 2.31 acre parcel
- Proposed Subdivision would create Lot 1A & 1B, 1.022 acres and 1.285 acres respectively

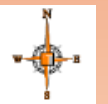
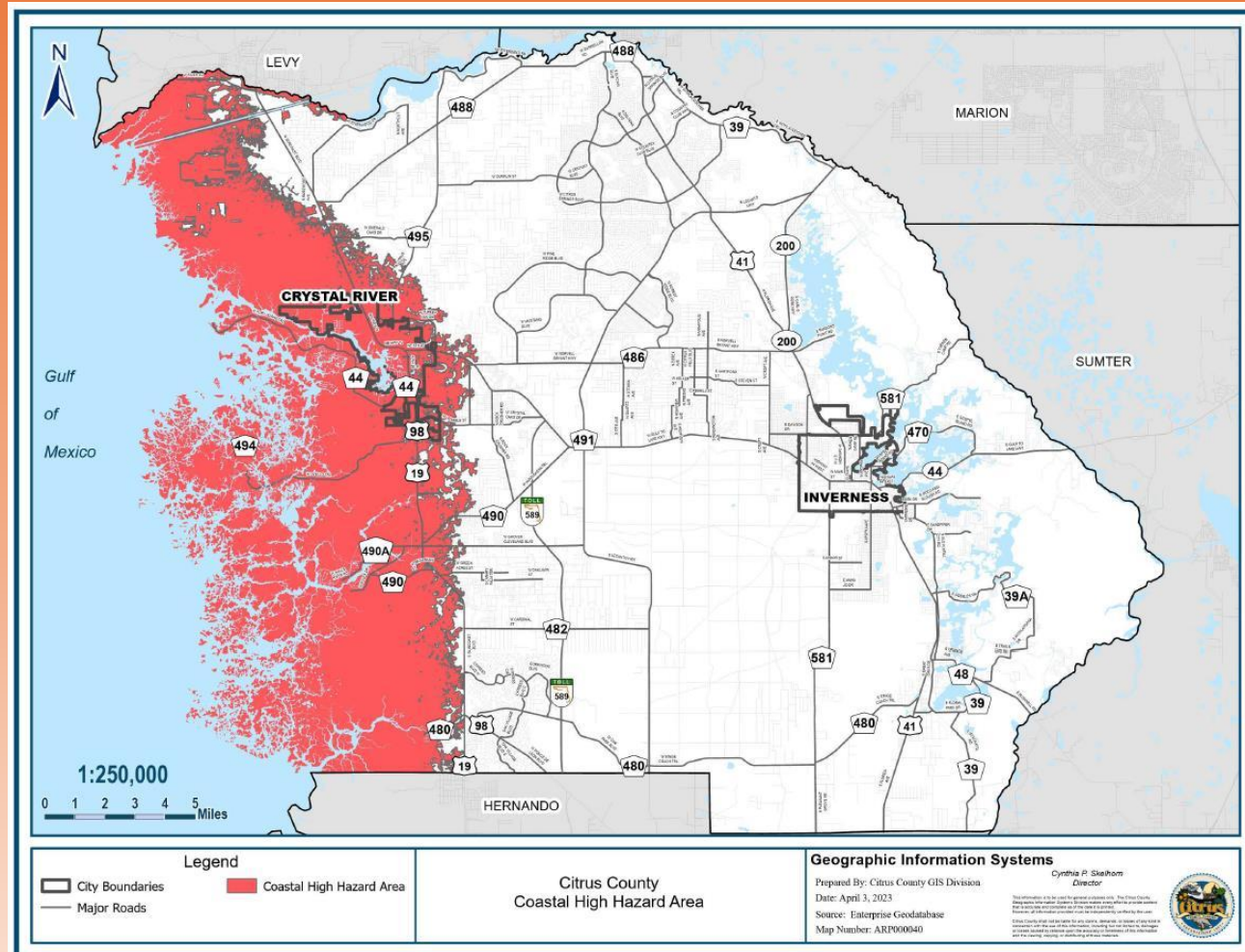


Proposed Site Plan

- **Dollar Tree Store Construction established the permitted driveway connection to US19 and cross access thru the subject parcel.**
- **Proposed Site Plan will utilize a shared storm system.**
- **Water & Sewer available for connection to the subject site.**

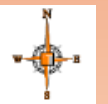
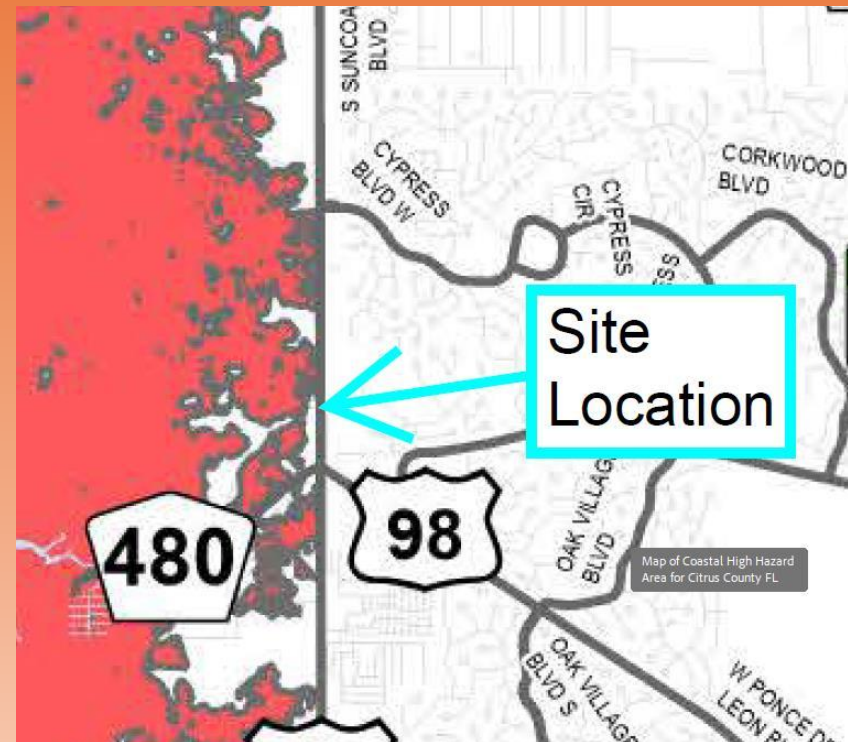


Coastal High Hazard Area - CHHA



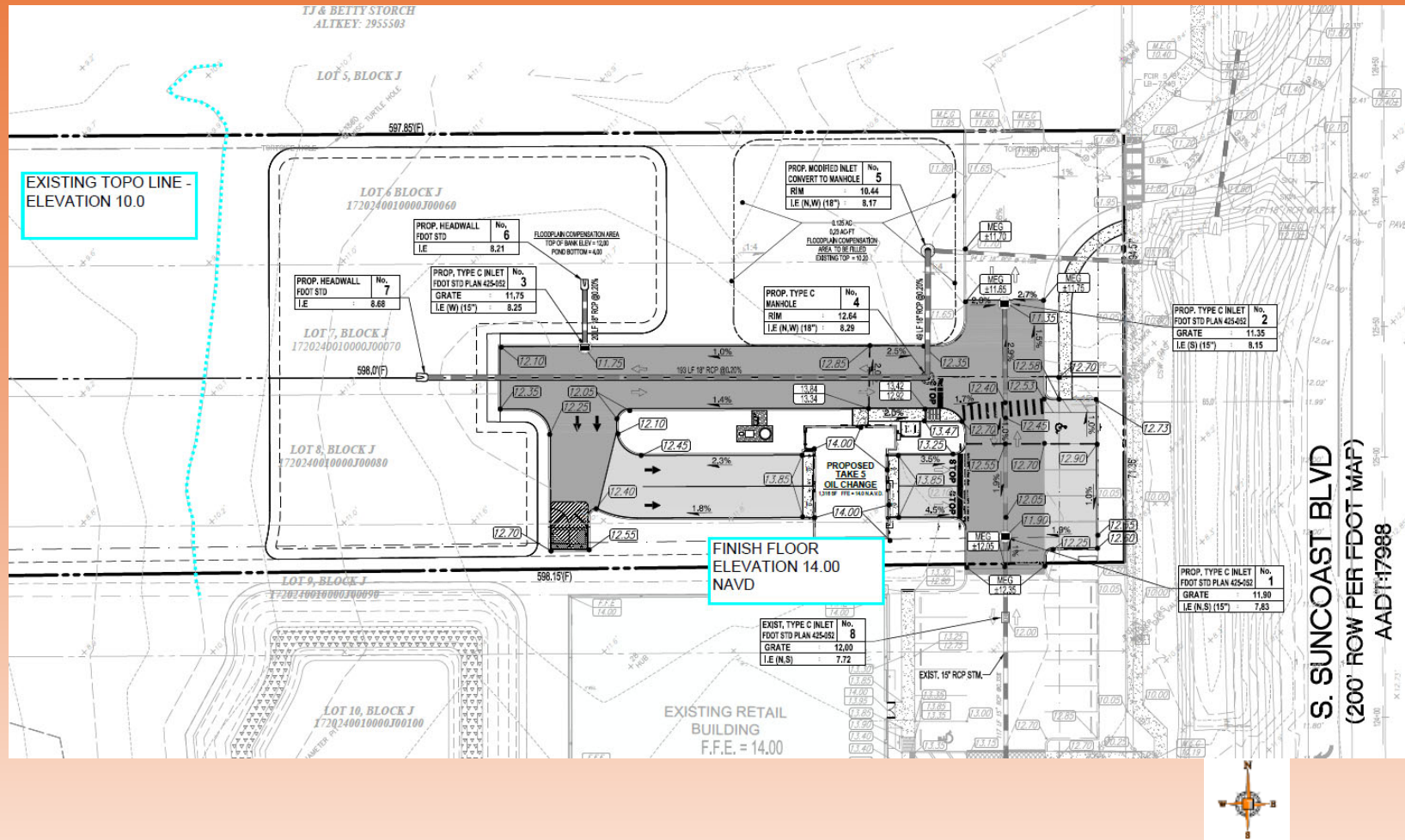
Coastal High Hazard Area - CHHA

- Storm Surge Elevation not defined on CHHA Map
- FEMA Elevation 10 NAVD



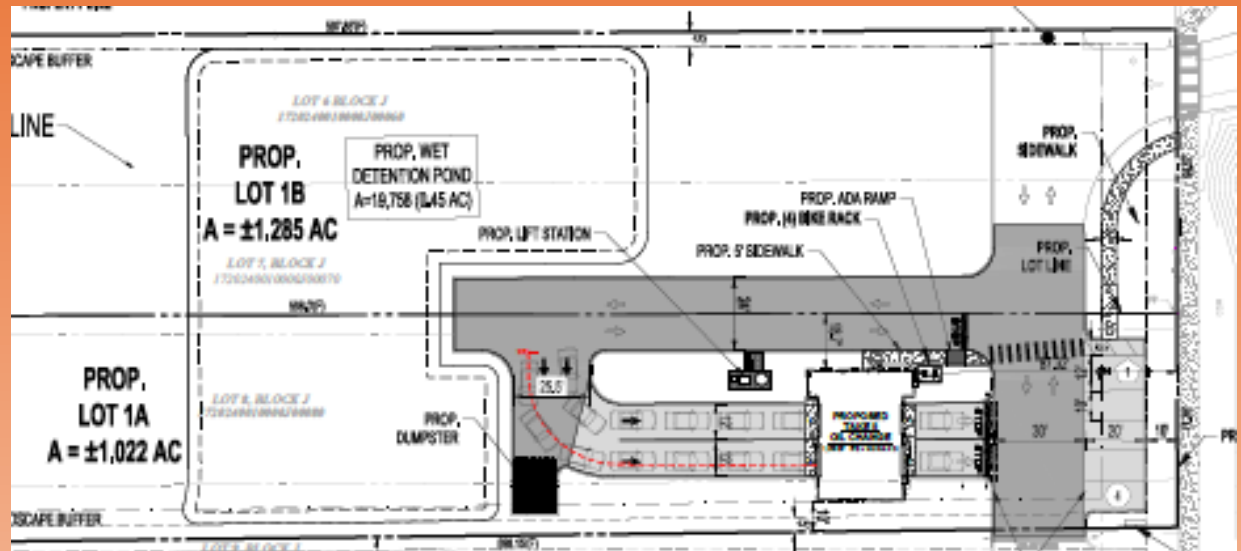
Coastal High Hazard Area - CHHA

- IF COASTAL HIGH HAZARD BASED ON FEMA ELEVATION, THEN DEVELOPMENT PROPOSED MAJORITY OUT OF THE CHHA AND THE FFE ELEVATION OF 14.0 NAVD IS 4 FEET ABOVE THE FEMA ELEVATION OF 10.0 NAVD



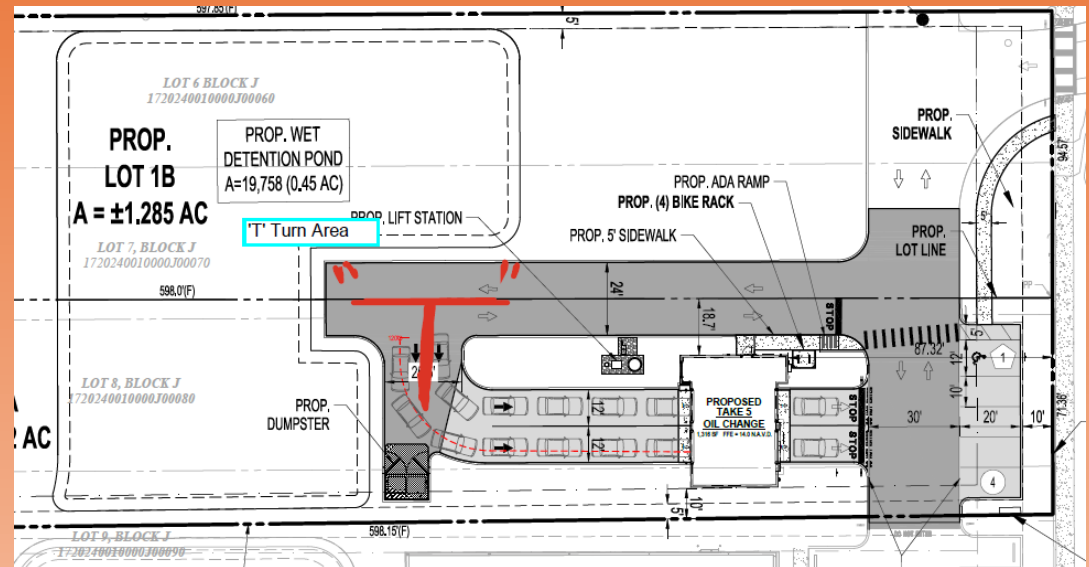
DRIVE THRU FACILITY

- Drive thru Facility w/out a bypass lane – Section 7170 states a bypass lane shall be provided.
- Operations: Customers pull thru with car and remain in car while oil change is completed.
- First time customers have adequate parking to park and come into building to speak to management.
- Returning Customers will know to circle to the back and pull thru.
- 'T' Turn provided should customer unknowingly drive to the queuing area.



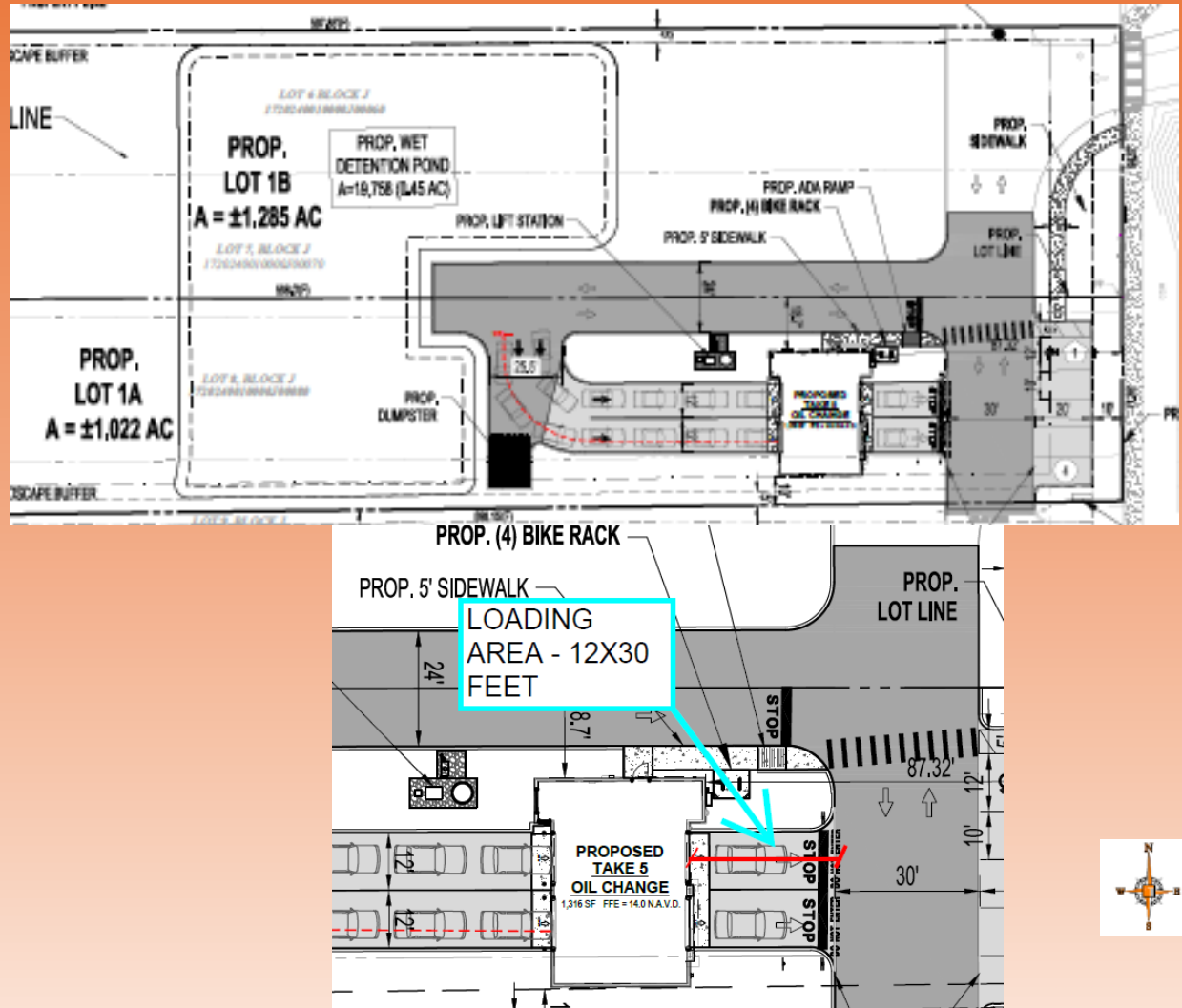
DRIVE THRU FACILITY

- Drive thru Facility w/out a bypass lane – Section 7170 states a bypass lane shall be provided.
- Operations: Customers pull thru with car and remain in car while oil change is completed.
- First time customers have adequate parking to park and come into building to speak to management.
- Returning Customers will know to circle to the back and pull thru.
- 'T' Turn provided should customer unknowingly drive to the queuing area.



LOADING

- **Loading Zone Not Designated – Section 7290**
- **Section 7290 – G.1 – Normal Delivery requires 10x20 spaces less than 2 tons in load capacity**
- **G.2 – 12X60 IF OVER 2 TONS**
- **TAKE 5 JUST OVER 2 TONS**
- **Site Loads during nonbusiness hours and will uses box truck 26 Feet in Length**



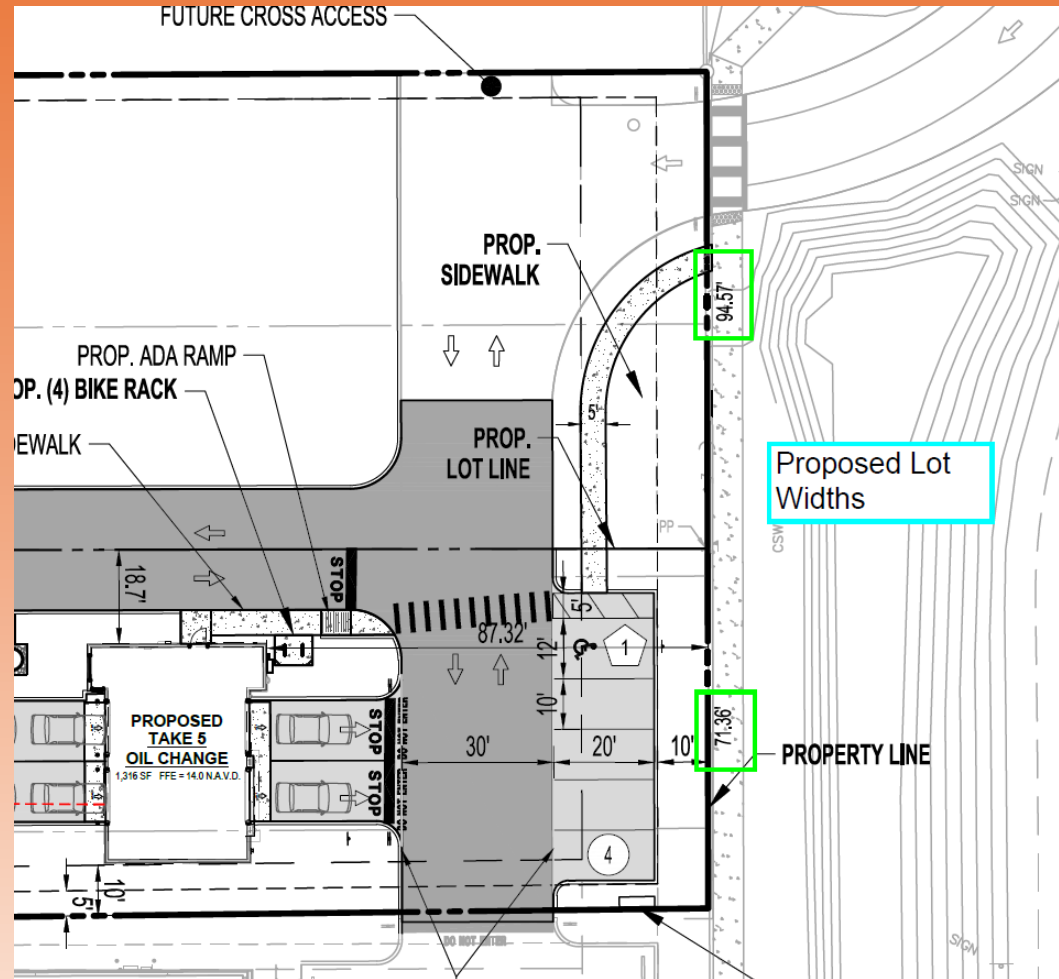
Lot Widths

Approval of a lot width less than 150 feet – Section 11010 Section 11010 Minor Subdivision

B. In order to qualify for the exemption through this provision, the following conditions shall apply:

Section 11010 B.4:

All lots and/or parcels so created shall meet the minimum lot frontage, area, and dimensional requirements for the land use district in which they are located; however, in no case shall residential lots have a minimum lot width of less than 100 feet or in no case shall a nonresidential lot have a minimum lot width of less than 150 feet for the entire depth of the lot and as measured along the existing paved public road.



There is no minimum lot width for new individual lots within the planned service area served by both a central water and central sewer system except as provided elsewhere within this LDC. However, those properties located outside the planned service area or not served by central water and central sewer shall maintain a minimum 100 feet for residential and 150 feet for nonresidential new lots.

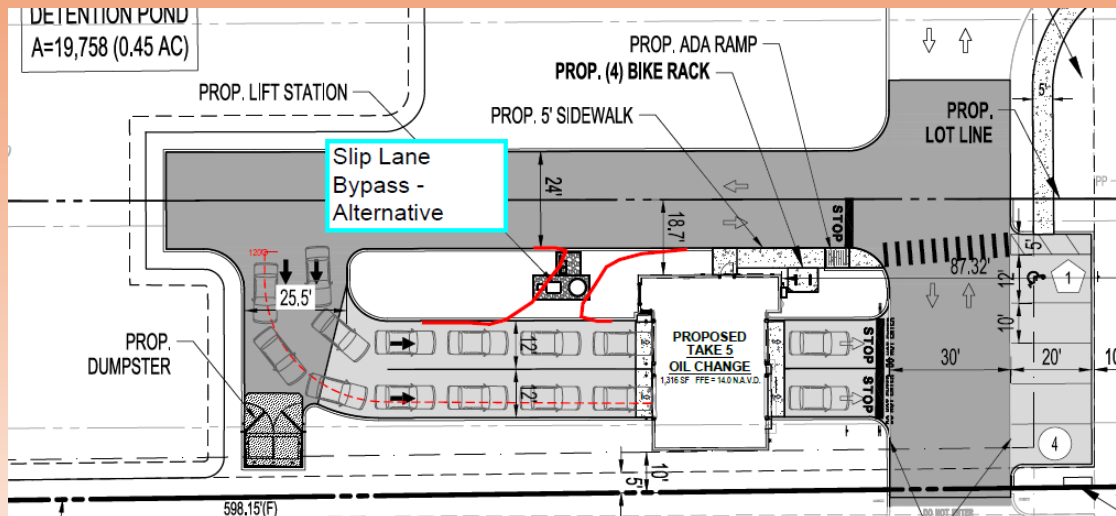


DRIVE THRU FACILITY – bypass alternative

- Taco Bell Across Street



- Slip Lane Bypass Alternative





Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT LAND
DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461
Telephone: (352) 527-5239
TTY Dial 771
Web Address: www.citrusbocc.com

CITRUS COUNTY LAND DEVELOPMENT CODE PLANNED UNIT DEVELOPMENT APPLICATION

Application No.:

Date:

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

Applicant*

Name: Edward McDonald
Address: 1502 W Fletcher Ave, Ste 101
City: Tampa
State: FL Zip: 33612
Phone: 813 379 4100
Email: emcdonald@thomaseg.com

Property Owner

Name: Hormosassa 1998 EUP, LLC
Address: 4362 Northlake Blvd, Ste 213
City: Palm Beach Gardens
State: FL Zip: 33410
Phone: 816 260 9334
Email: mlucido@eupdev.com

Property Description: Section: 24 Township: 20 South Range: 17 East
Legal Description: See attached.
Subdivision: US Hwy 19 Conrad Plot Lot(s): 1 Block/Parcel:
Alternate Key #: 3528496 Parcel ID: 17E205240060 0010
Acreage: 2.31

☒ New Planned Unit Development

☐ Amendment to a Previously Approved Planned Development

Previous Application No.:

Is this hearing being requested as a result of a Code Violation Notice? Yes No ☒
If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.

Applicant Request(s): PUD approval for service of motorized vehicles within UMHA, for a oil/lube retail establishment, per chapter 2 section 2412.
Directions to Property: See attached.

The Applicant is: ☐ 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: [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 Edward McDonald, who is personally known to me or provided as identification and who did not take an oath.

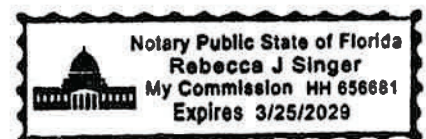
WITNESS my hand and official seal this 19th day of August 2025

Signature

Printed Name

Rebecca Singer

Seal



For Staff Use Only

Date:

Time: Initials:

August 21, 2025

LETTER OF AUTHORIZATION

To Whom It May Concern:

Please accept this letter as authorization for Thomas Engineering Group LLC, to serve as Agent for any permitting or other governmental approvals including City of Homosassa, Citrus County, FDEP, and SWFWMD, on behalf of **Homosassa 1998 ECP, LLC**, for the proposed development located at **9318 S Suncoast Blvd, Homosassa, FL**.

I hereby designate and authorize **Thomas Engineering Group, LLC** to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S., and 18 U.S.C. Section 1001.

Signature: Mike Lucido

Company: Homosassa 1998 ECP, LLC

Printed Name: Mike Lucido

Title: Manager

Address: 4362 Northlake Blvd. Ste 214

City: Palm Beach Gardens State: FL Zip: 33410

Phone: 416-260-9334

Email: mlucido@ecpdev.com

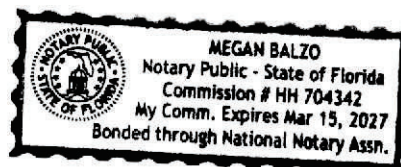
STATE OF Florida COUNTY OF Palm Beach

On this 21st day of August, 20 25, before me, the undersigned Notary Public of the State of Florida, personally appeared Michael Lucido (aka Mike) and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it. The individual(s) is/are ☒ personally known to me, or ___ presented the following identification: _____.

WITNESS my hand and official seal.

NOTARY SEAL & COMMISSION EXPIRATION:

Megan Balzo
Notary Signature



**Board of County Commissioners**

DEPARTMENT OF GROWTH MANAGEMENT

LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 140

Lecanto, FL 34461

Telephone: (352) 527-5239

TTY Dial 711

Web Address: www.citrusboecc.com**AUTHORIZATION****APPLICATION REQUEST: (check one)**

____ Variance ____ Conditional Use ____ Minor Subdivision ____ Lot Reconfiguration

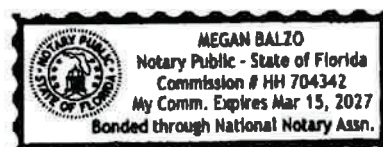
____ Plat Vacation ____ Street Vacation ____ Comprehensive Plan Amendment

____ Atlas Amendment X Other (specify): PUD & Site Plan**LEGAL DESCRIPTION OF PROPERTY:**Section 24 Township 20 Range 17 Alternate Key # 3528496Lot/Parcel 1 Block _____Subdivision US HWY 19 CONRAD PLATI, Michael Lucido, owner of the above described property,
(Name of Owner)authorize Edward McDonald of Thomas Engineering Group to
(Name of Representative) (Name of Business)

serve as agent on my behalf for the purpose of making application for the proposed request. No further authorization is expressed or implied, than that which is described herein.

SIGNATURE: Michael Lucido
(Signature of Owner)STATE OF FLORIDA
COUNTY OF CITRUSI HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Michael Lucido, who is personally known to me or provided _____ as identification and who did not take an oath.WITNESS my hand and official seal this 19th day of August, 2025Megan Balzo
Printed Name
Megan Balzo
Notary Public - State of Florida

Seal





Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT

LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 140

Lecanto, FL 34461

Telephone: (352) 527-5239

TTY Dial 711

Web Address: www.citrusbocc.com

APPEAL NOTICE

I, the undersigned, understand that the actions of the Citrus County Planning and Development Commission and/or the Board of County Commissioners are subject to Quasi-judicial proceedings which provide for parties in opposition to intervene, cross-examine and/or provide expert witnesses in regard to your application (**ORD NO. 2017-A22 Quasi-Judicial Proceedings**). Further, the actions of the Planning Development Commission and/or the Board of County Commissioners is subject to appeal within 30 days of said action. Appeals of decisions of the Planning and Development Commission and/or the Board of County Commissioners quasi-judicial actions shall be as required by law.

Signature: _____

Date: _____

08/20/25

Prepared by, Record and Return to:
John R. Ibach, Esq.
Burr & Forman LLP
50 N. Laura Street, Suite 3000
Jacksonville, Florida 32202

Parcel ID Number: 17E-20S-24-0060-0010

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 11th of April, 2025, by **MARK S. CONRAD**, an individual, **STERLING GENE CONRAD**, an individual, and **WAYNE TED CONRAD**, an individual, whose mailing address is 3821 Winterhawk Court, Saint Augustine, Florida 32086 (the "Grantor"), and **HOMOSASSA 1998 ECP, LLC**, a Florida limited liability company, whose mailing address is 4362 Northlake Boulevard, Suite 213, Palm Beach Gardens, Florida 33410 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their respective heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies and corporations).

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain tract or parcel of land lying and being in Citrus County, Florida, being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property").

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

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest, if any (but without warranty whether statutory, express or implied), in and to any land situated in any adjacent strips, street, road, highway or other right of way, public or private, open or proposed, including rights of ingress and egress, all other easements, privileges and hereditaments, minerals, oil, gas and other same in fee simple forever, subject only to those matters listed on Exhibit "B" attached hereto and incorporated by this reference (the "Permitted Exceptions").

AND Grantor hereby covenants with Grantee that the Property does not constitute the homestead of any Grantor; Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever arising by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be signed, sealed and delivered as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

Gretchen Mitchell
Print Name: Gretchen Mitchell

Mark S. Conrad
MARK S. CONRAD, an individual

Address: 1236 S. Winterhawk Dr
St. Augustine FL 32090

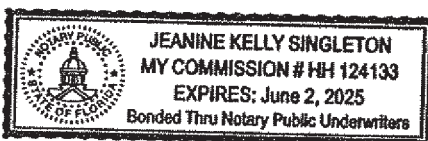
Angelica M. Blackburn
Print Name: ANGELICA M. BLACKBURN

Address: 449 N Legacy Trail
St Augustine FL 32092

STATE OF FLORIDA
COUNTY OF St. Johns

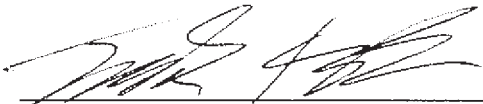
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ remote notarization, this 8th day of April, 2025, by Mark S. Conrad. He (check one) ☒ is personally known to me, or ☐ has produced a valid driver's license as identification.

Jeanine Kelly Singleton
Print Name: Jeanine Kelly Singleton
Notary Public, State and County Aforesaid
My Commission Expires: June 2, 2025
Commission Number: HH124133



Signed, sealed and delivered
in the presence of:

GRANTOR:


Print Name: Joe Thompson


STERLING GENE CONRAD, an individual

Address: 5447 Hawes Rd N
St. Pete, FL 33714

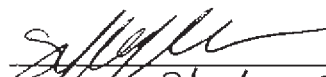

Print Name: Chris T Baker-Rooney

Address: 5447 Hawes Rd N.
St. Pete, FL 33714

STATE OF Florida
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ remote notarization, this 9 day of April, 2025, by Sterling Gene Conrad. He (check one) ☐ is personally known to me, or ☒ has produced a valid driver's license as identification.

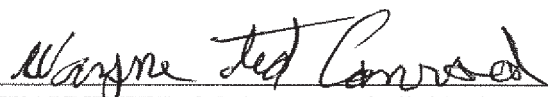



Print Name: Stephanie Marie Figueroa
Notary Public, State and County Aforesaid
My Commission Expires: March 20, 2026
Commission Number: #1114242465

Signed, sealed and delivered
in the presence of:

GRANTOR:


Print Name: Kristen Cox


WAYNE TED CONRAD, an individual

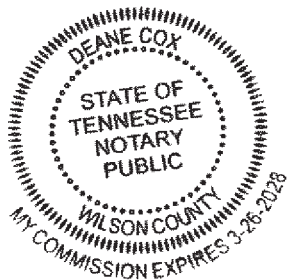
Address: 651 S. Mt Juliet Rd
Mt. Juliet, TN 37122


Print Name: Cecilia Salazar

Address: 651 S Mt Juliet Rd
Mt Juliet, TN 37122

STATE OF Tennessee
COUNTY OF Wilson

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ remote
notarization, this 8th day of April, 2025, by Wayne Ted Conrad. He (check one) ☐ is personally known
to me, or ☒ has produced a valid driver's license as identification.




Print Name: Deane Cox
Notary Public, State and County Aforesaid
My Commission Expires: 03/26/2028
Commission Number: N/A

Exhibit "A"
Legal Description

Lot 1, US HWY 19 CONRAD PLAT, according to plat thereof recorded in Plat Book 21, page 83, of the public records of Citrus County, Florida.

EXHIBIT "B"
Permitted Encumbrances

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.
2. Matters which a survey or careful inspection of the land would reveal.
3. Easements, covenants, conditions, restrictions and reservations of record affecting the Property, reference to which shall not reimpose the same.

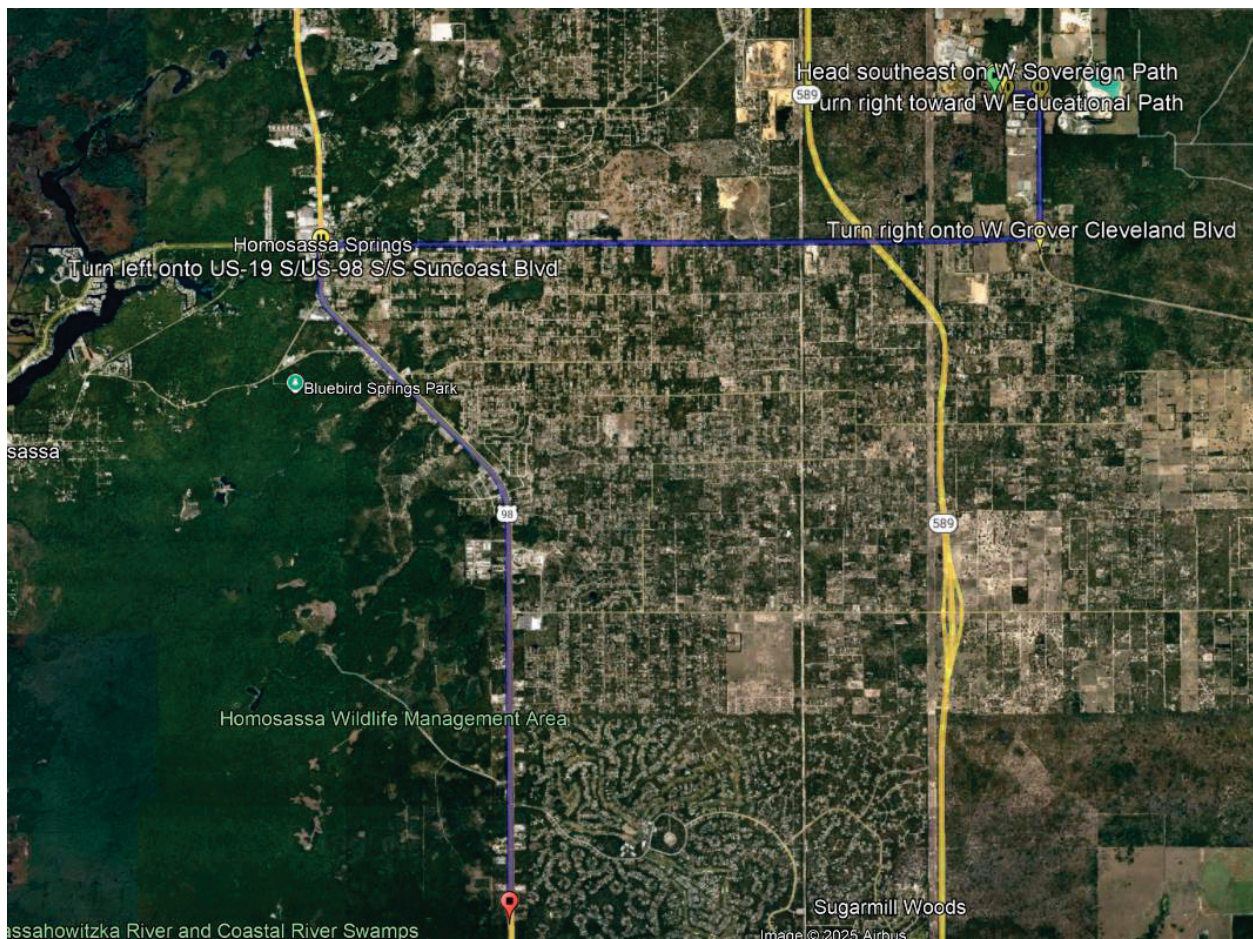
(All recording references herein are to the public records of Citrus County, Florida.)

Legal Description

Lot 1, US HWY 19 CONRAD PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21 PAGES 83-84 IN THE OFFICIAL RECORDS OF CITRUS COUNTY FLORIDA.

Directions to Property

- Head southeast on W Sovereign Path.
- Turn right toward W Educational Path
- Turn left onto W Educational Path
- Turn right onto CO Rd 491
- Turn right onto W Grover Cleveland Blvd.
- Use the left 2 lanes to turn left onto US-19 S/US-98 S/S Suncoast Blvd.
- In 5.5 miles the site will be on the right.



November 18, 2025

Citrus County Board of County Commissioners

3600 W Sovereign Path
Lecanto, FL 34461

RE: Support for Planned Unit Development (PUD) Approval – Take 5 Oil & Lube

Dear Commissioners,

We respectfully submit this letter in support of the Planned Unit Development (PUD) application to allow for the operation of Take 5 Oil and Lube facility within Citrus County located at 9318 Suncoast Blvd, Parcel ID No.: 17E20S240060 0010. With this application we are looking for approval for use within the CHHA, approval for a drive thru facility without a bypass lane, and approval of a lot width less than 150 feet. These requests specifically address Chapter 2, Section 2412, Chapter 7, Section 7170 (C), and Chapter 11, Section 11010 B(4) of the Citrus County LDC.

Take 5 Oil & Lube is a nationally recognized quick-service automotive maintenance provider that operates with an efficient, environmentally responsible business model. The proposed facility is consistent with the goals of the County's Comprehensive Plan to provide needed services in a convenient and accessible manner, while supporting economic development.

Take 5 is committed to rigorous environmental stewardship. All used oil and automotive fluids are collected in sealed containment systems and regularly removed by licensed waste management contractors, in full compliance with EPA and Florida Department of Environmental Protection regulations. No hazardous materials are stored on-site beyond allowable limits, and staff are trained in spill prevention and emergency procedures. As such relieve from Chapter 2, section 2412 should be granted for this small commercial use with no adverse effects to the surrounding CHHA.

The Take 5 model operates differently from traditional drive-thru establishments. Vehicles remain stationary during the short duration of the oil change, with no ordering or pick-up window interactions. As such, a bypass lane is not operationally required and would not serve its intended purpose in this context. The process is designed to ensure a continuous, controlled flow of vehicles, and queuing is managed on-site without impeding traffic or access.

The proposed Take 5 will be located on a parcel just north of the Dollar Tree through which a subdivision was submitted and approved creating the subject parcel Lot 1. The subject site is proposed to be subdivided again to create the Take 5 parcel and as such would require a deviation from Section 11010 B(4). The Take 5 lot will have a width of 71.36 ft and the remaining lot will have a width of 94.57 ft. The site plan is attached with the bearing and distances noted for further review.

In conclusion, the proposed Take 5 Oil & Lube facility aligns with community development standards and land use goals, provides essential automotive services, and poses no risk to public safety or environmental health. We respectfully request the Board's favorable consideration of the PUD application and associated waiver for the bypass lane requirement.

Thank you for your time and dedication to the growth and well-being of Citrus County.

Sincerely,

THOMAS ENGINEERING GROUP

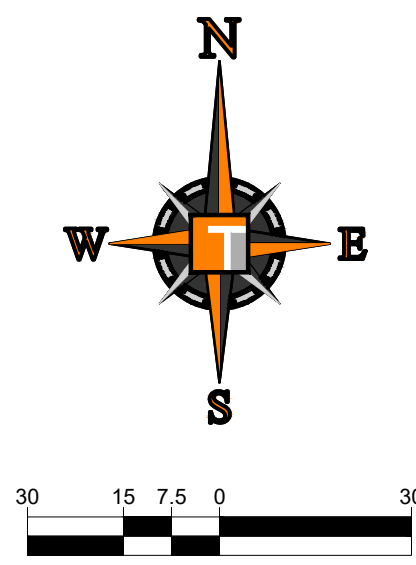
A blue ink signature of Edward McDonald, written in a cursive style.

Edward McDonald, P.E.
Principal

CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON FOR COMPLETE EXACT LOCATION OF UTILITIES. THE CONTRACTOR MUST LOCATE UTILITY NOTIFICATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

1. ALLOW SERVICE/REPAIR OF MOTORIZED VEHICLE IN CHHA - SECTION 2412
2. ALLOW OIL/LUBE USE WITH NO BYPASS LANE - SECTION 7170 (C)
3. ALLOW DEVIATION OF LOT WIDTH FROM SECTION 11010 B (4)



	PROPERTY LINE
	PROPOSED BUILDING
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT (SEE SHEET C-6.0 FOR DETAIL)
	PROPOSED CONCRETE PAVEMENT
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT (SEE SHEET C-6.0 FOR DETAIL)
	PROPOSED PARKING SPACE COUNT
	PROPOSED DIRECTIONAL TRAFFIC FLOW ARROW
	PROPOSED TYPE 'Y' CURB

SITE ADDRESS:	9318 S SUNCOAST BLVD HOMOSASSA, FL 34446	
PARCEL ID:	17E20S2400600010	
TOTAL SUBDIVISION SIZE AREA:	2,307 AC (100,477 SF)	
TAKE 5 AREA (LOT 1A):	1,285 AC (55,958 SF)	
REMAINING AREA (LOT 1B):	1,022 AC (44,519 SF)	
JURISDICTION:	CITRUS COUNTY	
ZONING DISTRICT:	GNC - GENERAL COMMERCIAL	
FUTURE LAND USE:	GNC - GENERAL COMMERCIAL	
LOT 1A		
SITE AREA BREAKDOWN:	<u>EXISTING</u>	<u>PROPOSED</u>
IMPERVIOUS AREA:	-	11,426 S.F. (0.262 AC) - 25.67%
BUILDING AREA	-	1,136 S.F. (0.030 AC) - 2.96%
PAVEMENT VUA AREA	-	8,877 S.F. (0.204 AC) - 19.94%
SIDEWALK/CURB/ETC	-	1,233 S.F. (0.028 AC) - 2.77%
PERVIOUS AREA (TOTAL):	44,519 S.F. (1.022 AC) - 100%	33,093 S.F. (0.760 AC) - 74.33%
GREEN SPACE	44,519 S.F. (1.022 AC) - 100%	7,419 S.F. (0.170 AC) - 16.66%
WETLAND/POND	-	25,674 S.F. (0.589 AC) - 57.67%
TOTAL	44,519 S.F. (1.022 AC) - 100%	44,519 S.F. (1.022 AC) - 100%
	<u>ALLOWED</u>	<u>PROP. / ACTUAL</u>
BUILDING HEIGHT:	50' MAX	30'
F.A.R.:	15%	2.9%
IMPERVIOUS SURFACE AREA:	70% MAX	25.67%
LANDSCAPE BUFFERS:	<u>REQUIRED</u>	<u>PROVIDED</u>
FRONT (EAST)	10'	10'
SIDE (NORTH)	5'	5'
SIDE (SOUTH)	5'	5'
REAR (WEST)	15'	15'
LANDSCAPE ISLAND AREA: (400 SF / 10 SPACES)	1,600 SF	1,935 SF
SETBACKS:	<u>REQUIRED</u>	<u>PROVIDED</u>
FRONT (EAST)	25' (ROW)	87.32'
SIDE (NORTH)	5'	19.71'
SIDE (SOUTH)	5'	10'
REAR (WEST)	5'	474.93'
PARKING RATIO:	<u>REQUIRED</u>	<u>PROVIDED</u>
TAKE 5 (1/250)	5 SPACES	6 SPACES
BICYCLE SPACES (10%)	4 SPACES	4 SPACES
STACKING	<u>REQUIRED</u>	<u>PROVIDED</u>
	120'	120'

R1-1	STOP SIGN (30" x 30")
R5-1	DO NOT ENTER SIGN (36" x 36")
FTP 21-06	ACCESSIBLE PARKING
W11-2	PEDESTRIAN CROSSING
R4-7	KEEP RIGHT SIGN
DY	DOUBLE YELLOW
W	WHITE
Y	YELLOW
*	THERMOPLASTIC



THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "AE" (BASE FLOOD EL.: 10'), AND FLOOD ZONE X (SHADED) ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120063, PANEL NUMBER 0431, SUFFIX E, EFFECTIVE JANUARY 15, 2021, FOR CITRUS COUNTY FLORIDA.

LOT 1, US HWY 19 CONRAD PLAT, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 21, PAGE 83-84, IN THE OFFICIAL
RECORDS OF CITRUS COUNTY FLORIDA.

CONTROL BENCHMARK:
STATION IS A NGS SURVEY DISK "CR 37". TO LOCATE BEGIN AT THE INTERSECTION OF U.S.
HIGHWAY 19/98 AND STATE ROAD 490 AT HOMOSASSA SPRINGS. PROCEED SOUTH SOUTHEAST
ALONG U.S. HIGHWAY 19/98 FOR 5.9 MILES TO THE MARK ON THE RIGHT, WHICH BEARS 33 FEET
WEST OF CENTERLINE OF SOUTH BOUND LANE OF U.S. HIGHWAY 19/98, 59 FEET NORTHEAST OF
TELEPHONE POLE LP2100, 2.5 FEET NORTH OF THE SOUTH END OF HEADWALL.
E.L.: 10.68' (NAV088)

TBM #1:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 121.0' NORTHEAST OF THE
NORTHEAST CORNER OF SUBJECT PARCEL.
EL.: 10.31' (NAVD88)

TBM #2:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 65.7' NOERTHEAST OF THE
SOUTHEAST CORNER OF SUBJECT PARCEL.
EL.: 10.08' (NAVD88)



CIVIL ENGINEERS • PROJECT MANAGERS • LAND PLANNING • LANDSCAPE ARCHITECTS

 6300 NW 31st AVE.
FT. LAUDERDALE, FL 33309
P: 954-202-7000

 1502 W. FLETCHER AVE. 840 SE OSCEOLA STREET
SUITE 101
STUART, FL 33994
P: 772-888-3138

 TAMPA, FL 33612
P: 813-379-4100

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSES WITHOUT THE WRITTEN AUTHORIZATION FROM P&H ENGINEERING GROUP, LLC. ANY REPRODUCTION, DISSEMINATION OR SCALED PLANS SHALL BE WITHOUT CONSENT.

REV	DATE	COMMENT	BY
1	11/1/2011	1	
2	11/1/2011	2	1
3	11/1/2011	3	2
4	11/1/2011	4	
5	11/1/2011	5	3
6	11/1/2011	6	
7	11/1/2011	7	4
8	11/1/2011	8	
9	11/1/2011	9	5
10	11/1/2011	10	
11	11/1/2011	11	6
12	11/1/2011	12	
13	11/1/2011	13	7
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97	11/1/2011	97	49
98	11/1/2011	98	
99	11/1/2011	99	50
100	11/1/2011	100	

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED
AND SEALED BY DARREN T.R. EYRE, P.E. LICENSE
NO. 77996 ON THE DATE/TIME STAMP SHOWN
USING A DIGITAL SIGNATURE. PRINTED COPIES OF
THIS DOCUMENT ARE NOT CONSIDERED SIGNED
AND SEALED AND THE SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No.:	FT250038
DRAWN BY:	MUL
CHECKED BY:	DTRE
DATE:	2025-08-27
SCALE:	AS NOTED
CAD I.D.:	FT250038 C-2.0 SP

TAKE 5 - HOMOSASSA

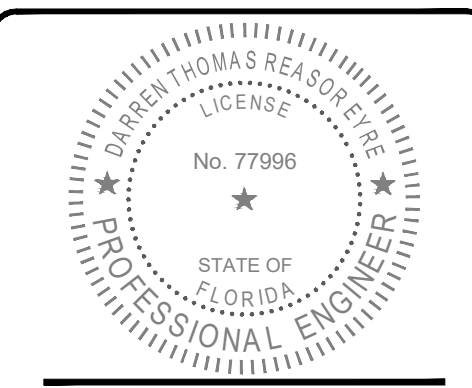
FOR

DrivenBrands

9318 S SUNCOAST BLVD
HOMOSASSA
CITRUS COUNTY, FL34446



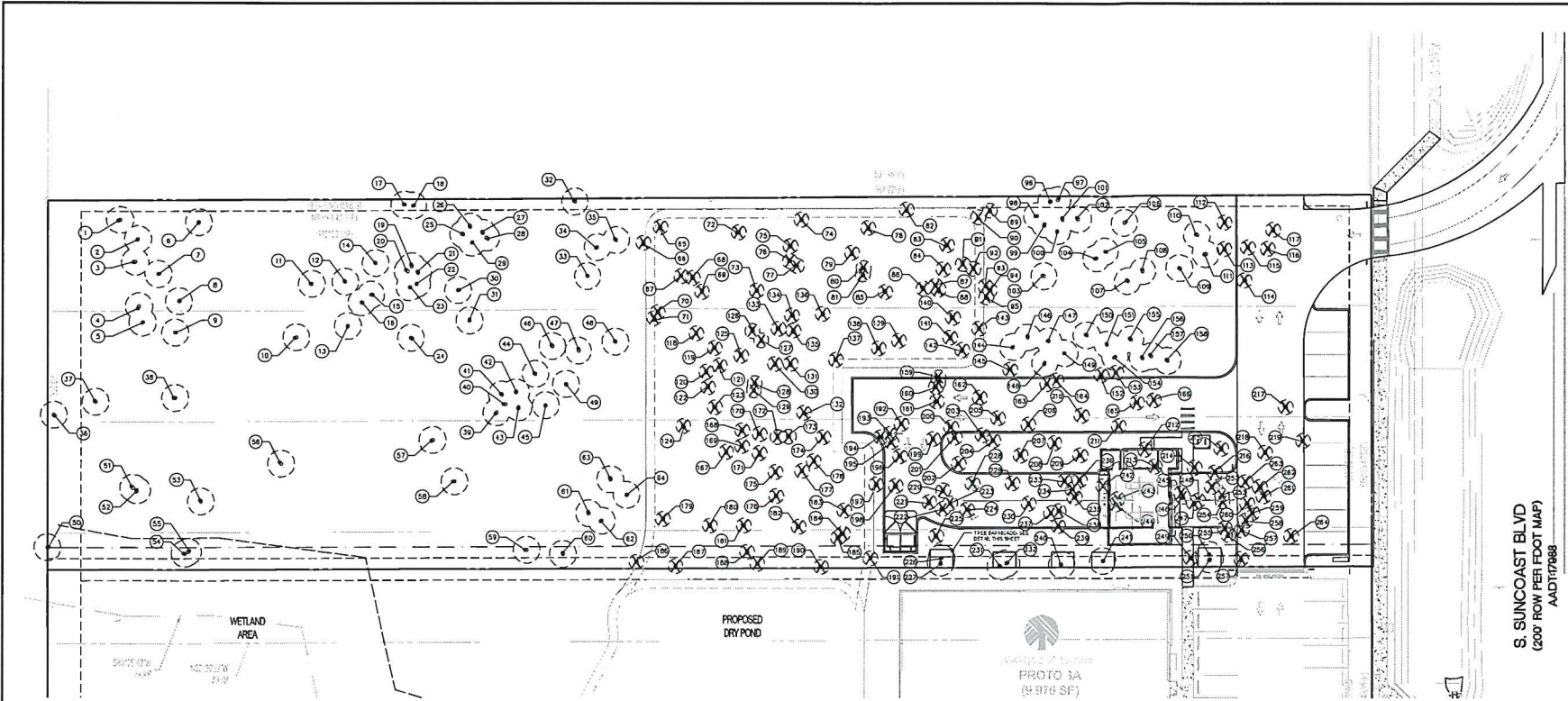
**1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612**
Phone: (813) 379-4100
www.ThomasEngineeringGroup.com



DARREN T.R. EYRE, P.E.
November 18, 2025
FLORIDA LICENSE NO. 77996
FLORIDA BUSINESS CERT. OF AUTH. NO. 27528

SITE PLAN

C-2.0



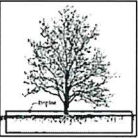
TREE LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

5740. TREE PROTECTION STANDARDS.

To ensure the health and survival of preserved trees within the project construction area, the following measures shall be required before any land clearing, grading, or construction operations take place:

- A. A highly visible tree protection barrier, at least 36 inches in height, shall be placed around the drip line of protected trees except residential homesites which may use plastic ribbons or other temporary marking measures. The barrier may not be closer than five feet, nor need be further than 20 feet, from the trunk of any protected tree.



- B. Large areas containing trees to be preserved may be staked off with stakes being a maximum of ten feet apart, connected by plastic ribbon, and setback from the drip line of all protected trees.
- C. No equipment, chemicals, debris, or other stored material shall be placed within tree protection areas.
- D. Where grade cuts are necessary within the tree drip line, proper root pruning will take place and be overseen by a qualified individual.
- E. Raising the grade within the tree drip line will not be permitted unless appropriate dry well and drainage design is approved by the County.

5745. REFORESTATION STANDARDS.

- A. A plan will be required to detail the species, location, and numbers of required plantings.

- B. Replanted trees will either be the same species as those removed or a native species of similar mature height placed in an appropriate growing environment, and be within the same tree category. No single species will make up more than 40 percent of the plantings unless there is a proven ecological benefit defined by a qualified individual.

- C. Trees planted adjacent to utility lines and other potential hazards will be of a species of an appropriate type and mature height.

- D. Each tree will be of Florida Grade #1 nursery stock or better, as defined by the Grades and Standards for Nursery Plants (GSNP) of Florida Department of Agriculture and Consumer Services or its successor agency, and a minimum size of two inches caliper. Caliper is defined as six inches above grade. Trees from the County's Tree Enhancement Program are exempt from this provision.

- E. Replacement trees on nonresidential property should not be planted within ten feet of any existing or proposed pavement, building, or property line, and be a minimum of 15 feet from any other tree unless otherwise approved by the County. Establishment of trees within buffers and landscaped areas required by this LDC may count toward these reforestation standards, subject to review by the Land Development Division Director.

- F. Trees planted to meet reforestation requirements will be maintained in a healthy condition for a minimum of one year or until they are fully established.

5750. MITIGATION REQUIREMENTS.

To ensure the purpose and intent of the tree preservation and protection standards, certain circumstances will require either on-site or in-kind reforestation.

The Citrus County Landscape Enhancement Fund (LEF) has been established to offset loss to the county's trees and tree canopy and provide for in-kind reforestation. LEF funds may be used for tree planting projects by the County or other non-profit groups on County property and for other projects that advance tree preservation and further the intent of this ordinance. Payment to the fund will be by tree credit. A tree credit will be based on the current existing dollar value of installing a two-inch caliper live oak (Quercus virginiana), Florida Grade #1 stock. A tree credit is currently set at \$125.00, which figure may be amended periodically by resolution of the Board of County Commissioners.

- A. All tree removal on residential property that results in a reduction of trees below the minimum tree preservation standards will require either reforestation with sufficient diameter inches to address the deficiency of removed trees, or payment of one tree credit per deficient tree to the LEF.

- B. Tree removal on nonresidential property without a required permit, tree removal on all property that deviates from an approved TPP or tree removal permit, and tree removal on all vacant land without a tree removal permit will require either reforestation with trees equal to the number removed or payment of one tree credit per 1,000 square feet of affected area.

Any affected area will be measured as a series of squared off units each of 1,000 square feet. Estimates of tree numbers will be made through aerial photograph interpretation or extrapolated from comparable properties.

- C. Removal of Specimen Trees, except on residential lots of record, will require reforestation with an equal number of tree diameter inches, or a payment of one tree credit per four inches dbh removed.

- D. Removal of regulated trees within a canopy and tree-lined scenic road section without a permit will require reforestation with 1.5 times the tree diameter inches or a payment of one tree credit per two inches dbh removed.

TREE PROTECTION TABLE

NO.	COMMON/ BOTANICAL NAME	CALIPER	PROTECTED	DISPOSITION	NO.	COMMON/ BOTANICAL NAME	CALIPER	PROTECTED	DISPOSITION	NO.	COMMON/ BOTANICAL NAME	CALIPER	PROTECTED	DISPOSITION
1	PINUS ELLIOTTII/ SLASH PINE	16"	YES	REMAIN	35	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMAIN	69	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE
2	PINUS ELLIOTTII/ SLASH PINE	7"	YES	REMAIN	36	PINUS ELLIOTTII/ SLASH PINE	11"	YES	REMAIN	70	QUERCUS VIRGINIANA/ LIVE OAK	11"	YES	REMOVE
3	PINUS ELLIOTTII/ SLASH PINE	15"	YES	REMAIN	37	PINUS ELLIOTTII/ SLASH PINE	15"	YES	REMAIN	71	QUERCUS VIRGINIANA/ LIVE OAK	10"	YES	REMOVE
4	PINUS ELLIOTTII/ SLASH PINE	16"	YES	REMAIN	38	PINUS ELLIOTTII/ SLASH PINE	16"	YES	REMAIN	72	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE
5	PINUS ELLIOTTII/ SLASH PINE	17"	YES	REMAIN	39	QUERCUS VIRGINIANA/ LIVE OAK	10"	YES	REMAIN	73	QUERCUS VIRGINIANA/ LIVE OAK	11"	YES	REMOVE
6	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMAIN	40	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMAIN	74	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMOVE
7	PINUS ELLIOTTII/ SLASH PINE	11"	YES	REMAIN	41	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMAIN	75	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMOVE
8	PINUS ELLIOTTII/ SLASH PINE	13"	YES	REMAIN	42	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMAIN	76	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMOVE
9	QUERCUS VIRGINIANA/ LIVE OAK	12"	YES	REMAIN	43	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMAIN	77	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMOVE
10	PINUS ELLIOTTII/ SLASH PINE	22"	YES	REMAIN	44	QUERCUS VIRGINIANA/ LIVE OAK	12"	YES	REMAIN	78	PINUS ELLIOTTII/ SLASH PINE	22"	YES	REMOVE
11	PINUS ELLIOTTII/ SLASH PINE	14"	YES	REMAIN	45	QUERCUS VIRGINIANA/ LIVE OAK	10"	YES	REMAIN	79	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMOVE
12	PINUS ELLIOTTII/ SLASH PINE	15"	YES	REMAIN	46	QUERCUS VIRGINIANA/ LIVE OAK	9"	YES	REMAIN	80	PINUS ELLIOTTII/ SLASH PINE	16"	YES	REMOVE
13	PINUS ELLIOTTII/ SLASH PINE	15"	YES	REMAIN	47	QUERCUS VIRGINIANA/ LIVE OAK	10"	YES	REMAIN	81	QUERCUS VIRGINIANA/ LIVE OAK	5"	YES	REMOVE
14	QUERCUS VIRGINIANA/ LIVE OAK	11"	YES	REMAIN	48	PINUS ELLIOTTII/ SLASH PINE	18"	YES	REMAIN	82	QUERCUS VIRGINIANA/ LIVE OAK	10"	YES	REMOVE
15	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMAIN	49	QUERCUS VIRGINIANA/ LIVE OAK	15"	YES	REMAIN	83	QUERCUS VIRGINIANA/ LIVE OAK	9"	YES	REMOVE
16	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMAIN	50	PINUS ELLIOTTII/ SLASH PINE	22"	YES	REMAIN	84	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE
17	PINUS ELLIOTTII/ SLASH PINE	10"	YES	REMAIN	51	PINUS ELLIOTTII/ SLASH PINE	12"	YES	REMAIN	85	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMOVE
18	PINUS ELLIOTTII/ SLASH PINE	16"	YES	REMAIN	52	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMAIN	86	PINUS ELLIOTTII/ SLASH PINE	9"	YES	REMOVE
19	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMAIN	53	PINUS ELLIOTTII/ SLASH PINE	16"	YES	REMAIN	87	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE
20	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMAIN	54	PINUS ELLIOTTII/ SLASH PINE	15"	YES	REMAIN	88	PINUS ELLIOTTII/ SLASH PINE	10"	YES	REMOVE
21	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMAIN	55	PINUS ELLIOTTII/ SLASH PINE	12"	YES	REMAIN	89	QUERCUS VIRGINIANA/ LIVE OAK	10"	YES	REMOVE
22	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMAIN	56	PINUS ELLIOTTII/ SLASH PINE	10"	YES	REMAIN	90	PINUS ELLIOTTII/ SLASH PINE	18"	YES	REMOVE
23	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMAIN	57	PINUS ELLIOTTII/ SLASH PINE	12"	YES	REMAIN	91	QUERCUS VIRGINIANA/ LIVE OAK	13"	YES	REMOVE
24	QUERCUS VIRGINIANA/ LIVE OAK	13"	YES	REMAIN	58	PINUS ELLIOTTII/ SLASH PINE	7"	YES	REMAIN	92	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMOVE
25	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMOVE	59	PINUS ELLIOTTII/ SLASH PINE	17"	YES	REMAIN	93	QUERCUS VIRGINIANA/ LIVE OAK	12"	YES	REMOVE
26	QUERCUS VIRGINIANA/ LIVE OAK	9"	YES	REMAIN	60	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMAIN	94	QUERCUS VIRGINIANA/ LIVE OAK	11"	YES	REMOVE
27	QUERCUS VIRGINIANA/ LIVE OAK	9"	YES	REMAIN	61	PINUS ELLIOTTII/ SLASH PINE	15"	YES	REMAIN	95	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE
28	QUERCUS VIRGINIANA/ LIVE OAK	14"	YES	REMAIN	62	QUERCUS VIRGINIANA/ LIVE OAK	12"	YES	REMAIN	96	QUERCUS VIRGINIANA/ LIVE OAK	10"	YES	REMAIN
29	QUERCUS VIRGINIANA/ LIVE OAK	10"	YES	REMAIN	63	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMAIN	97	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMAIN
30	PINUS ELLIOTTII/ SLASH PINE	14"	YES	REMAIN	64	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMAIN	98	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMAIN
31	QUERCUS VIRGINIANA/ LIVE OAK	13"	YES	REMAIN	65	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMOVE	99	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMAIN
32	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMAIN	66	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE	100	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMAIN
33	PINUS ELLIOTTII/ SLASH PINE	12"	YES	REMAIN	67	QUERCUS VIRGINIANA/ LIVE OAK	15"	YES	REMOVE	101	QUERCUS VIRGINIANA/ LIVE OAK	12"	YES	REMAIN
34	PINUS ELLIOTTII/ SLASH PINE	13"	YES	REMAIN	68	PINUS ELLIOTTII/ SLASH PINE	17"	YES	REMOVE	102	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMAIN

Gregory A Reynolds
Digitally signed by Gregory A Reynolds
Date: 2025.10.17 12:32:19 -04'00'



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TREE PROTECTION PLAN

TAKE 5
9318 S. SUNCOAST BLVD.
HOMOSASSA, CITRUS COUNTY FLORIDA

DATE
10/17/25
PROJECT NO.
SHEET NUMBER
L-1.0

NO.	REVISIONS	DATE	BY

ALOHA PACIFICA LLC
LANDSCAPE ARCHITECTURE • WATER FEATURES
4040 E. PARKWAY AVE. SUITE 100, FORT LAUDERDALE, FL 33304
PH: 954.571.1111 FAX: 954.571.1112
WWW.ALOHAPACIFICA.COM



RECEIVED

NOV 18 2025
PUD202500009
Land Development Page 60 of 129

TREE PROTECTION TABLE

NO.	COMMON BOTANICAL NAME	CALIPER	PROTECTED	DISPOSITION	NO.	COMMON BOTANICAL NAME	CALIPER	PROTECTED	DISPOSITION	NO.	COMMON BOTANICAL NAME	CALIPER	PROTECTED	DISPOSITION
103	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMAIN	166	QUERCUS VIRGINIANA/ LIVE OAK	10"	YES	REMOVE	229	QUERCUS VIRGINIANA/ LIVE OAK	10"	YES	REMOVE
104	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMAIN	167	QUERCUS VIRGINIANA/ LIVE OAK	9"	YES	REMOVE	230	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE
105	QUERCUS VIRGINIANA/ LIVE OAK	5"	YES	REMAIN	168	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE	231	QUERCUS VIRGINIANA/ LIVE OAK	5"	YES	REMAIN
106	QUERCUS VIRGINIANA/ LIVE OAK	5"	YES	REMAIN	169	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE	232	QUERCUS VIRGINIANA/ LIVE OAK	5"	YES	REMAIN
107	PINUS ELLIOTTII/ SLASH PINE	17"	YES	REMAIN	170	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMOVE	233	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMOVE
108	QUERCUS VIRGINIANA/ LIVE OAK	11"	YES	REMAIN	171	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMOVE	234	QUERCUS VIRGINIANA/ LIVE OAK	10"	YES	REMOVE
109	QUERCUS VIRGINIANA/ LIVE OAK	11"	YES	REMAIN	172	QUERCUS VIRGINIANA/ LIVE OAK	12"	YES	REMOVE	235	QUERCUS VIRGINIANA/ LIVE OAK	10"	YES	REMOVE
110	QUERCUS VIRGINIANA/ LIVE OAK	5"	YES	REMAIN	173	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMOVE	236	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMOVE
111	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMAIN	174	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMOVE	237	QUERCUS VIRGINIANA/ LIVE OAK	12"	YES	REMOVE
112	PINUS ELLIOTTII/ SLASH PINE	8"	YES	REMOVE	175	QUERCUS VIRGINIANA/ LIVE OAK	12"	YES	REMOVE	238	QUERCUS VIRGINIANA/ LIVE OAK	11"	YES	REMOVE
113	PINUS ELLIOTTII/ SLASH PINE	8"	YES	REMOVE	176	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMOVE	239	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMOVE
114	PINUS ELLIOTTII/ SLASH PINE	8"	YES	REMOVE	177	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMOVE	240	QUERCUS VIRGINIANA/ LIVE OAK	5"	YES	REMAIN
115	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMOVE	178	QUERCUS VIRGINIANA/ LIVE OAK	11"	YES	REMOVE	241	QUERCUS VIRGINIANA/ LIVE OAK	5"	YES	REMAIN
116	PINUS ELLIOTTII/ SLASH PINE	9"	YES	REMOVE	179	PINUS ELLIOTTII/ SLASH PINE	20"	YES	REMOVE	242	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE
117	PINUS ELLIOTTII/ SLASH PINE	7"	YES	REMOVE	180	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMOVE	243	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMOVE
118	QUERCUS VIRGINIANA/ LIVE OAK	10"	YES	REMOVE	181	PINUS ELLIOTTII/ SLASH PINE	21"	YES	REMOVE	244	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMOVE
119	QUERCUS VIRGINIANA/ LIVE OAK	10"	YES	REMOVE	182	QUERCUS VIRGINIANA/ LIVE OAK	9"	YES	REMOVE	245	QUERCUS VIRGINIANA/ LIVE OAK	5"	YES	REMOVE
120	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMOVE	183	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE	246	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMOVE
121	PINUS ELLIOTTII/ SLASH PINE	11"	YES	REMOVE	184	QUERCUS VIRGINIANA/ LIVE OAK	10"	YES	REMOVE	247	QUERCUS VIRGINIANA/ LIVE OAK	5"	YES	REMOVE
122	PINUS ELLIOTTII/ SLASH PINE	12"	YES	REMOVE	185	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE	248	QUERCUS VIRGINIANA/ LIVE OAK	11"	YES	REMOVE
123	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMOVE	186	PINUS ELLIOTTII/ SLASH PINE	8"	YES	REMOVE	249	QUERCUS VIRGINIANA/ LIVE OAK	11"	YES	REMOVE
124	QUERCUS VIRGINIANA/ LIVE OAK	10"	YES	REMOVE	187	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE	250	QUERCUS VIRGINIANA/ LIVE OAK	12"	YES	REMAIN
125	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMOVE	188	QUERCUS VIRGINIANA/ LIVE OAK	12"	YES	REMOVE	251	QUERCUS VIRGINIANA/ LIVE OAK	5"	YES	REMAIN
126	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMOVE	189	QUERCUS VIRGINIANA/ LIVE OAK	12"	YES	REMOVE	252	QUERCUS VIRGINIANA/ LIVE OAK	13"	YES	REMOVE
127	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMOVE	190	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMOVE	253	QUERCUS VIRGINIANA/ LIVE OAK	10"	YES	REMOVE
128	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE	191	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE	254	QUERCUS VIRGINIANA/ LIVE OAK	5"	YES	REMOVE
129	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE	192	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMOVE	255	QUERCUS VIRGINIANA/ LIVE OAK	5"	YES	REMOVE
130	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMOVE	193	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMOVE	256	QUERCUS VIRGINIANA/ LIVE OAK	11"	YES	REMOVE
131	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMOVE	194	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMOVE	257	QUERCUS VIRGINIANA/ LIVE OAK	10"	YES	REMOVE
132	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE	195	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE	258	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE
133	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE	196	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE	259	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMOVE
134	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMOVE	197	PINUS ELLIOTTII/ SLASH PINE	7"	YES	REMOVE	260	QUERCUS VIRGINIANA/ LIVE OAK	12"	YES	REMOVE
135	PINUS ELLIOTTII/ SLASH PINE	13"	YES	REMOVE	198	PINUS ELLIOTTII/ SLASH PINE	7"	YES	REMOVE	261	QUERCUS VIRGINIANA/ LIVE OAK	17"	YES	REMOVE
136	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMOVE	199	PINUS ELLIOTTII/ SLASH PINE	10"	YES	REMOVE	262	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE
137	QUERCUS VIRGINIANA/ LIVE OAK	19"	YES	REMOVE	200	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE	263	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMOVE
138	PINUS ELLIOTTII/ SLASH PINE	15"	YES	REMOVE	201	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMOVE	264	QUERCUS VIRGINIANA/ LIVE OAK	13"	YES	REMOVE
139	QUERCUS VIRGINIANA/ LIVE OAK	9"	YES	REMOVE	202	QUERCUS VIRGINIANA/ LIVE OAK	9"	YES	REMOVE					
140	PINUS ELLIOTTII/ SLASH PINE	14"	YES	REMOVE	203	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMOVE					
141	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE	204	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMOVE					
142	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE	205	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMOVE					
143	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE	206	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE					
144	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMAIN	207	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE					
145	QUERCUS VIRGINIANA/ LIVE OAK	5"	YES	REMOVE	208	QUERCUS VIRGINIANA/ LIVE OAK	12"	YES	REMOVE					
146	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMAIN	209	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE					
147	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMAIN	210	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMOVE					
148	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMAIN	211	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE					
149	QUERCUS VIRGINIANA/ LIVE OAK	5"	YES	REMAIN	212	PINUS ELLIOTTII/ SLASH PINE	25"	YES	REMOVE					
150	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMAIN	213	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMOVE					
151	QUERCUS VIRGINIANA/ LIVE OAK	13"	YES	REMAIN	214	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMOVE					
152	QUERCUS VIRGINIANA/ LIVE OAK	5"	YES	REMAIN	215	PINUS ELLIOTTII/ SLASH PINE	15"	YES	REMOVE					
153	QUERCUS VIRGINIANA/ LIVE OAK	5"	YES	REMAIN	216	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMOVE					
154	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMAIN	217	QUERCUS VIRGINIANA/ LIVE OAK	10"	YES	REMOVE					
155	QUERCUS VIRGINIANA/ LIVE OAK	10"	YES	REMAIN	218	QUERCUS VIRGINIANA/ LIVE OAK	9"	YES	REMOVE					
156	QUERCUS VIRGINIANA/ LIVE OAK	5"	YES	REMAIN	219	QUERCUS VIRGINIANA/ LIVE OAK	12"	YES	REMOVE					
157	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMAIN	220	QUERCUS VIRGINIANA/ LIVE OAK	5"	YES	REMOVE					
158	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMAIN	221	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMOVE					
159	QUERCUS VIRGINIANA/ LIVE OAK	5"	YES	REMOVE	222	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE					
160	QUERCUS VIRGINIANA/ LIVE OAK	8"	YES	REMOVE	223	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMAIN					
161	QUERCUS VIRGINIANA/ LIVE OAK	7"	YES	REMOVE	224	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMAIN					
162	PINUS ELLIOTTII/ SLASH PINE	13"	YES	REMOVE	225	PINUS ELLIOTTII/ SLASH PINE	15"	YES	REMOVE					
163	PINUS ELLIOTTII/ SLASH PINE	14"	YES	REMOVE	226	QUERCUS VIRGINIANA/ LIVE OAK	11"	YES	REMAIN					
164	PINUS ELLIOTTII/ SLASH PINE	14"	YES	REMOVE	227	QUERCUS VIRGINIANA/ LIVE OAK	10"	YES	REMAIN					
165	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE	228	QUERCUS VIRGINIANA/ LIVE OAK	6"	YES	REMOVE					

Gregory A Reynolds

Digitally signed by Gregory A Reynolds
Date: 2025.10.17 12:32:47 -04'00'



KNOW WHAT'S BELOW
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ALPHA PACIFICA LLC LANDSCAPE ARCHITECTURE • WATER FEATURES 2545 E. PARKWAY 2, SUITE 100, WEST PALM BEACH, FLORIDA 33411 PH: 561.833.1111 FAX: 561.833.1112 WWW.ALPHAPACIFICA.COM		SCALE: AS NOTED DESIGNED BY: ML DRAWN BY: BW CHECKED BY: GR		DATE: 10/17/25 PROJECT NO.: SHEET NUMBER: L-1.1		DATE: 10/17/25 PROJECT NO.: SHEET NUMBER: L-1.1	
TREE PROTECTION TABLE		TAKE 5 9318 S. SUNCOAST BLVD. HOMOSASSA, CITRUS COUNTY FLORIDA		REVISIONS		BY	

RECEIVED

March 31, 2026

Citrus County Board of County Commissioners

3600 W Sovereign Path
Lecanto, FL 34461

RE: Support for Planned Unit Development (PUD) Approval – Take 5 Oil & Lube

Dear Commissioners,

During the Planning and Development Commission meeting held on February 19, 2026 for PUD-20258-00009 the board members brought up questions that resulted in the item being tabled. We submit this letter to you to address those questions and look forward to the next board meeting where we can continue the item.

During the meeting a Commission asked how Take 5 dealt with leaks or handled leaks during the 2020 Hurricane Ian in Lee County and the 2018 Hurricane Micael in Panama City. Upon research of this item and discussing with my client there were no breaches in oil containment during those storm events.

I think the main concern the Commissioners had was on how the store operates and handles new and used oil. To that I would clarify that Take 5 has a shallow pit that is sealed and drains into a storage tank that is picked up once or twice a week. We use industrial grade tubing and for any spilled oil there is a separate sink not connected to the water system, but a spill would really only be a few drop here or there and are wiped up and put in that tank.

- Used oil tanks and / or dispensing systems for bulk tanks/used oil tanks are not pressurized. Both are open systems.
- Deliveries:
 - Oil weekly or biweekly depending on the territory & how close to the distributor
 - Supplies are set up on auto replenish with SPIRE & come weekly
- Waste oil collected for 3 bay shop: 400-500 gallons a week

Additionally, I have found that the below videos on YouTube are useful in showing how the store operates and you can see how oil is handled during all steps.

Video of Oil Change:

<https://www.youtube.com/watch?v=l0fFqqVQOJI>

<https://www.youtube.com/watch?v=aO9xg8jRTjs>

Sincerely,

THOMAS ENGINEERING GROUP



Edward McDonald, P.E.
Principal



**Board of County Commissioners
DEPARTMENT OF WATER RESOURCES**

3600 W. Sovereign Path, Suite 291
Lecanto, Florida 34461-7788
Telephone: (352) 527-7650 Fax: (352) 527-7644
TTY Telephone: (352) 527-5312
www.citrusbocc.com
E-mail Address: WaterResources@citrusbocc.com

October 28, 2025

Edward McDonald, P.E.
Thomas Engineering Group
1502 W. Fletcher Ave., Suite 101
Tampa, FL 33612
813-379-4100
emcdonald@thomaseg.com

**Re: Proposed Take 5 Oil Change Facility
9318 S Suncoast Blvd, Homosassa, FL 34446**

Dear Mr. McDonald:

Per your request, we are supplying this letter to confirm the availability of Citrus County central water and wastewater service to the above vicinity.

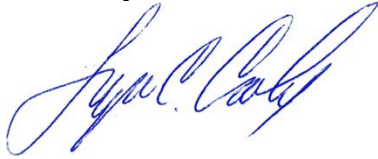
The public water system serving this vicinity is the County's Sugarmill Woods Water System (Public Water System ID. No. 609-1735), having a current permitted capacity of 4,960,000 gallons per maximum day. Over the last 12 months the current maximum day flow was 4,802,000 gallons per day.

Wastewater service to this vicinity would be from the County's Southwest Regional Wastewater Treatment Facility (Permit No.: FLA011903), having a current permitted capacity of 1,500,000 gallons per annual average day. Over the last 12 months the annual average daily flow was 783,830 gallons per day.

Attached is a system map of the vicinity, depicting the general configuration of water and wastewater facilities in the area.

Please let us know if this information is not responsive to your request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Layne C. Cady". The signature is fluid and cursive, with the first name "Layne" being more prominent than the last name "Cady".

Layne C. Cady, P.E. - Senior Engineer

att.:

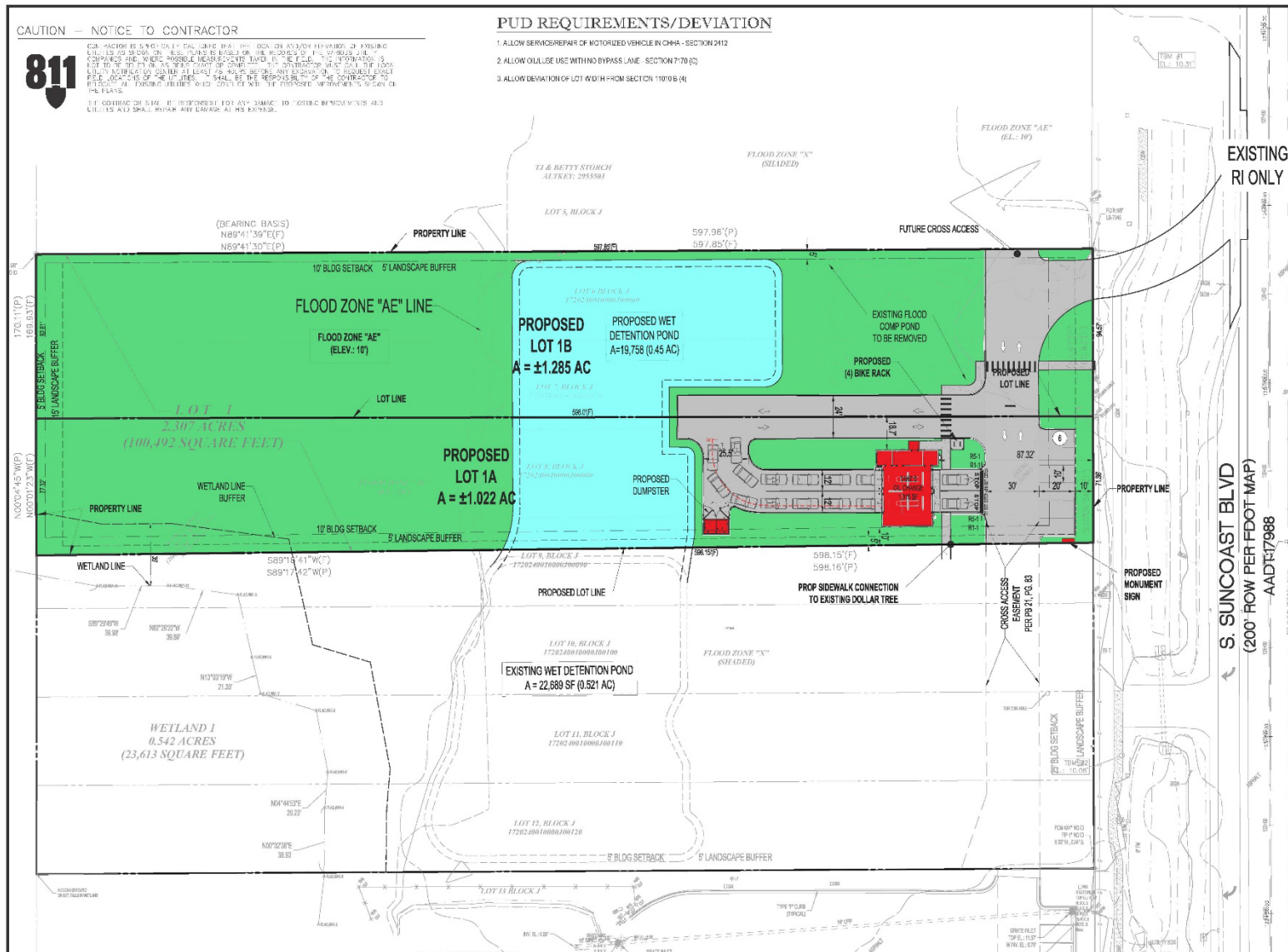
PUD-2025-00009

Edward McDonald for
Homosassa 1998 ECP, LLC

811

DECLARATION IS MADE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF THE KNOWLEDGE OF THE INDIVIDUALS WHOSE NAMES ARE SET FORTH HEREIN. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES THAN THOSE SPECIFIED HEREIN. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES THAN THOSE SPECIFIED HEREIN. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES THAN THOSE SPECIFIED HEREIN.

1. ALLOW SERVICE/REPAIR OF MOTORIZED VEHICLE IN CHHA - SECTION 2412
2. ALLOW OIL/DIE USE WITH NO BYPASS LANE - SECTION 7170 (C)
3. ALLOW DEVIATION OF LOT WIDTH FROM SECTION 11010.6 (4)



EXISTING
ONLY

[illegible]

SITE ADDRESS:	6319 S SUNCOAST BLVD HOMEBASS, FL 34446
PARCEL ID:	1762082400630000
TOTAL SUBDIVISION SIZE AREA:	2.207 AC (100,477 SQ)
TAKE 5 AREA (LOT 1A):	1.286 AC (55,966 SQ)
REMAINING AREA (LOT 1B):	0.922 AC (44,519 SQ)
JURISDICTION:	CITRUS COUNTY
ZONING DISTRICT:	GNC - GENERAL COMMERCIAL
FUTURE LAND USE:	GNC - GENERAL COMMERCIAL

LOT 1A	EXISTING	PROPOSED
SITE AREA BREAKDOWN:		
IMPROVED AREA		11.429 S.F. (0.262 AC) - 26.57%
BUILDING AREA		1.316 S.F. (0.030 AC) - 2.99%
PAVEMENT V/LA AREA		8.877 S.F. (0.204 AC) - 19.64%
SIDEWALK/CURB/ETC		1.233 S.F. (0.028 AC) - 2.77%
PERVIOUS AREA (TOTAL)	44,519 S.F. (1.022 AC) - 100%	35,085 S.F. (0.789 AC) - 74.33%
GRASS	44,519 S.F. (1.022 AC) - 100%	7,419 S.F. (0.170 AC) - 16.88%
WETLAND/POUND		28,674 S.F. (0.658 AC) - 57.67%
TOTAL	44,519 S.F. (1.022 AC) - 100%	44,519 S.F. (1.022 AC) - 100%

BUILDING HEIGHT:	ALLOWED	PROP / ACTUAL
F.A.R.:	50' MAX	30'
	15%	2.9%
IMPERVIOUS SURFACE AREA:	70% MAX	25.67%
LANDSCAPE BUFFERS:		
FRONT (EAST)	REQUIRED	PROVIDED
SIDE (EAST)	0'	10'
SIDE (SOUTH)	0'	0'
REAR (WEST)	0'	15'
LANDSCAPE ISLAND AREA: (400 SF / 10 SPACES)	5,000 SF	1,505 SF
SETBACKS:		
FRONT (EAST)	REQUIRED	PROVIDED
SIDE (NORTH)	25' (ROW)	0/ 32'
SIDE (SOUTH)	0'	15/ 30'
REAR (WEST)	0'	10'
		47.4/63'
PARKING RATIO:		
PACE 1 (1/250)	REQUIRED	PROVIDED
BICYCLE SPACES (10%)	5 SPACES	6 SPACES
	4 SPACES	
STACKING:		
	REQUIRED	PROVIDED
	120	120

ACCESSIBLE → TRUNCATED DOME
(SEE DETAIL SHEET C-5.6)

REVISIONS

[illegible]

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED
AND SEALED BY DARREN T.R. EYRE, P.E. LICENSE
NO. 77996 ON THE DATE/TIME STAMP SHOWN
USING A DIGITAL SIGNATURE. PRINTED COPIES OF
THIS DOCUMENT ARE NOT CONSIDERED SIGNED
AND SEALED AND THE SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.

PERMIT SET

PROJECT No:	FT250034
DRAWN BY:	ML
CHECKED BY:	OTR
DATE:	2025-06-2
SCALE:	AS NOTED
CAD ID:	W250034-02-D-W

TAKE 5 - HOMOSASSA

_____ FOR _____



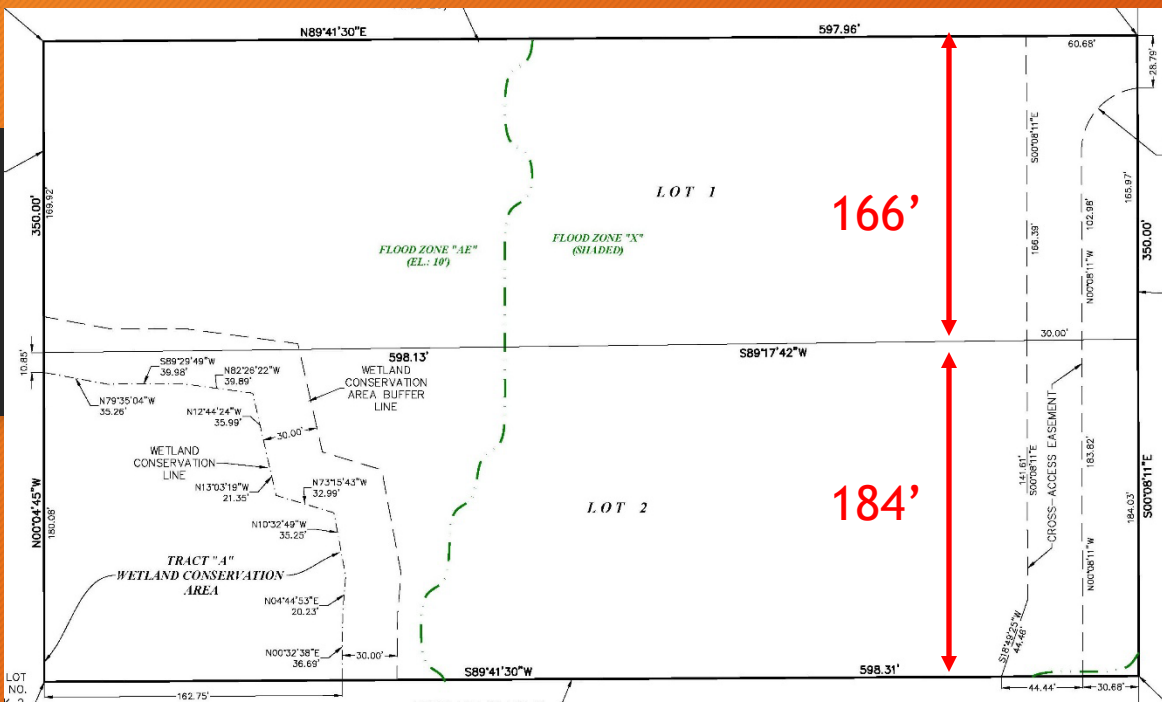
9318 S SUNCOAST BLVD
HOMOSASSA
CITRUS COUNTY, FL 34448



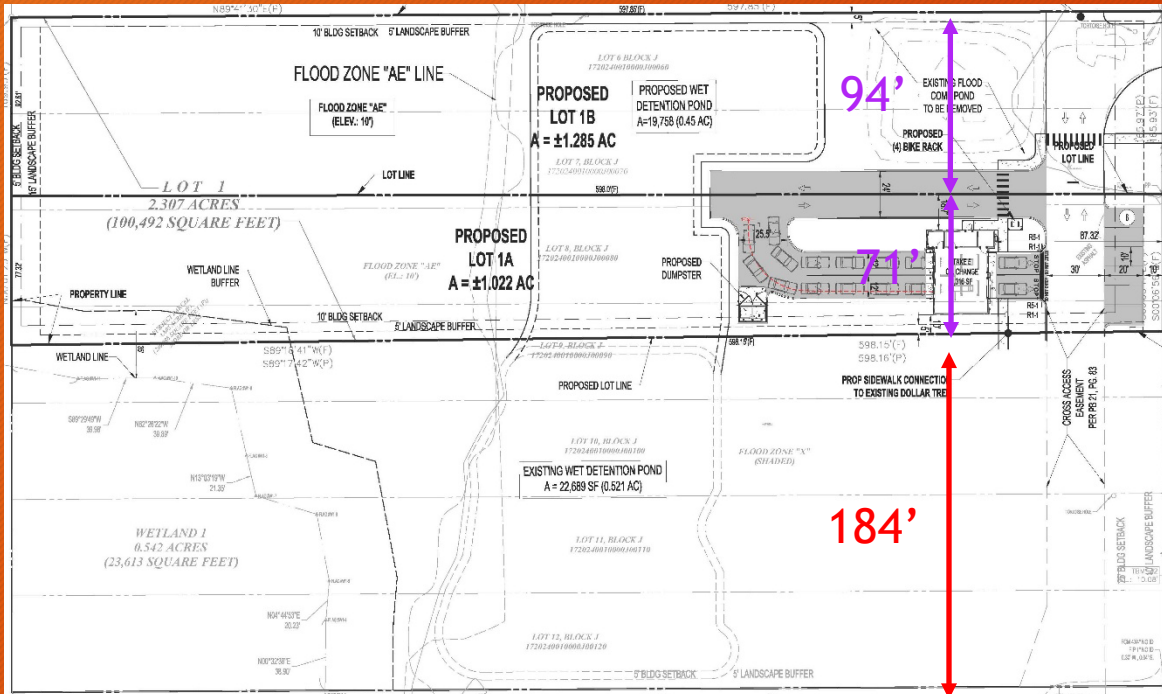
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
www.ThomasEngineeringGroup.com



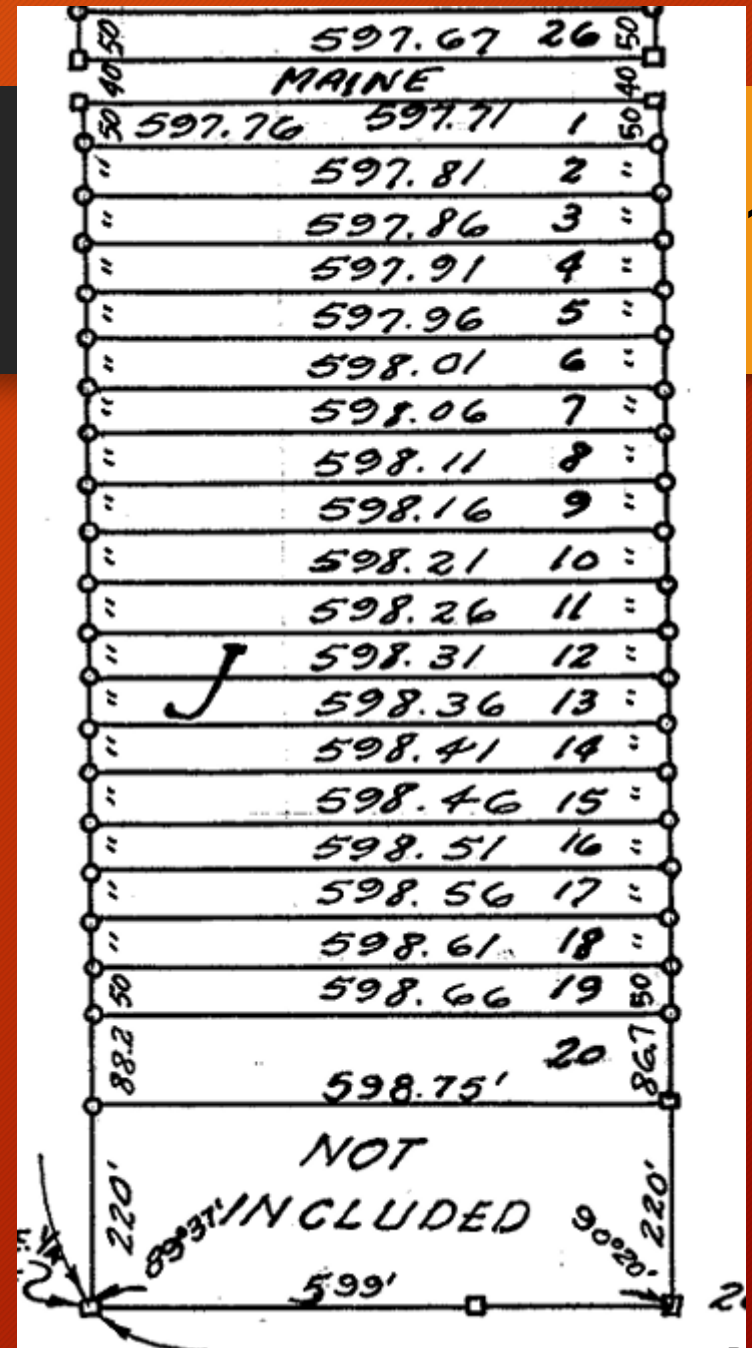




2025



Proposed



1955



PM2-26-57

**DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
STAFF FINDINGS REPORT TO THE
PLANNING AND DEVELOPMENT COMMISSION**

APPLICATION NUMBER: PUD-2025-00009 – Edward McDonald for Homosassa 1998 ECP, LLC

DATE: May 7, 2026

PREPARED BY: Joe Hochadel, AICP, Principal Planner; Land Development Division *JH*

Request to amend the Land Development Code Atlas Map to establish a Master Plan (PUD) for an automobile service use in the Coastal High Hazard Area.

REQUEST:	A request to establish a Master Plan (Planned Unit Development) for an automobile service use in the Coastal High Hazard Area, pursuant to Section 2412, <u>General Commercial District</u> ; Section 3220, <u>Automobile Service Stations</u> , and Section 4300, <u>Planned Unit Developments</u> , as specified in the Citrus County Land Development Code.
SUBJECT PROPERTY	<u>Section 24, Township 20 South, Range 17 East</u> ; more specifically, Lot 1 of US Hwy 19 Conrad Plat Subdivision, Bk 21, Pg 83, (Alternate Key 3528496), which address is 9318 S. Suncoast Blvd., Homosassa. A complete legal description is on file with the Citrus County Land Development Division.
ACREAGE	Approximately 2.3 acres
FUTURE LAND USE DISTRICT:	GNC, General Commercial District
SURROUNDING COMPREHENSIVE PLAN (FLUM) DESIGNATIONS:	North – GNC, General Commercial District South – GNC, General Commercial District East – PSO, Professional Services/Office District West – CON, Conservation District
SURROUNDING LAND DEVELOPMENT CODE (LUAM) DESIGNATIONS:	North – GNC District South – GNC District East – PSO District West – CON District
SURROUNDING AREA	North – Vacant commercial South – Dollar Tree East – Taco Bell, Verizon West – Homosassa Wildlife Management Area

CHARACTERISTICS OF THE SUBJECT PROPERTY

According to the *Soil Survey of Citrus County* (1988), the soil type in the area is composed primarily of Myakka-Myakka, wet, fine sands, 0 to 2 percent slope. Limitations to building site development are severe due to wetness. The subject property is located in the X and AE Flood Zone with a Base Flood Elevation of 10 feet, as found on the Flood Insurance Rate Map 12017C0431E.

BACKGROUND AND ANALYSIS:

This application was originally heard by the Planning and Development Commission (PDC) on February 19, 2026. At that hearing, the PDC voted to continue the application at the applicants request after the PDC expressed concerns regarding the use being in the Coastal High Hazard Area and the containment and possible cleanup of oil during and after a storm event. The applicant has since submitted additional information as to how oil is to be handled.

The subject property lies on S. Suncoast Blvd. (US-19), a State-maintained Principal Arterial roadway. The site is part of the US Hwy 19 Conrad Plat, which was approved in 2025 and combined several narrow lots that were part of the US 19 3rd Addition plat into two larger parcels.

While the property is primarily vacant and heavily wooded, it does have an access drive from US-19 to the adjacent parcel to the south as well as a stormwater pond. These improvements were required as part of the development to the south, a Dollar Tree retail store permitted in 2024 (BLD2024330070), that was approved prior to the subdivision. After the improvements were installed, the property was then subdivided into the current configuration.

The Master Plan proposes a 1,316 square-foot Take 5 quick-service oil change with two drive-up lanes. The property is partially located within the Coastal High Hazard Area, which may allow for automotive service uses with an approved PUD. This request is also proposing to allow for an additional subdivision of Lot 1 into two parcels (Lot 1A and Lot 1B) that have less than the required 150 feet of frontage for a commercial lot, which will result in the proposed Take 5 use (Lot 1A) having access solely through cross access. The proposed Lot 1A would be 71 feet in width and the other proposed Lot 1B would be 94 feet in width (see full discussion below).

REQUEST FOR A PLANNED UNIT DEVELOPMENT

Consistency with the Land Development Code (LDC): The proposed non-residential uses were reviewed for overall compliance with the standards of LDC Section 2412, General Commercial District (GNC), Section 3540, Coastal High Hazard Area (CHHA), Section 3220, Automobile Service Stations, and Section 3745, Design Standards for Small Nonresidential Development Projects, as well as the standards of LDC Section 4300, Planned Unit Developments as outlined below.

Stormwater Management: The Master Plan shows a large wet retention pond located behind the proposed use in the middle of the lot that will connect to the existing wet retention pond for the Dollar Tree to the south. This retention area is proposed to serve the Take 5 use as well as a future use. There is an existing flood compensation pond located on site that is proposed to be removed (filled) to provide area for a future use. The applicant has indicated that the flood compensation pond will no longer be needed with this development. The applicant has also provided information regarding how the Take 5 use operating procedures for automotive fluid handling and disposal will have no adverse impact within the CHHA.

Technical Services (Engineering) Division has reviewed the application request and noted the following:

- If the existing floodplain compensation is to be removed, the volume will need to be accounted for in another location.

Access Management/Transportation: The site currently takes access from an existing driveway connection on US-19, a 250-foot wide Principal Arterial roadway. The adjacent Dollar Tree also utilized this access drive via cross access, as well as a cross access connection to the gas station further south. This request is not proposing to change the existing driveway connection or cross access.

Technical Services (Engineering) Division has reviewed the application request and noted the following:

- Access to Suncoast Blvd. will need to be approved by the Florida Department of Transportation.

Landscaping/Buffers: The applicant is proposing landscape buffers along adjacent properties and along the right-of-way of US-19 as outlined in the Table below:

Location on site	LDC Standard	Proposed on Masterplan
North abutting vacant commercial	5' Type A	5' undefined
West abutting conservation	15' Type C	15' undefined
East abutting US-19	10' Type A	10' undefined
South abutting Homosassa River	5' Type A	5' undefined

The proposed Master Plan does not specify the buffer type proposed, however, based on the widths provided, it is assumed that the site will provide the plantings for each type as they correlate to the widths in the LDC (5' with Type A plantings, 15' with Type C plantings, etc.).

The proposed Master Plan also indicates that parking landscape islands will be provided that meet minimum LDC standards. The Master Plan does not indicate foundation landscaping, which will need to be provided at time of permitting. The applicant has not requested a deviation from landscaping standards.

Parking Standards: The applicant is proposing six parking spaces located across the access drive from the proposed building. The LDC requires one parking space per 500 square feet in addition to work bays for automobile service uses, which calculates to a minimum of five parking spaces for this use. The applicant has also indicated that this type of quick-service automotive use does not have typical office area as users stay in their vehicle during service and, therefore, no parking is required for customers.

LDC Section 7280, Bicycle Parking, requires all commercial uses to provide bicycle parking where required parking is 10 or more spaces. As this site does not require 10 or more spaces, bicycle parking is not required. However, the Master Plan is proposing a bike rack.

Loading zones: The LDC requires commercial uses to have one loading zone for the first 10,000 square feet of gross floor area with the required dimensions for trucks exceeding two tons load capacity of 12 feet by 60 feet. The Master Plan does not delineate a loading area. It appears that

loading will take place within the cross access drive or within the shared access with the proposed future Lot 1B to the north. There does not appear to be adequate area for the Take 5 Lot 1A to be able to provide a loading zone outside of access drives.

- Deviation – No designated loading area or a loading area within access drives.

Drive-up Facilities: All drive-up or drive-through services are required to provide adequate stacking distance and a bypass lane per Section 7170 so that vehicles do not obstruct access drives and can exit the queue prior to receiving service. The Master Plan does show that the proposed drive-through will meet minimum stacking distance. The applicant has requested a deviation, as the Master Plan does not show a bypass lane. The proposed Lot 1A for the Take 5 is only 71 feet in width, which would not allow enough space for the shared access, the building, landscape buffer, and a bypass lane. This indicates that the proposed subdivision is not designed to provide adequate area sufficient to meet all site design standards. The existing Lot 1 does appear to be of sufficient size to accommodate this use and all site design standards.

- Deviation – No bypass lane.

Pedestrian Circulation: The Master Plan shows proposed sidewalk connections to the Dollar Tree site to the south as well as to the proposed Lot 1B to the north, which then will connect to the sidewalk along US-19. Section 3745 requires sidewalk connections between project buildings and public sidewalks. However, if this lot is subdivided as proposed, Lot 1A will not have a direct pedestrian connection to a public sidewalk and will only connect via the adjacent lots. Any sidewalks which cross an access drive will be required to be made of materials such as scored concrete, pavers, or brick as per Section 3745.

- Deviation – No direct sidewalk access on Lot 1A if subdivided.

Setbacks: The minimum building setbacks for structures is 125 feet from the centerline of a Principal Arterial right-of-way and 5 feet from side and rear property lines (provided a larger buffer is not required). The Master Plan delineates the building setback lines showing that all required setbacks are being met.

Impervious Surface: The maximum allowed ISR for the GNC district is 70%. The Master Plan indicates Lot 1A will have an ISR of approximately 26%, which is less than the maximum allowed. If the lot is not subdivided, the ISR will be less.

Floor Area Ratio: The Floor Area Ratio (FAR) is determined by dividing the gross floor area of proposed buildings by the area of the lot in which the buildings are located. The maximum allowed FAR in the GNC district is 1.0. The Master Plan indicates Lot 1A, as proposed, will have a maximum FAR of 0.03, which is less than the maximum allowed. If the lot is not subdivided, the FAR will be less.

Signage: The Master Plan shows a proposed monument sign located on the south property line adjacent to the parking area. The sign as shown does not meet the minimum 5-foot side setback. Furthermore, the Dollar Tree free-standing sign is approximately 72 feet from the property line. The minimum separation between free-standing signs is 75 feet, meaning the proposed Take 5 sign location does not meet minimum separation standards. Based on the proposed lot layout, it is unclear if there is available area to meet minimum sign separation standards.

- Deviation – Free-standing sign within side setbacks and not meeting minimum separation distance from an existing free-standing sign.

Lot Size/Subdivision: This application is proposing to further subdivide Lot 1 into two additional lots referred to as Lot 1A and Lot 1B. The previous plat, US 19 3rd Addition, consisted of several 50-foot wide lots that were combined into the existing Lot 1 and Lot 2 as part of the US Hwy 19 Conrad Plat. The LDC requires that new nonresidential lots have a minimum width of at least 150 feet unless located within the PSA and have both central water and central sewer available. The property is not located within the PSA and is currently 166 feet in width, although central water and central sewer will be provided. Lot 1A is proposed to be 71 feet wide while Lot 1B is proposed to be 94 feet wide. Based on the site layout in the Master Plan and the deviation request for a bypass lane, the width of Lot 1A is not sufficient to meet all design standards in the LDC. Lot 1B does not have a proposed use at this time, but with the required buffer, shared access, and drainage, there is approximately 77.5 feet in width and 115 feet in depth (8,912 sf) available for a future development, including parking area, which does not appear to be able to accommodate many uses and still meet LDC design standards.

- Deviation – Reduced lot width for new parcels.

Environmental: The applicant has indicated that the Take 5 oil change will utilize business practices that will reduce the likelihood of possible groundwater contamination within the CHHA. The tree survey provided indicates that there are no specimen trees being removed and that the preserved trees and those provided within required landscaping are adequate to meet minimum standards. The survey provided does show a wetland located in the southwest portion of the site, but all proposed improvements are well beyond the minimum wetland setback of 35 feet. The closest spring appears to be over 7,500 feet from the subject site.

Consistency with the Comprehensive Plan: All development applications shall demonstrate complete compliance with the Comprehensive Plan. The following policies of the Comprehensive Plan are relevant to the application:

Policy 17.2.8 The County shall utilize land use techniques and development standards to achieve a functional and compatible land use framework which reduces incompatible land uses.

Staff comment – The applicant is proposing multiple deviations for the development. Staff has proposed conditions in an effort to help ensure that performance standards will be met and the intent of the Land Development Code and Comprehensive Plan. However, it is unclear if these conditions can be met due to stormwater requirements and the lot widths proposed.

Policy 17.5.2 Commercial, Industrial, and other appropriate uses shall be allowed in Planned Developments when part of an approved Plan of Development and where development standards are met as specified by the LDC.

Staff comment – The proposal would allow for an automobile service use within the Coastal High Hazard Area with a Planned Unit Development (PUD) that does not meet minimum design standards, largely due to the width of the lots proposed.

Policy 17.15 The County shall encourage the reduction of uses incompatible and/or inconsistent with individual community's character and designated future land uses by requiring

performance standards are met in the County LDC which will reduce negative impacts.

Staff comment – The property is located adjacent to and in the general area of nonresidential uses and districts and the use appears to be compatible with the development in the area as long as minimum design standards can be met.

Compatibility with Adjacent Land Uses: There is an existing retail store to the south of the site, existing commercial uses across US-19, vacant nonresidential land to the north, and conservation land to the west. The rear of the proposed property lies within a flood zone and the CHHA, although the applicant has indicated the use will not have a detrimental impact within the flood zone. While the proposed use appears to be compatible with the surrounding area, the applicant is requesting some deviations that appear to be due to the proposed lot widths, which does not appear to be compatible with the existing developments.

Concurrency

- a. Sanitary Sewer – The site is currently being served by Citrus County Utilities Water District for sanitary sewer service. A letter of availability has been provided by the applicant.
- b. Potable Water – The site is currently being served by Citrus County Utilities Water District for potable water service. A letter of availability has been provided by the applicant.
- c. Solid Waste – The property will utilize commercial solid waste collection with disposal in the Citrus County landfill.
- d. Drainage – The applicant has indicated the site will provide stormwater retention that will meet current criteria.

The application has indicated concurrency requirements for sewer, water, solid waste, and drainage can be met.

PROPOSED FINDINGS OF FACT – PLANNED UNIT DEVELOPMENT

Staff reviewed this application under the standards of Section 2412, General Commercial District (GNC), Section 3540, Coastal High Hazard Area (CHHA), Section 3220, Automobile Service Stations, and Section 3745, Design Standards for Small Nonresidential Development Projects, as well as the standards of LDC Section 4300, Planned Unit Developments as specified in the LDC. The Planning and Development Commission (PDC) may recommend approval, and the Board of County Commissioners (BCC) 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. The reviewing body shall approve, approve with modifications and/or conditions, or disapprove the PUD. 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 use proposed appears to be compatible with the surrounding area with conditions, but may not be consistent with the Comprehensive Plan and Land Development Code due to proposed lot size.
- 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. *The surrounding area includes existing nonresidential uses and vacant nonresidential land. The proposed use will be adjacent to an existing retail store and across US-19 from other existing commercial uses. However, the existing adjacent retail store and other existing commercial uses are on lots that meet minimum widths and design criteria in the LDC for nonresidential uses.*

- 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.** *Any additional accessory uses proposed in the future would be subject to standards as outlined in the LDC and may require modification to the Master Plan.*
- 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 is aware that any future uses may require an amendment to this Planned Unit Development.*
- 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 existing land area for the use generally meets the standards outlined within the Comprehensive Plan. The proposed land area for the use generally does not meet the minimum standards. While the acreage is large enough, the proposed subdivision is too narrow to accommodate nonresidential uses unless deviations are approved.*
- 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.**
- The applicant will be required to meet this standard as applicable at the time of permitting.*
- 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.** *The applicant is aware of potential use restrictions due to the size of the subject property. It is unclear at this time if the adjacent proposed Lot 1B will be able to accommodate another use due to the setback and stormwater limitations.*
- 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 proposed height and setbacks are within the allowable limits in the Comprehensive Plan and Land Development Code.*
- 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 Master Plan date-stamped November 18, 2025, for this application.*

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. *The applicant has not requested a deviation from this standard.*

SUGGESTED CONDITIONS (if this application is recommended for approval):

1. The Planned Unit Development shall allow for an automotive service use as generally outlined on the Master Plan date-stamped received November 18, 2025, by the Land Development Division. Construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code, unless as specifically outlined within these conditions.
2. The project must be served by central water and central sewer.
3. Signage must follow LDC standards for square footage and location.
4. At the time of permitting, the applicant must demonstrate compliance with applicable development standards per LDC Section 3745, Design Standards for Small Nonresidential Design Projects, including those for buffers, façade, lighting, parking landscaping, and pedestrian circulation, unless otherwise outlined in these conditions.
5. A Tree Preservation Plan, as outlined in the LDC, must be submitted and approved at the time of permitting.
6. Drive-through facilities must provide a bypass lane as outlined in the LDC.
7. The following shall be required or as otherwise approved by the Technical Services (Engineering) Division:
 - Access to Suncoast Blvd. will need to be approved by the Florida Department of Transportation.
 - If the existing floodplain compensation is to be removed, the volume will need to be accounted for in another location.
8. 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. Turf grasses and landscape vegetation shall be common to the area and drought tolerant.
9. Any future subdivisions must meet minimum criteria as outlined in the LDC.
10. Oil containment and cleanup shall follow any applicable Best Management Practices.
11. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.
12. Minor modifications to this Planned Unit Development may be approved by the Director of the Land Development Division as outlined within Section 4304, Modification of a Previously Approved Planned Unit Development, as specified in the LDC.



10000

Subject Property
Shaded

CON

Legend

	Subject Property
Use Code	
V - Vacant	
S - Single Family	
M - Mobile Home	
C - Commercial	
MF - Multifamily	

0 100 200 Feet
1" = 200 FT

S 21	V 21
22	V 22
V 23	V 23
S 24	V 24
V 25	V 25
LDR 26 V	MDR 26 V
W HOUSTON LN	PSO 01 V
01	V 02
02	V 03
C 03	V 04
V 04	V 05
V 05	V 06
V 01	V 07
V 02	V 08
GNC	V 09
V 13	V 10
V 14	V 11
V 15	V 12
V 16	V 13
17	V 14
18	V 15
C 19	V 16
20	V 17

S SUNCOAST BLVD

V 02

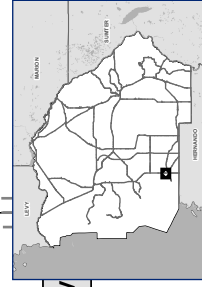
01 V

RD1 V
GNC

C 01

V 03

PSO



LOCATOR

Geographic Information Systems

Cynthia P. Steinhorn
Director

Prepared By : Susan O'Connell
Date: April 15, 2026
Source: Enterprise Geodatabase
Map Number: PUD-2025-00009



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Application #: PUD-2025-00009

Applicant: Edward McDonald for Homosassa 1998 ECP, LLC

Proposal: Establish a PUD for automobile service use

Location: 9318 S Suncoast Blvd, Homosassa

LDC Atlas: GNC

S-T-R - 24-20-17

Planner Initials: _____ Date: _____



AGENDA MEMORANDUM

FROM:	Eric Landon, Growth Management Director																
SUBJECT:	CU-2026-00001 Furman for AVI Properties, LLC																
AGENDA DATE:	June 4, 2026																
<u>BRIEF OVERVIEW:</u> Request for a Conditional Use approval to allow for light manufacturing in the General Commercial District, pursuant to Section 2412, <u>General Commercial District (GNC)</u>, as specified in the LDC. The site is approximately 0.96 acres located <u>Section 36, Township 18 South, Range 19 East</u>; specifically, Lots 18, 19, and 20, Keller's Subdivision, recorded in Plat Book 2, Page 36, and Lots 13, 14, and 15, Hernando City Heights as recorded in Plat Book 3, Page 111, Block N, Alt Key 3517067, which address is 1577 N. Florida Ave., Hernando, FL.																	
<u>STRATEGIC PLANNING ELEMENT:</u>																	
<u>BUDGET IMPACT/FUNDING SOURCE:</u> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Account No.</th> <th style="text-align: left;">Account Title</th> <th style="text-align: left;">Current Budget</th> <th style="text-align: left;">YTD Expenditure</th> <th style="text-align: left;">Encumbrances</th> <th style="text-align: left;">Available Balance</th> </tr> </thead> <tbody> <tr> <td colspan="6">N/A Applicant Responsibility</td> </tr> </tbody> </table>						Account No.	Account Title	Current Budget	YTD Expenditure	Encumbrances	Available Balance	N/A Applicant Responsibility					
Account No.	Account Title	Current Budget	YTD Expenditure	Encumbrances	Available Balance												
N/A Applicant Responsibility																	
<u>RECOMMENDED ACTION:</u> Conduct a public hearing on June 4th 2026, to review and consider application CU-2026-00001 Furman for AVI Properties, LLC. (Eric Landon, Director, Growth Management)																	
<u>ATTACHMENTS:</u> 1. Coordinator's PowerPoint 2. Applicant's PowerPoint 3. Narrative from applicant 4. Application pages																	

5. Site Plan
6. Boundary Survey
7. Public input
8. Planner's PowerPoint
9. 6.4.26 PDC Staff Report & map



CU-2026-00001

**FURMAN FOR AVI
PROPERTIES, LLC**

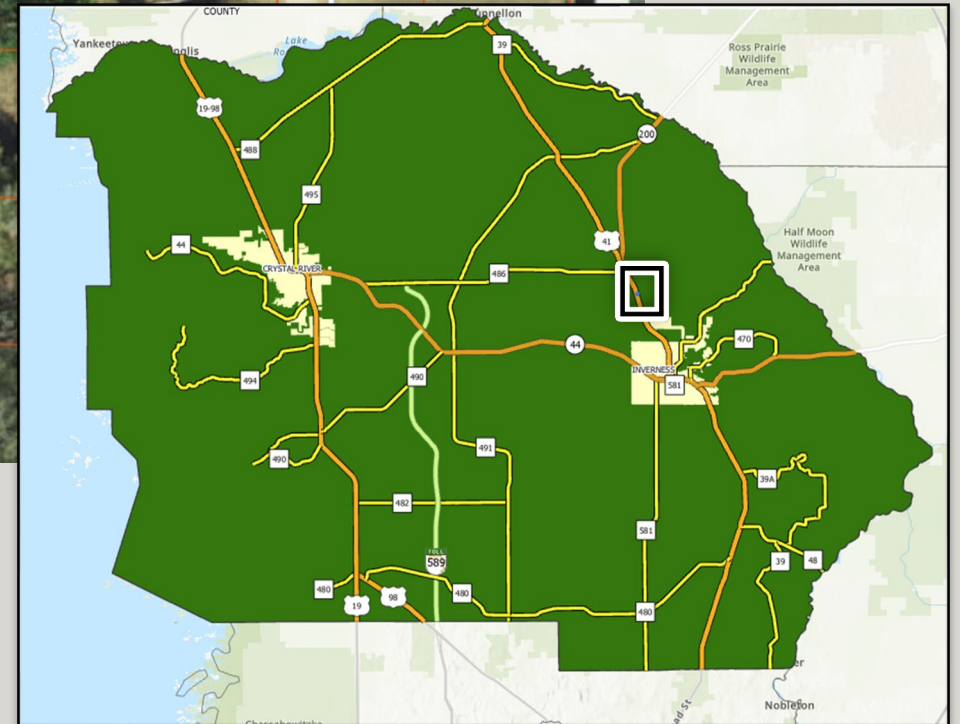
**CONDITIONAL USE REQUEST TO ALLOW FOR
LIGHT MANUFACTURING IN THE GNC
ZONING DISTRICT.**

SUBJECT PROPERTY

E. JULIA WAY



N. FLORIDA AVE.



VIEW OF SUBJECT PROPERTY



NORTHERN VIEW ON N. FLORIDA AVE.





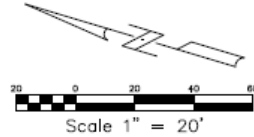
SOUTHERN VIEW ON N. FLORIDA AVE.



VIEW ACROSS FROM THE SUBJECT PROPERTY.



SITE PLAN



DESCRIPTION:

LOTS 18, 19 & 20, KELLER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 36, INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
AND
LOTS 13, 14 & 15, BLOCK N, HERNANDO CITY HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 111, INCLUSIVE OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

NOTE:

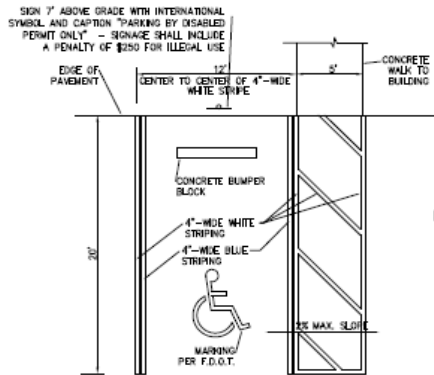
- 1.) THE CITRUS COUNTY LAND USE CLASSIFICATION IS GENERAL COMMERCIAL (GNC).
- 2.) THE PROPOSED USE IS THE EXPANSION OF AN EXISTING MARBLE AND GRANITE SUPPLY BUSINESS. SEE BUILDING PLANS BY OTHERS.
- 3.) THIS FACILITY IS SERVED BY AN EXISTING ON-SITE WELL. PROVIDE A TEMPORARY BARRICADE AROUND THE EXISTING WELL FOR PROTECTION DURING CONSTRUCTION.
- 4.) THE EXISTING WASTEWATER SYSTEM WILL BE ABANDONED AND A NEW SYSTEM INSTALLED AT THE LOCATION SHOWN ON THE PLANS. A PERMIT FROM THE FLORIDA DEPARTMENT OF HEALTH WILL BE OBTAINED. FURMAN CIVIL DESIGNS, INC. ASSUMES NO RESPONSIBILITY THAT THERE IS SUFFICIENT UNOBTAINED AREA FOR THE SYSTEM UPGRADE.
- 5.) FDOT APPROVAL WILL BE OBTAINED FOR THE DRIVEWAY MODIFICATIONS AND FOR DRAINAGE CONNECTION.
- 6.) THE STORMWATER MANAGEMENT SYSTEM WILL BE PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT.
- 7.) THE EXISTING BUSINESS SIGN WILL BE REPLACED OR RELOCATED AS SHOWN. A SEPARATE PERMIT APPLICATION WILL BE SUBMITTED FOR THE SIGN.
- 8.) SEE SHEET 10 FOR A SUGGESTED DETAIL FOR DUMPSTER SCREENING.
- 9.) THE LARGEST DELIVERY VEHICLE WILL BE SIMILAR TO WB-20.
- 10.) ACCESS TO THE AREA NORTH OF THE GATE AT THE SOUTHEAST CORNER OF BUILDING 1 WILL BE LIMITED TO DELIVERY VEHICLES, CONTRACTORS AND EMPLOYEES.
- 11.) THE BICYCLE PARKING AREA WILL BE PAVED AND A RACK WILL BE PROVIDED.
- 12.) REFER TO FIRE CODE 8TH ADDITION.

LEGEND

- ♿ = HANDICAP PARKING SPACE
➔ = DIRECTION OF TRAFFIC CIRCULATION

SITE SCHEDULE

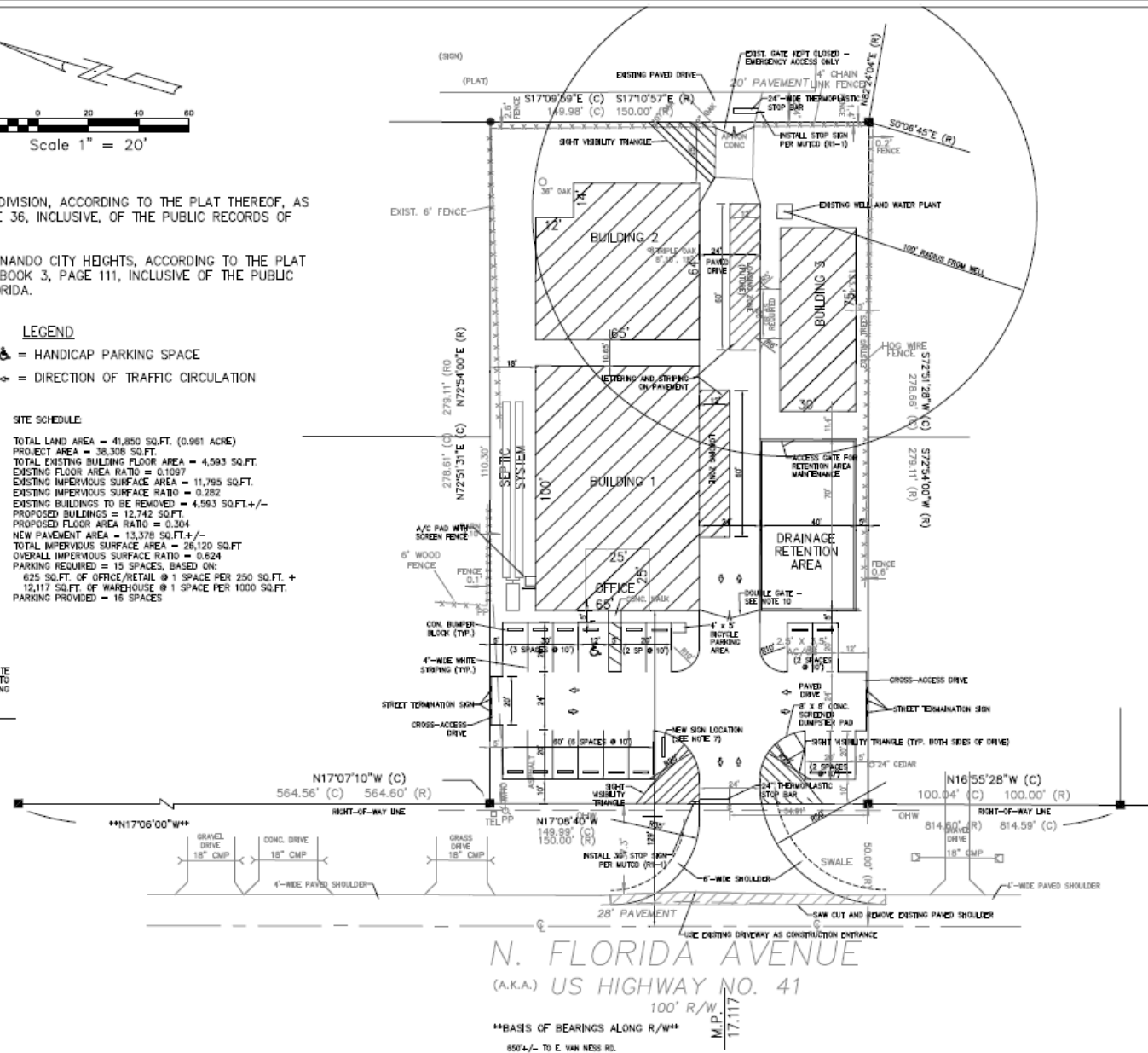
TOTAL LAND AREA = 41,850 SQ.FT. (0.961 ACRE)
PROJECT AREA = 38,308 SQ.FT.
TOTAL EXISTING BUILDING FLOOR AREA = 4,593 SQ.FT.
EXISTING FLOOR AREA RATIO = 0.1097
EXISTING IMPERVIOUS SURFACE AREA = 11,795 SQ.FT.
EXISTING IMPERVIOUS SURFACE RATIO = 0.282
EXISTING BUILDINGS TO BE REMOVED = 4,593 SQ.FT. +/-
PROPOSED BUILDINGS = 12,742 SQ.FT.
PROPOSED FLOOR AREA RATIO = 0.304
NEW PAVEMENT AREA = 13,378 SQ.FT. +/-
TOTAL IMPERVIOUS SURFACE AREA = 26,120 SQ.FT.
OVERALL IMPERVIOUS SURFACE RATIO = 0.624
PARKING REQUIRED = 15 SPACES, BASED ON:
625 SQ.FT. OF OFFICE/RETAIL @ 1 SPACE PER 250 SQ.FT. +
12,117 SQ.FT. OF WAREHOUSE @ 1 SPACE PER 1000 SQ.FT.
PARKING PROVIDED = 16 SPACES



HANDICAP PARKING SPACE
STRIPING AND SIGNAGE DETAIL

NOTE:

- 1.) THE MATERIALS USED FOR MARKINGS SHALL BE RETROREFLECTIVE AND SHOULD MAINTAIN THE SPECIFIED COLOR THROUGHOUT THEIR USEFUL LIFE.
- 2.) ALL PAVEMENT MARKINGS AND PAVEMENT AND SIDEWALK SLOPES SHALL BE ACCORDING TO THE 2012 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.



N. FLORIDA AVENUE
(A.K.A.) US HIGHWAY NO. 41
100' R/W
M.P. 17.117

BASIS OF BEARINGS ALONG R/W
850° +/- TO E. VAN NESS RD.

DESIGN
DRAFTING
INSPECTIONS

DESIGNER OF RECORD:
MICHAEL D. WILSON, P.E.
LICENSE NO. 70001
FURNAL CITY, FL 34466
PHONE (888) 497-5384

ALL Properties LLC - 1657 N. Florida Ave. - Phase 1 Plan

SHEET # of 10

DATE: July 2025

SCALE: 1"=20'



CERTIFICATE OF
AUTHORIZATION
32355

AVI Properties

1577 N. Florida Ave



AVI Properties

Geographic Information Systems

Prepared By : Web User

Date: 9/21/2016

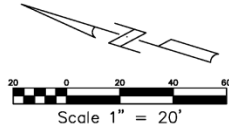
Source: Enterprise Geodatabase

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Jim Faulkner
Director

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DESCRIPTION:

LOTS 18, 19 & 20, KELLER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 36, INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

AND
LOTS 13, 14 & 15, BLOCK N, HERNANDO CITY HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 111, INCLUSIVE OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

NOTE:

- 1) THIS DRAWING IS BASED ON A SURVEY DRAWING FILE PROVIDED BY THE OWNER. FURMAN & HILPERT ENGINEERING, INC. HAS ADDED MANY OF THE EXISTING TREES AND ADJACENT DRIVEWAYS BASED ON APPROXIMATE FIELD MEASUREMENTS.
- 2) EXISTING TREES WERE NOT INCLUDED ON THE SURVEY AND HAVE BEEN IDENTIFIED AND APPROXIMATELY LOCATED BY FURMAN & HILPERT ENGINEERING, INC.

LEGEND

- AB-# = LOCATION OF SOIL BORING
- #\" DIA. TREE = EXISTING TREE PRESERVED
- ✕ #\" DIA. TREE = EXISTING TREE REMOVED

NOTE:

- 1) THERE ARE 17+ EXISTING TREES ON THE SITE. 13 OF THEM WILL BE REMOVED FOR THIS PROJECT. ONE OF THE TREES TO BE REMOVED IS A SPECIMEN TREE.
- 2) FOR THIS 0.96-ACRE SITE, A TOTAL OF 10 PRESERVED TREES ARE REQUIRED.
- 3) SEE SHEET 8 FOR A GENERALIZED LANDSCAPING PLAN.

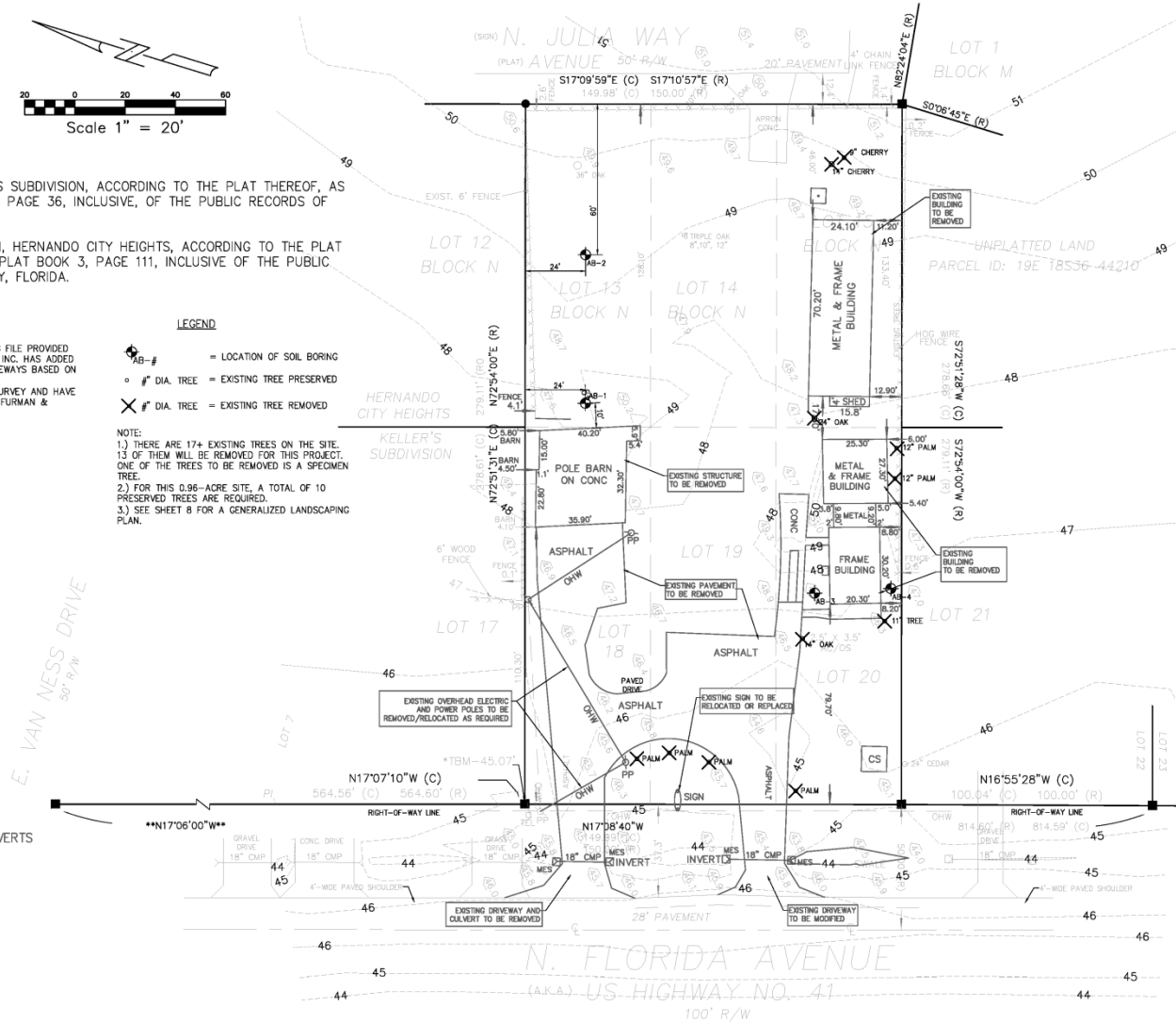
SURVEY DATA FOR EXISTING DRIVEWAY CULVERTS

EXISTING DRIVEWAY	SOUTH INVERT ELEVATION	NORTH INVERT ELEVATION
AW SOUTH	43.8	43.5
AW NORTH	43.9	43.5
ADJACENT NORTH	43.9	44.0
ADJACENT SOUTH	NO INFO	NO INFO

*TBM--TEMPORARY BENCHMARK--TOP OF 4\" X 4\" C.M. PLAIN ELEV. @ 45.07' (NAVD '88)

BASIS OF BEARINGS ALONG R/W

REVISION	DATE	DESCRIPTION



DESIGN

INSPECTIONS

ALL Properties LLC - 1677 N. Florida Ave. - Phase 1 Plan

DESIGNER OF RECORD:
Paul Formy
13454 Bonderath Road
Bundick, Florida 34614
352-232-2049
pformy@earthlink.net

ENGINEER OF RECORD:
MICHAEL D. WILSON, P.E.
LICENSE NO. 74061
PD 807 938
FEDERAL CITY, FL 34438
PHONE (352) 497-5384

SHEET 3 of 10

SCALE: 1"=20'

DATE: July 2025

FCD Project No.: 24-133

Existing Condition, Demo Plan & Tree Pres Plan



CERTIFICATE OF AUTHORIZATION
32355















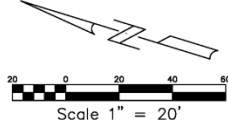










**DESCRIPTION:**

LOTS 18, 19 & 20, KELLER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 36, INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

AND

LOTS 13, 14 & 15, BLOCK N, HERNANDO CITY HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 111, INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

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- 5.) FDOT APPROVAL WILL BE OBTAINED FOR THE DRIVEWAY MODIFICATIONS AND FOR DRAINAGE CONNECTION.
- 6.) THE STORMWATER MANAGEMENT SYSTEM WILL BE PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT.
- 7.) THE EXISTING BUSINESS SIGN WILL BE REPLACED OR RELOCATED AS SHOWN. A SEPARATE PERMIT APPLICATION WILL BE SUBMITTED FOR THE SIGN.
- 8.) SEE SHEET 10 FOR A SUGGESTED DETAIL FOR DUMPSTER SCREENING.
- 9.) THE LARGEST DELIVERY VEHICLE WILL BE SIMILAR TO WB-20.
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- 12.) REFER TO FIRE CODE 8TH ADDITION.

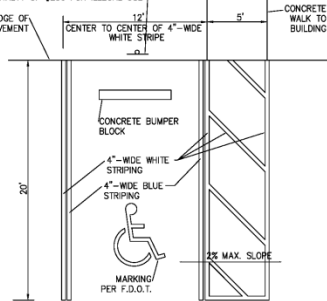
LEGEND

- ⊕ = HANDICAP PARKING SPACE
 ⇨ = DIRECTION OF TRAFFIC CIRCULATION

SITE SCHEDULE:

TOTAL LAND AREA = 41,850 SQ.FT. (0.961 ACRE)
 PROJECT AREA = 38,308 SQ.FT.
 TOTAL EXISTING BUILDING FLOOR AREA = 4,593 SQ.FT.
 EXISTING FLOOR AREA RATIO = 0.1097
 EXISTING IMPERVIOUS SURFACE AREA = 11,795 SQ.FT.
 EXISTING IMPERVIOUS SURFACE RATIO = 0.282
 EXISTING BUILDINGS TO BE REMOVED = 4,593 SQ.FT./-
 PROPOSED BUILDINGS = 12,742 SQ.FT.
 PROPOSED FLOOR AREA RATIO = 0.304
 NEW PAVEMENT AREA = 13,378 SQ.FT./-
 TOTAL IMPERVIOUS SURFACE AREA = 26,120 SQ.FT.
 OVERALL IMPERVIOUS SURFACE RATIO = 0.524
 PARKING REQUIRED = 15 SPACES, BASED ON:
 625 SQ.FT. OF OFFICE/RETAIL @ 1 SPACE PER 250 SQ.FT. +
 12,117 SQ.FT. OF WAREHOUSE @ 1 SPACE PER 1000 SQ.FT.
 PARKING PROVIDED = 16 SPACES

SIGN 7' ABOVE GRADE WITH INTERNATIONAL SYMBOL AND CAPTION "PARKING BY DISABLED PERMIT ONLY" - SIGNAGE SHALL INCLUDE A PENALTY OF \$250 FOR ILLEGAL USE

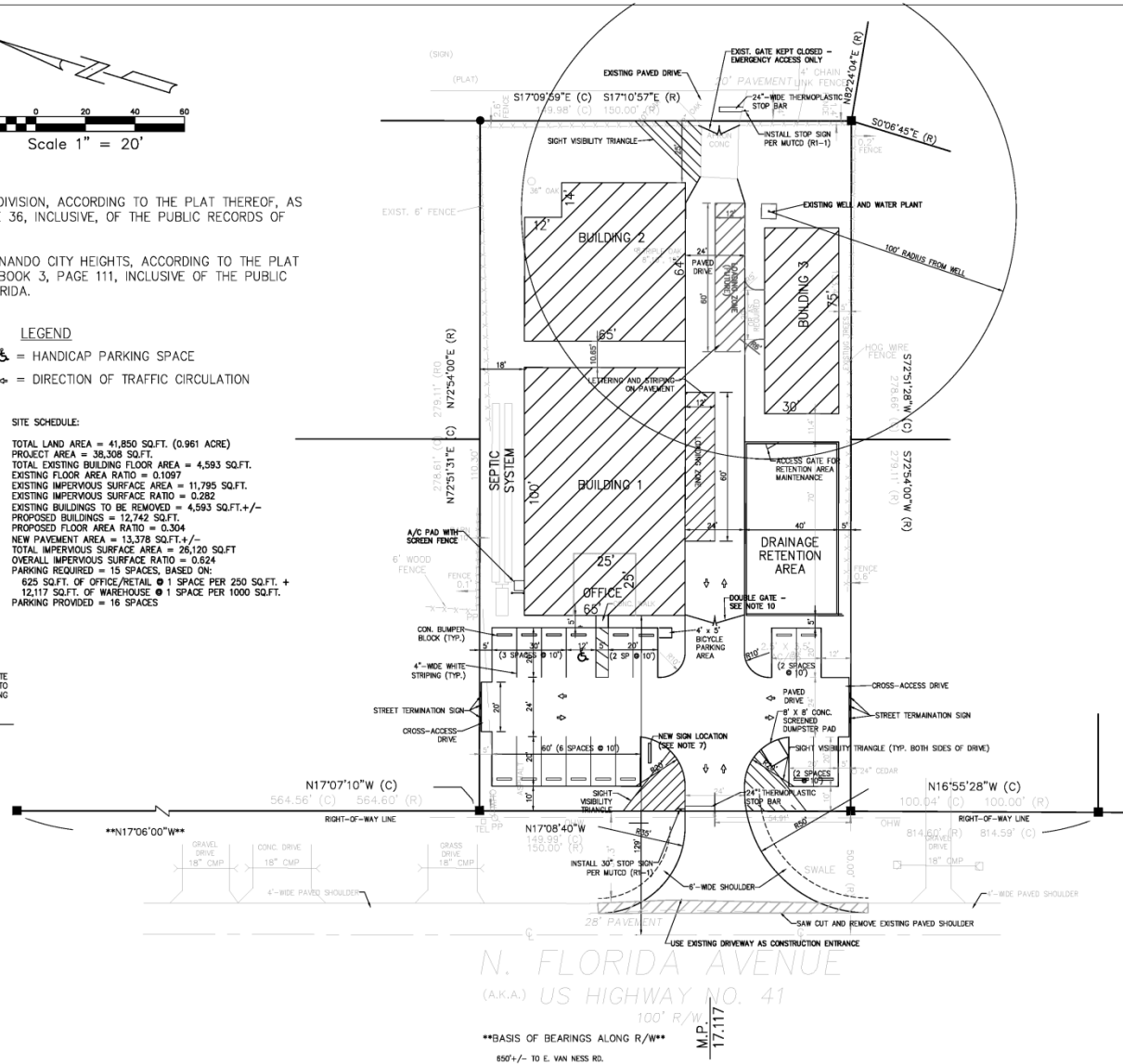


HANDICAP PARKING SPACE STRIPING AND SIGNAGE DETAIL

NOTE:

N.T.S.

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- 2.) THE PAVEMENT MARKINGS AND PAVEMENT AND SIDEWALK SLOPES SHALL BE ACCORDING TO THE 2012 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.

**DESIGN****DRAFTING****INSPECTIONS****ENGINEERING**

AVI Properties LLC - 1677 N. Florida Ave. - Phase 1 Plan
 SHEET 4 of 10
 SCALE: 1"=20'

DESIGNER OF RECORD:
 Paul Frome
 1324 Broadmoor Road
 Bradenton, Florida 34614
 941-232-2019
 pfrome@ch2m.com

ENGINEER OF RECORD:
 MICHAEL D. MULBURN, P.E.
 LICENSE NO. 19061
 PO BOX 938
 HERNANDO CITY, FL 34438
 PHONE (352)-697-5384

DATE: July 2025
 Site Master Plan



CERTIFICATE OF
 AUTHORIZATION
 32355

FURMAN CIVIL DESIGNS, INC.

13424 BROOKSVILLE ROCK ROAD, BROOKSVILLE, FLORIDA 34614
TELEPHONE: (352) 232-2849

AVI Properties LLC Conditional Use Permit Application

Narrative for Application:

The site plan for this project was originally prepared by Furman & Hilpert Engineering, Inc. and was submitted for permitting by Citrus County in 2016 (Application 2016 02288). That permit was approved but the owner did not pick it up or pay for it.

Another site plan was submitted by Furman & Hilpert Engineering, Inc. in 2018 (Application 2018 00052) for Phase 1 of the project with a temporary drainage retention area that would be replaced during Phase 2. That permit was also approved but the owner did not pick it up or pay for it.

In 2024, the owner wanted to revive the project. Furman Civil Designs, Inc., working with Local Engineering, Inc., resubmitted site plans that were similar to the original 2016 plans (Application 2025 00043). During the County review of the plans, Planner Frankie Piland insisted that a Conditional Use Permit would be needed for Light Manufacturing in a GNC District. This was unanticipated, as the proposed expansion of this existing granite and cabinet shop was previously approved without a CUP.

This existing business will expand from 4,593 square feet to 12,742 square feet. Office/retail/showroom area will be 625 square feet and the other 12,117 square feet will be for warehousing granite slabs and cabinets along with manufacturing related to these components for the local residential housing industry.

The new site plan will provide paved parking for customers and employees and a new stormwater management system. A SWFWMD permit has been issued. FDOT permits for the upgrade of the existing driveway and for a drainage connection have been applied for.

The project has an existing well. One new onsite wastewater system will be constructed. Central water and sewer are not available.



Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT

LAND DEVELOPMENT DIVISION

3600 W. Sovereign Path, Suite 141

Lecanto, FL 34461

Telephone: (352) 527-5239 Fax (352) 527-5428

Toll Free (352) 489-2120 TTY (352) 527-5312

Web Address: www.citrusbocc.com

CITRUS COUNTY LAND DEVELOPMENT CODE CONDITIONAL USE APPLICATION

Application No.: _____ Date: _____

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

Applicant*

Name: Furman Civil Designs, Inc.

Address: 13424 Brooksville Rock Road

City: Brooksville

State: Florida Zip: 34614

Home No.: _____ Cell No.: 3522322849

Work No.: _____ Fax No.: _____

Email: pfurman@bellsouth.net

Property Owner

Name: AVI Properties LLC

Address: 1577 N. Florida Ave

City: Hernando

State: Florida Zip: 34442

Home No.: _____ Cell No.: 3523021543

Work No.: _____ Fax No.: _____

Email: vycainc@hotmail.com

Property Description: Section: 36 Township: 18 South Range: 19 East

Legal Description: Lots 18, 19 & 20 Kellers Subdivision + Lots 3, 14 & 15, Block N, Hernando City Heights

Subdivision: _____

Lot(s): _____

Block/Parcel: _____

Alternate Key #: 357067

Parcel ID: 19E18S360020 000N0 0130

Acreage: 0.96

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.

Conditional Use Request: Allow warehouse use in GNC + allowance for 16 parking spaces + allowance for perimeter landscaping adjacent to parking areas to also apply to parking area landscaping

Describe how it will/will not affect surrounding development: Existing granite and cabinet shop is expanding Building walls now isolate shop activity from neighbors. Shop activity previously conducted in open buildings. Warehouse use only for granite slabs, previously stored outdoors, and cabinets.

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.



Board of County Commissioners

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Toll Free (352) 489-2120 TTY (352) 527-5312

Web Address: www.citrusboecc.com

I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

STATE OF FLORIDA
COUNTY OF CITRUS

Signature: Paul Furman

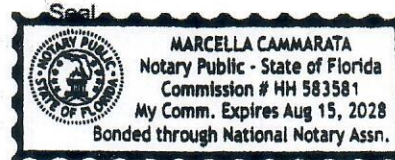
Paul Furman, Furman Civil Designs, Inc.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Paul Furman, who is personally known to me or provided Drivers License as identification and who did not take an oath.

WITNESS my hand and official seal this 09 day of January 2026

Marcella Cammarata
Printed Name

[Signature]
Notary Public - State of Florida



For Staff Use Only

Date: _____

Time: _____

Initials: _____

ATF: _____

QTR: _____

LUD: _____

FZ: _____



Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT

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Toll Free (352) 489-2120 TTY (352) 527-5312

Web Address: www.citrusbocc.com

APPEAL NOTICE

I, the undersigned, understand that the actions of the Citrus County Planning and Development Commission and/or the Board of County Commissioners are subject to Quasi-judicial proceedings which provide for parties in opposition to intervene, cross-examine and/or provide expert witnesses in regard to your application (**ORD NO. 2017-A22 Quasi-Judicial Proceedings**). Further, the actions of the Planning Development Commission and/or the Board of County Commissioners is subject to appeal within 30 days of said action. Appeals of decisions of the Planning and Development Commission and/or the Board of County Commissioners quasi-judicial actions shall be as required by law.

Signature: Paul Thurman

Date: 1-12-26



Board of County Commissioners
 DEPARTMENT OF GROWTH MANAGEMENT
 LAND DEVELOPMENT DIVISION
 3600 W. Sovereign Path, Suite 140
 Lecanto, FL 34461
 Telephone: (352) 527-5239
 TTY Dial 711
 Web Address: www.citrusboce.com

AUTHORIZATION

APPLICATION REQUEST: (check one)

☐ Variance ☒ Conditional Use ☐ Minor Subdivision ☐ Lot Reconfiguration
☐ Plat Vacation ☐ Street Vacation ☐ Comprehensive Plan Amendment
☐ Atlas Amendment ☐ Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Section 36 Township 18 Range 19 Alternate Key # 3517067
 Lot/Parcel _____ Block _____
 Subdivision Kellers Subdivision & Hernando City Heights

I, Ivan Espinoza, AVI Properties LLC, owner of the above described property,
 (Name of Owner)

authorize Paul Furman of Furman Civil Designs, Inc. to
 (Name of Representative) (Name of Business)

serve as agent on my behalf for the purpose of making application for the proposed request. No further authorization is expressed or implied, than that which is described herein.

SIGNATURE: _____

(Signature of Owner)

STATE OF FLORIDA
 COUNTY OF CITRUS

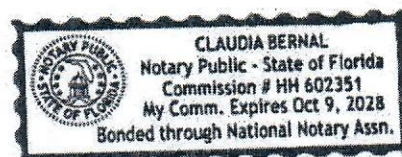
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Juan C. Espinoza Alfaro, who is personally known to me or provided Florida Driver License as identification and who did not take an oath.

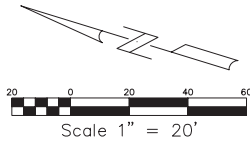
WITNESS my hand and official seal this 8th day of January, 2026.

Claudia Bernal
 Printed Name

Seal

[Signature]
 Notary Public - State of Florida





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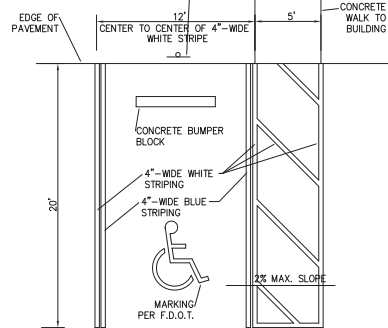
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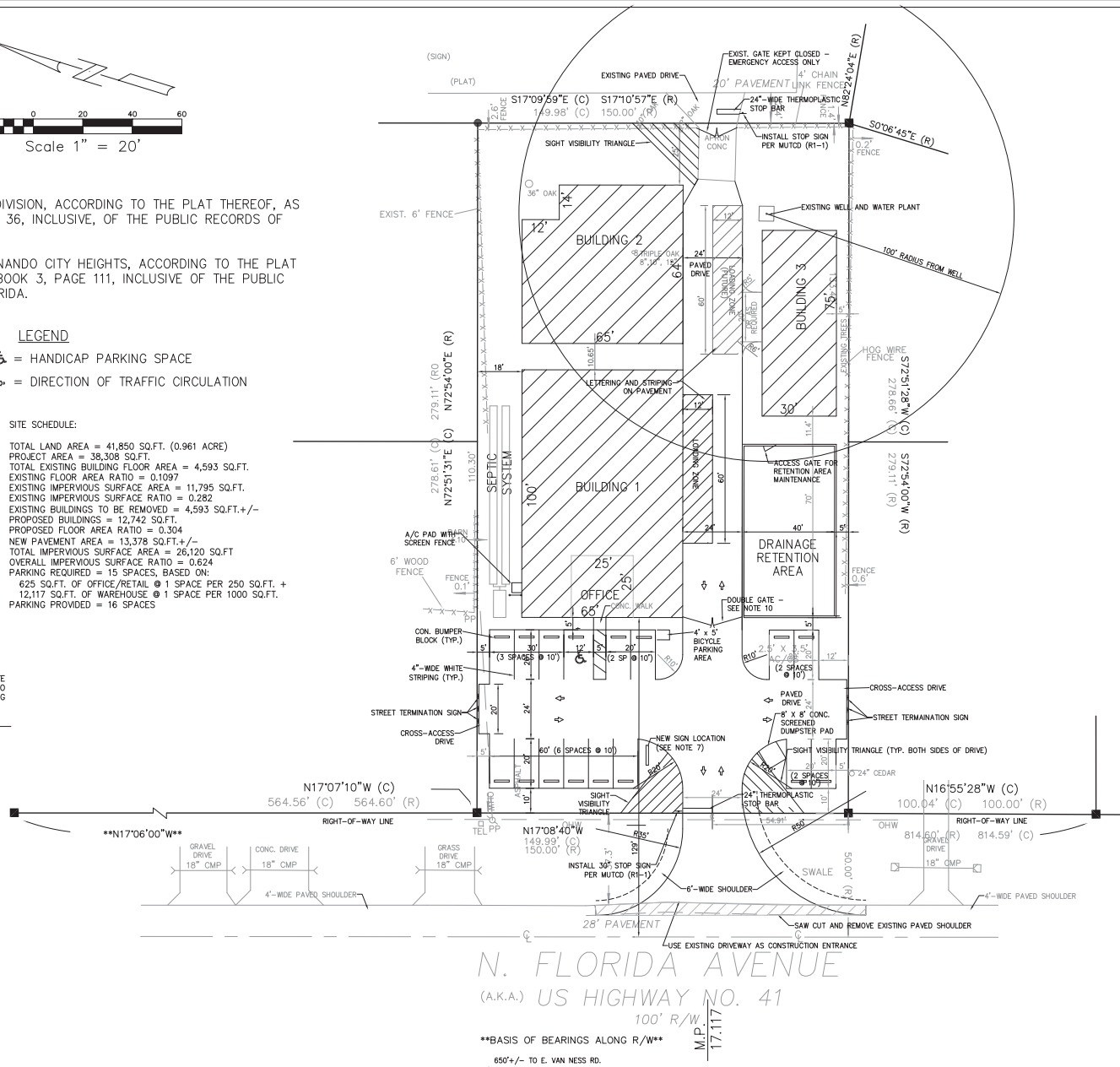


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N. FLORIDA AVENUE
 (A.K.A.) US HIGHWAY NO. 41

BASIS OF BEARINGS ALONG R/W

650' +/- TO E. VAN NESS RD.

DESIGNER OF RECORD:
 Paul F. Furr
 1744 E. Dunwoody Road, Road
 3352-232-3919
 pfurr@cfclmarch.com

ENGINEER OF RECORD:
 MICHAEL D. WILSHIRE, P.E.
 LICENSE NO. 76001
 PO BOX 938
 FLORENCE CITY, FL 34436
 PHONE (352) 469-5384

ALL Properties LLC - 1677 N. Florida Ave. - Phase 1 Plan
 SHEET 4 of 10
 FCD Project No. 24-133
 DATE: July 2025
 SCALE: 1"=20'
 Site Master Plan



CERTIFICATE OF AUTHORIZATION
 32355

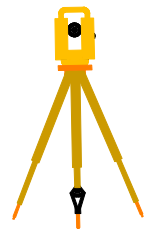
MAP OF SURVEY – BOUNDARY SURVEY

CERTIFIED TO THE FOLLOWING ONLY:
IVAN ESPINOZA / AVI PROPERTIES

DESCRIPTION:

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SECTION: 36 TWP. 18 S RANGE: 19 E

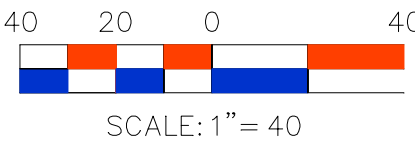
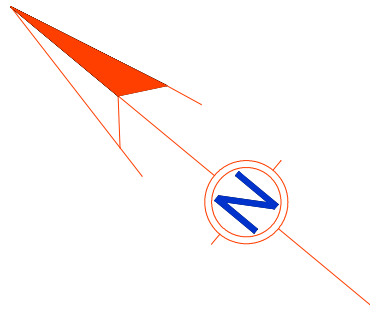
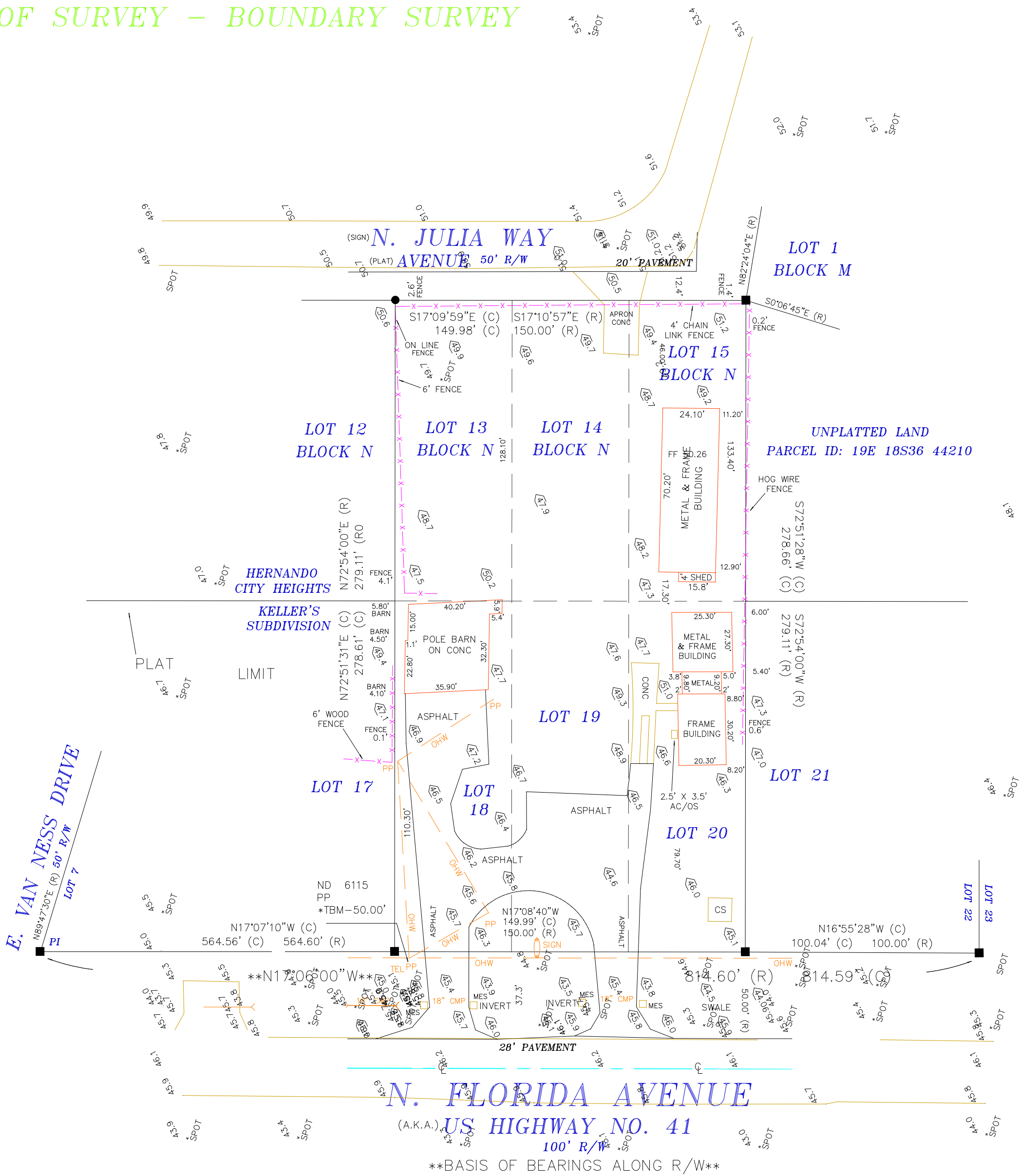


DENNIS V. MOYLAN, P.S.M.

LAND SURVEYS
5342 Birchwood Road
Spring Hill, FL 34608

(352) 666-3627 FAX (352) 684-9955

Party Chief: D. MOYLAN 15-138
Drawn By: J. CALLERI DATE OF MAP: 04/10/16
Checked By: D. MOYLAN F.B. 83 PG. 49



SURVEYORS NOTES

- Survey based on the description furnished by the client and without benefit of a title search.
- Bearings shown hereon are assumed by this Surveyor and Mapper in accordance with the Record Plat or Deed and the location of the line used for the **BASIS FOR BEARINGS is depicted by ** next to the bearing.
- Underground utilities and improvements not located or shown.
- There are no visible encroachments unless shown hereon.
- The ownership of fences, if any, which exist on or near property lines is not known by this Surveyor and Mapper.
- Fences located near the property line are not to scale. The distances shown as ties to said fences are correct.
- The distances shown hereon as ties to existing occupation are at right angles to subject property line.
- Gutters, overhangs, underground foundations and irrigation systems are not located unless shown hereon.
- The property shown hereon may be subject to the Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. The requirements of said Rules, Regulations, Ordinances and/or the limits of said Jurisdictions are not shown hereon, unless stated otherwise.
- Prior to construction and/or reliance on Flood Zone Note, the County Building Department should be contacted for verification of Flood Zone.
- All easements shown hereon are for drainage and/or utilities unless shown otherwise.
- The property shown hereon is subject to Reservations, Restrictions, and Easements of Record and not of Record.

ABBREVIATIONS LEGEND

AC Air Conditioner	PL Property Line
AGP Above Ground Pool	PLTR Planter
ALUM Aluminum	POB Point of Beginning
ASNS Aluminum Shed No Slab	POC Point of Commencement
ASOS Aluminum Shed on Slab	POL Point on Line
BM Benchmark	PP Power Pole
C Calculated from field measurements	PPF Pool Pump & Filter
C1 Curve #1	PRC Point of Reverse Curve
CALC Calculated	PRM Permanent Reference Monument
CB Catch Basin	PS Power Stub
CBS Concrete Block Structure	PT Point of Tangency
CC Concrete Curb	Power
CDS Cul-De-Sac	R Record Plot or Deed
CE Covered Entry	RAD Radius
CH Chord Bearing & Distance	RCP Reinforced Concrete Pipe
CLF Chain Link Fence	RES Residence
CM Concrete Monument	ROS Roof over Slab
CMP Corrugated Metal Pipe	ROW Roof over Wingwall
CONC Concrete	RNS Roof No Slab
CP Carport	R/W Right of Way
CP&D Concrete Pool & Deck	RNG Range
CR County Road	SECE Screened Covered Entry
C/S Concrete Slab	SEC Section
CW Concrete Walk	SECP Screened Enclosed Concrete Pool
D Delta or Central Angle	SEFP Screened Enclosed Fiberglass Pool
DL Decorative Ledge	SES Screened Enclosed Slab
DOT Department of Transportation	SEVP Screened Enclosed Vinyl Pool
DRA Drainage Retention Area	SEW Sewer
DROW Drainage Right-of-way	STR Stucco Over Frame Residence
EL Elevation	SIS Sewer in Street
EP Edge of pavement	SP Screen Porch
DWL Decorative Wall	SR State Road
FB Field Book	SRDS Suspended Roof Over Slab
FT Finished Floor	STA Station
FH Fire Hydrant	STY Story
FM Field Measurement	SUB Subdivision
FP&D Fiberglass Pool & Deck	SVCE Screen & Vinyl Enclosure
FR Florida Room	T Telephone Box
FW Field Wire	TAN Tangent
GW Guy Wire	TBM Temporary Bench Mark
HWF Hog Wire Fence	TDB Top of Bank
IOV Irrigation Valve box	TR Tract
L-1 Line #1	TRANS Transformer
LP Land Surveyor Business	TV Television
LPL Lamp Post	TWP Township
LS Land Surveyor	UGPS Underground Power Service
MES Mitered End Section	UP Underground Power
MH Manhole	VP&D Vinyl Pool & Deck
MOL More or Less	WC Witness Corner
MP Meter Pole	WD Wood
MSL Mean Sea Level	WF Wire Fence
N&D National Geodetic Vertical Datum	WM Water Meter
NTS Not to Scale	WNN Water Main
OE Overhead Electric Wire	WO Work order
OR Official Record	WPWF Wood Post Wire Fence
OTW Overhead Telephone Wire	WRP Wood Rail Fence
OTV Overhead Television Wire	WV Water Valve
PB Plat Book	Existing Elevation
PC Point of Curvature	Proposed Elevation
PCC Point of Compound Curve	Proposed Surface Flow
PCP Permanent Control Point	Centerline
PE Plat Error	0' = Degrees
PI Point of Intersection	00' = Minutes
PK Parker Kalon Nail	00" = Seconds

** ** = Basis of Bearings

SHEET 1 of 1

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.

DENNIS V. MOYLAN
Professional Surveyor and Mapper
Florida Registration # 6115

Date of Last
field work

Unless it bears the signature and original raised seal of a Florida Licensed Surveyor and Mapper, this drawing sketch, plat or map is for informational purposes only and is not valid.

CONTROL & CORNER LEGEND

● Found Iron Rod
○ Found Iron Rod
○ Set 1/2" Iron Rod LS# 6115
○ Found Iron Pipe
■ Found CM
■ Found CM
□ Set 4"x4" CM LS# 6115
△ Set N&D

Elevations shown refer to: ☐ NGVD or ☐ Assumed Datum

Flood Plane Certification: According to the F.I.R.M.

Map Community Panel

_____, Dated: _____

The property appears to be Flood Zone(s) _____ and

the Base Flood Elevation is _____

_____, NGVD.

March 17, 2026

Planning and Development Commission
Land Development Division
3600 West Sovereign Path, Ste 140
Lecanto, FL 34461

RE: CU-2026-00001 Furman for AVI Properties, LLC

Dear Board Members,

With respect to the recent mailing I received requesting approval to allow "light manufacturing" in the general vicinity near my residence. I am going to have to oppose these changes for the following reasons:

- 1) I do not understand what "light manufacturing" entails.
- 2) I cannot attend such meeting as it occurs during my normal work hours.
- 3) Being as such meeting overlaps my work hours I will not have opportunity to understand meaning of "light manufacturing".
- 4) I feel there are enough vacant commercial sites in Inverness to accommodate a company for "light manufacturing" without imposing on an adjacent neighborhood.

For these reasons I adamantly OPPOSE any kind of manufacturing in close proximity to my residence due to potential noise, traffic and/or pollution. Please consider my concerns for any future developments.

Thank you,
Susan Deslongchamps
4216 E. Nebraska Lane
Hernando, FL. 34442

RECEIVED

MAR 23 2026

CU-2026-00001
Land Development Division



March 11, 2026

NOTIFICATION OF PENDING APPLICATION AFFECTING THE USE OF LAND

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

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

Application No.	CU-2026-00001 Furman for AVI Properties, LLC
CONDITIONAL USE REQUESTED:	Request for a Conditional Use approval to allow for light manufacturing in the General Commercial District, pursuant to Section 2412, <u>General Commercial District (GNC)</u> , as specified in the LDC.
Description:	<u>Section 36, Township 18 South, Range 19 East</u> ; specifically, Lots 18, 19, and 20, Keller's Subdivision, recorded in Plat Book 2, Page 36, and Lots 13, 14, and 15, as recorded in Plat Book 3, Page 111, Block N, Hernando City Heights, Alt Key 3517067, whose address is 1577 N. Florida Ave., Hernando, FL. A complete legal description is on file with the Land Development Division.
Acreage:	Approximately 0.96 acres
Planning and Development Commission (PDC)	Public Hearing: April 2, 2026, at 9:00 A.M. Lecanto Government Building 3600 W. Sovereign Path, Room 166 Lecanto, FL 34461
Contact Information:	(Please include application number named above in all correspondence) Land Development Division 3600 West Sovereign Path, Suite 140 Lecanto, FL 34461 (352) 527-5310

If you are unable to attend, you may state your position in writing and forward it to the Land Development Division at the Lecanto address listed above.

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact Carlton Hall, ADA Coordinator, Citrus County, 3600 W. Sovereign Path, Lecanto, FL 34461, (352) 527-5477, at least two days before the meeting. If you are hearing or speech impaired, dial 7-1-1, 800-955-8771 (TTY) or 800-955-8770 (v), via Florida Relay Service. If you need a Spanish translator, dial 7-1-1, 800-955-8771 (TTY) or 800-955-8773 (v), via Florida Relay Service.

If any person decides to appeal any decision made by the Commission with respect to any matter considered at this hearing, he or she will need a record of the proceedings and, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based. Copies of the proposed application will be available for inspection and/or purchase between the hours of 8:00 AM and 5:00 PM, Monday through Friday, in the Department of Growth Management, Land Development Division, 3600 West Sovereign Path, Suite 140, Lecanto, FL 34461.

Si usted necesita un traductor en español, marque 7-1-1 o (800) 955-8771 (TTY) o (800) 955-8773 (v), a través del Servicio de Retransmisión de Florida.

If you have any questions regarding this application, please call the Land Development Division at (352) 527-5310.

fp/cfc – PL2-26-30

A handwritten signature in black ink, appearing to be "FP".

CU-2026-00001

**FURMAN FOR AVI
PROPERTIES, LLC**

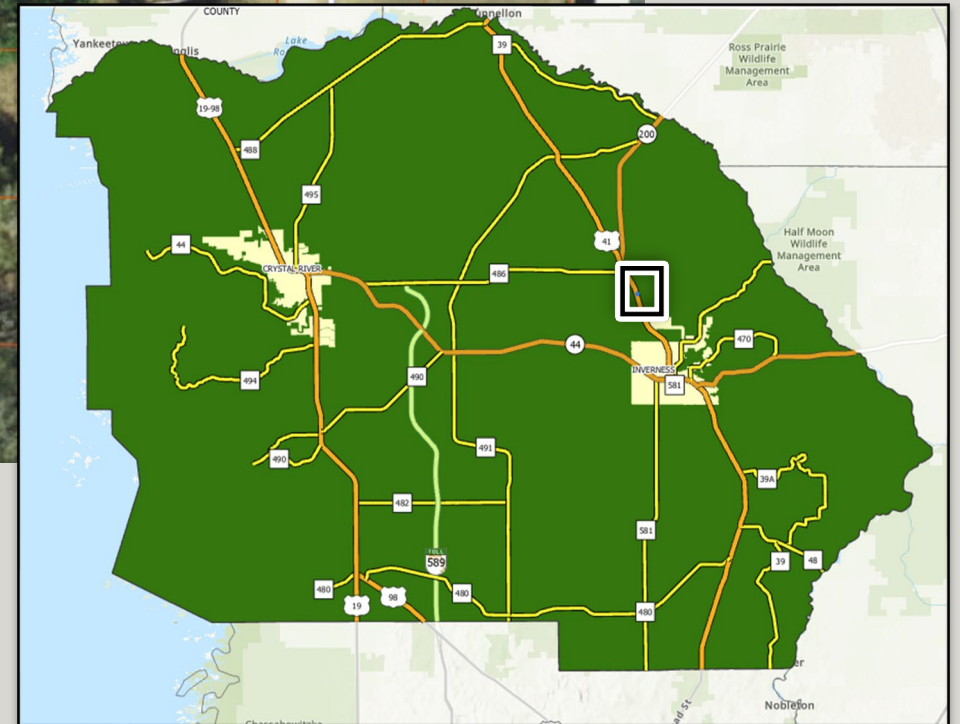
**CONDITIONAL USE REQUEST TO ALLOW FOR
LIGHT MANUFACTURING IN THE GNC
ZONING DISTRICT.**

SUBJECT PROPERTY

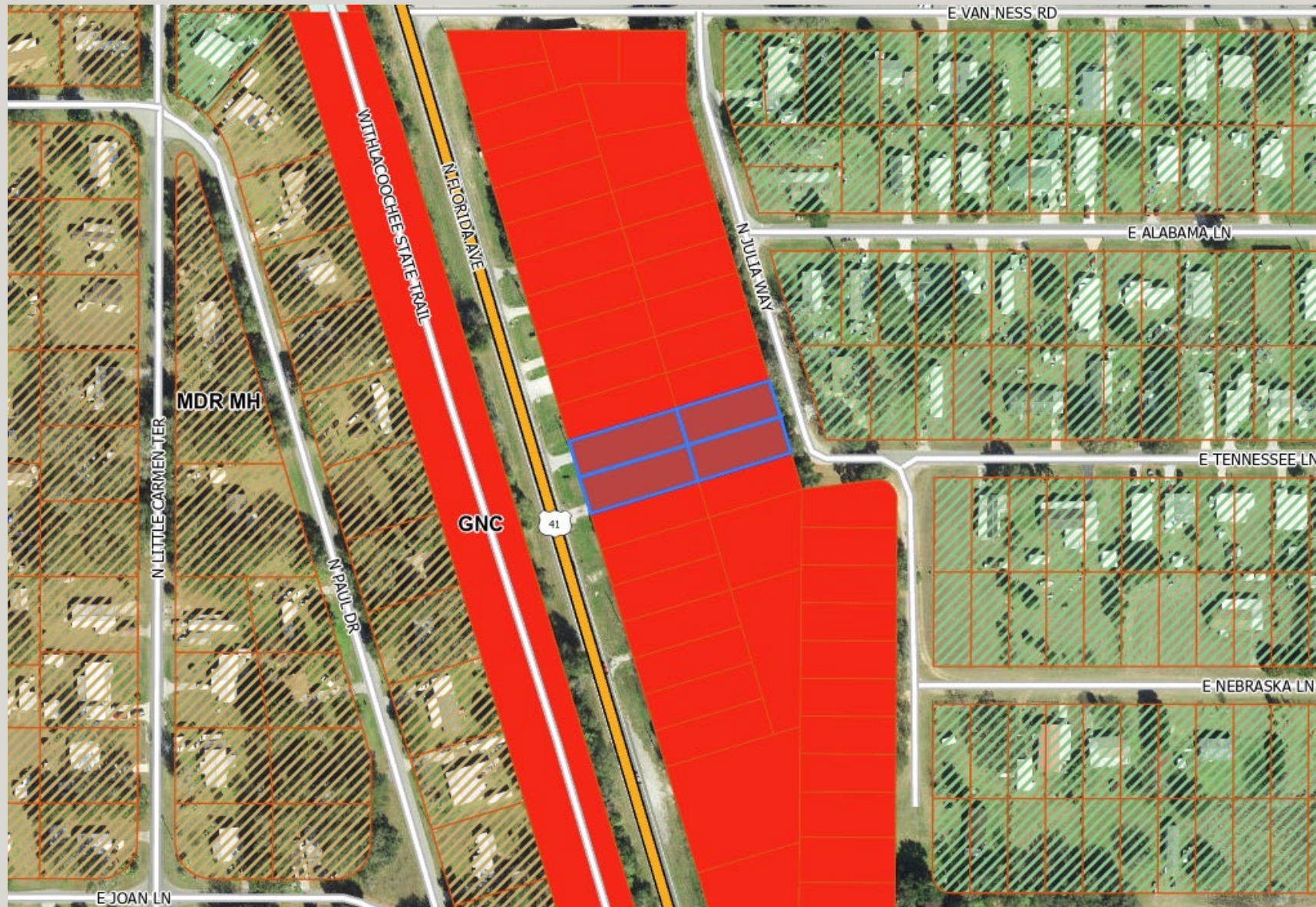
E. JULIA WAY



N. FLORIDA AVE.



Zoning Map: GNC Zoning



VIEW OF SUBJECT PROPERTY



NORTHERN VIEW ON N. FLORIDA AVE.



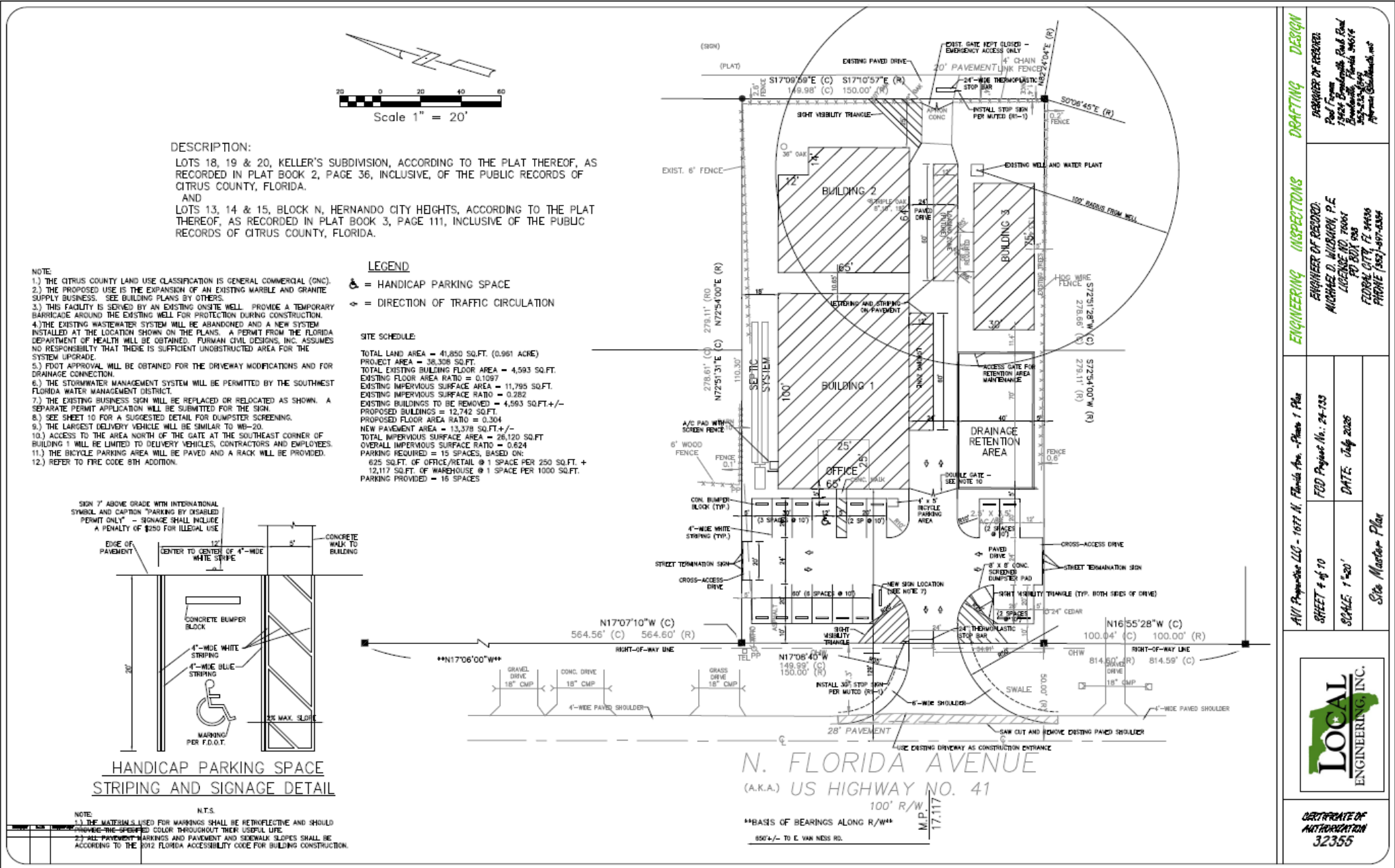
SOUTHERN VIEW ON N. FLORIDA AVE.



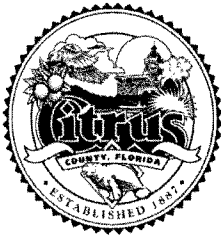
VIEW ACROSS FROM SUBJECT PROPERTY.



SITE PLAN



PM2-26-60



**DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
STAFF FINDINGS REPORT
TO THE
PLANNING AND DEVELOPMENT COMMISSION**

APPLICATION NUMBER CU-2026-00001 Furman for AVI Properties, LLC

DATE: May 14, 2026

PREPARED BY: Frankie Piland, Planner, Land Development Division

CONDITIONAL USE REQUESTED	Request for a Conditional Use approval to allow for light manufacturing in the General Commercial District, pursuant to Section 2412, <u>General Commercial District (GNC)</u> , as specified in the LDC. Specifically, the request is to allow for light manufacturing uses which includes the fabrication and finishing of granite countertops and cabinets.
SUBJECT PROPERTY	<u>Section 36, Township 18 South, Range 19 East</u> ; specifically, Lots 18, 19, and 20, Keller's Subdivision, recorded in Plat Book 2, Page 36, and Lots 13, 14, and 15, Hernando City Heights as recorded in Plat Book 3, Page 111, Block N, Alt Key 3517067, which address is 1577 N. Florida Ave., Hernando, FL. A complete legal description is on file with the Land Development Division.
ACREAGE	Approximately 0.96 acres
LAND USE/ZONING:	General Commercial District on the Future Land Use Map; General Commercial District on the Land Development Code Atlas Map
FLOOD ZONE	According to the Flood Insurance Rate Map (FIRM), the subject property is located in Flood Zone X, as found on Community Panel Number 12017C0238D.
SURROUNDING LDC ATLAS DESIGNATIONS	North – GNC, General Commercial District South– GNC, General Commercial District East – CLR MH, Coastal and Lakes Residential District with mobile homes allowed West – GNC, General Commercial District
SURROUNDING FLUM DESIGNATIONS	North – GNC, General Commercial District South– GNC, General Commercial District East – CL, Low Intensity Coastal and Lakes District West – REC, Recreation District
SURROUNDING EXISTING LAND USE	North – Office South – Vacant residence East – N. Julia Way West – US 41 (N. Florida Ave.)

SOIL INFORMATION	According to the <i>Soil Survey of Citrus County</i> (1988), the soil type in the area is primarily Lake Fine Sand, 0 to 5 percent slopes . Limitations to building site development are slight.
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BACKGROUND AND ANALYSIS:

The subject property is comprised of six platted commercial lots which total approximately 0.96 acres in size. The three western lots are located within the Kellers Subdivision, and the three eastern lots are located within the Hernando City Heights subdivision. The property has frontage on both N. Florida Ave., a principal arterial highway, and N. Julia Way, a local County road, with a proposed two-way access drive off N. Florida Ave and an emergency access gate on N. Julia Way. The site is currently developed with various improvements which include a pole barn, multiple shed structures, and an office building. During a site visit, staff observed outdoor storage on site with slabs of granite and/or other stone materials on display, although this has not yet been approved.

A review of aerial and street-view imagery suggests that the property has been utilized for countertop sales and manufacturing since at least 2015 with visual displays of granite and/or other stone slabs seen stored and displayed outdoors. However, county records reflect the last permitted use for the site was a temporary construction office for Vandervalk Construction in 2008, via permit 200806570. Site permits were applied for in 2016 and in 2018 for the redevelopment of the site for office, retail, and showroom uses associated with the proposed granite countertop business; however, permits were never finalized.

This application is a request for Conditional Use approval to allow for light manufacturing uses associated with the fabrication and finishing of granite countertops and cabinets in the General Commercial District.

SUMMARY OF PUBLIC COMMENTS: Public comments have not been received as of the writing of this staff report.

Consistency with the Comprehensive Plan – All development applications shall demonstrate complete compliance with the Comprehensive Plan. The following policies are relevant to this application:

Policy 17.2.7 The County shall guide future development to the most appropriate areas, as depicted on the GFLUM, specifically those with minimal environmental limitations and the availability of necessary services.

Staff Comment: *The subject property is within the Planned Service Area. Onsite well and septic systems are proposed. There are existing commercial buildings already distributed on site.*

Policy 17.2.8 The County shall utilize land use techniques and development standards to achieve a functional and compatible land use framework which reduces incompatible land uses.

Staff Comment: *The proposed use may present concerns for neighboring properties due to factors such as noise, vibration, and air pollution associated with countertop*

and cabinet fabrication. The site's proximity to residential zoned properties may create a compatibility concern, although it appears that this unpermitted use has been in place for some time.

Consistency with the Land Development Code (LDC) – Staff reviewed this application under the standards of Section 2412, General Commercial District (GNC), and Section 4500, Conditional Uses, as specified in the LDC.

The Land Development Code allows for commercial uses such as light manufacturing in the GNC district with an approved Conditional Use. The subject parcel consists of approximately 0.96 acres and appears to be large enough to accommodate the use and meet all development requirements. The applicant will need to demonstrate that noise, vibration and air pollution standards as outlined in Ch. 21 of the Citrus County Code of Ordinances will be adhered to.

Impervious Surface: The applicant provided an impervious surface ratio (ISR) calculation of 62.4 percent for the site. The maximum allowed in GNC is 70 percent. The proposed ISR is consistent with the Land Development Code.

Access Management/Transportation: The Technical Services Division (formerly the Engineering Division) has reviewed the application request and noted the following conditions:

Cross access must be constructed to the north and south property line as shown on the site plan.

Applicant will need to contact the FDOT Brooksville Operations Center regarding proposed access to N Florida Ave.

Landscaping: The provided landscape plan demonstrates sufficient plantings to meet the requirements for landscape buffers. Parking lot landscaping will need to meet the standards of LDC Section 3745, Design Standards For Small Nonresidential Development Projects at time of permitting.

Parking: The site plan proposes 16 parking spaces. The applicant provided a parking study under permit BLD202511143 to support the number of parking spaces provided.

PROPOSED FINDINGS OF FACT

Pursuant to Section 4500, Conditional Uses, of the Citrus County Land Development Code (LDC), a Conditional Use application which meets the objective criteria of the LDC for that use shall be presumed entitled to approval. Such presumption may be rebutted by competent, substantial evidence that the applicable LDC criteria have not been met. Following completion of the public hearing, the PDC shall approve, disapprove, amend, and approve the proposal, or approve the proposal with conditions. Any action taken shall be accompanied by the findings of the PDC upon which the action was based. Approval of a Conditional Use application shall be granted by the PDC only if all the following are positive:

- 1. The proposed uses and structures would not violate the land uses, densities, or other directives of the adopted Comprehensive Plan or the LDC.** *Light manufacturing may be permitted in the GNC District with an approved Conditional Use.*

2. **The proposed uses and structures would be incompatible with the uses, structures, and activities on adjacent and nearby lands.** *The subject property is surrounded by properties to the north and south that are zoned GNC. However, there are residentially zoned properties to the west of the Withlacoochee State Trail and to the East on N. Julia Way. The light manufacturing activities may present a concern for nearby lands due to the potential for noise, vibration, and air pollution associated with countertop and cabinet fabrication use.*
3. **The proposed uses and structures would not violate health, safety, welfare, and/or convenience of those residing, working, or owning land in the vicinity of the proposed use or structure, specifically with respect to:**
 - a. **The use or structure would not exceed the applicable density or bulk regulations except as specifically authorized, nor shall the use or structure result in overcrowding of land or buildings.** *The site appears to meet all LDC requirements for bulk and density, but nonresidential standards will need to be demonstrated at the time of permitting. The submitted site plan indicates a proposed ISR of 62.4%, which is below the 70% maximum in the GNC district.*
 - b. **The use or structure would not impair pedestrian or vehicular movement in adjoining streets so as to violate adopted level of service standards.** *The proposed use would not impair or violate any of these standards. The applicant has not proposed any routine use of N. Julia Way, a local County roadway. The proposed site plan shows gated emergency access on N. Julia Way.*
 - c. **The use or structure would not create a fire hazard.** *The application as proposed will not create a fire hazard if Fire Code requirements are met.*
 - d. **The use or structure will result in noise, odor, glare, vibration or other similar characteristic, which is detectable at the property line, and which exceeds the level which result from permitted uses.** *The use may result in noise, odor, glare, vibration, or other similar characteristics detectable at the property line which will need to be addressed. Noise standards at the property line must be met as outlined within the Citrus County Code of Ordinances.*
 - e. **The use or structure would not prevent an adjoining landowner from the legal use of his property pursuant to the LDC.** *The use of the current structure would not prevent any adjoining landowner from the legal use of his/her property pursuant to the LDC, but impacts from noise, odor, glare, vibration, or other similar characteristics may be present unless mitigated.*
 - f. **The use or structure would not violate a requirement or limitation of any applicable state or federal law or regulation.** *The proposed use of the property would not violate applicable state law or federal regulations.*
 - g. **The use or structure would not result in the inadequacy or inability of any public facility or service to meet adopted standards.** *The subject property is within the*

Planned Service Area. The property has an existing well and septic system. The applicant has indicated that the septic system will be replaced. The proposed use would not impact public facilities.

- 4. Termination and/or expiration of Conditional Uses – The PDC may specify a term for the duration of a Conditional Use. A Conditional Use will terminate if no development activity under the Conditional Use commences within three years of the date of approval, or if the approved use ceases for a period of three years. The property owner may seek an extension by applying to the PDC. The applicant has not requested an extension of the three-year term.**

PROPOSED CONDITIONS (if this application is approved):

1. This Conditional Use shall allow for light manufacturing of granite, or like material countertops, and cabinets as outlined on the site plan date stamped received 01/26/2026, by the Land Development Division.
2. No outdoor displays are permitted on site.
3. Noise, Vibration and Air Pollution standards as outlined in Ch. 21 of the Citrus County Code of Ordinances and/or State standards must be adhered to.
4. At the time of permitting, the applicant must demonstrate compliance with applicable development standards for the extended driveway per LDC requirements.
5. Any proposed use must meet the requirements of Chapter 7, Transportation System Standards, as outlines in the LDC.
6. All signage must be permitted in accordance with Chapter 9, Signs, as outlined in the LDC.
7. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.

FP/cfc

