



PLANNING AND DEVELOPMENT COMMISSION

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

AGENDA

July 2, 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

E. STAFF ANNOUNCEMENTS

F. EX PARTE COMMUNICATION - COUNTY ATTORNEY

G. APPLICATIONS

G.1. July 2, 2026 PDC Agenda, Directions, & Map

G.2. AA-2026-00002 Priscilla Ramos for Ramos & Dipietro, LLC

G.3. PUD-2026-00002 Pulte Group for River Oaks Properties Inc. and Stephen Tamposi

H. ADDITIONAL ITEMS

I. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

J. ADJOURN



AGENDA MEMORANDUM

FROM:	Eric Landon, Growth Management Director				
SUBJECT:	July 2, 2026 PDC Agenda, Directions, & Map				
AGENDA DATE:	July 2, 2026				
<u>BRIEF OVERVIEW:</u> Review July 2, 2026 PDC 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
N/A					
<u>RECOMMENDED ACTION:</u> Review July 2, 2026 PDC Agenda, Directions, & Map					
<u>ATTACHMENTS:</u> 1. 7.2 rev 2 Agenda, Directions & Map - Copy					



**CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION
Thursday, July 2, 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. ATLAS AMENDMENT

a. AA-2026-00002 Priscilla Ramos for Ramos & Dipietro, LLC

REQUEST: Request to amend the Land Development Code (LDC) Atlas Map and the Citrus Springs Unit 17 Master Plan from PDR, Planned Development Residential (commercial designation), to PDR, Planned Development Residential (single family designation)

LOCATION: Section 19, Township 17 South, Range 19 East; specifically, Lot 5, Block 1185, of the Citrus Springs Unit 17 subdivision, Plat Book 7, Page 1, (AK 1404614), which address is known as 8698 N. Alameda Dr., Dunnellon, FL. A complete legal description is on file with the Land Development Division.

STAFF CONTACT: Jen Perkins, Senior Planner, Land Development

2. PLANNED UNIT DEVELOPMENT

a. PUD-2026-00002 Pulte Group for River Oaks Properties Inc. and Stephen Tamposi

REQUEST: A request to amend the Land Development Code Atlas Map from Low-Density Residential District with Mobile Homes allowed (LDR-MH) and Low Density Residential District (LDR) to Low Density Residential with a Planned Unit Development (LDR/PUD) for single-family residential use up to six (6) dwelling units per acre. This request is made pursuant to Section 2405, Low Density Residential District (LDR), and Section 4300, Planned Unit Developments.

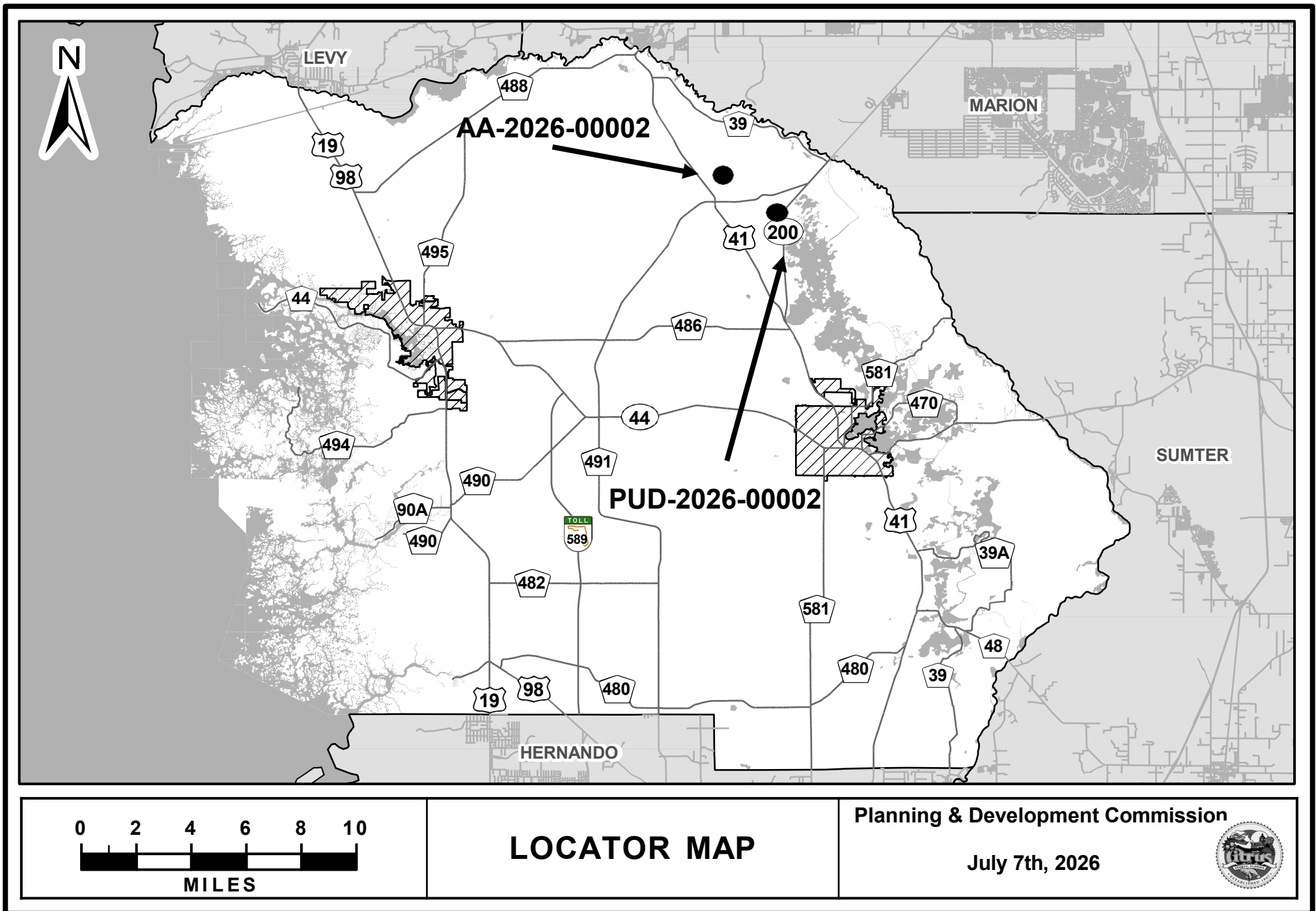
LOCATION: Section 2 and 11, Township 18 South, Range 19 East, Parcel 30000 (Alternate Key 2701510), Lots 1 through 27 of River Oaks Unrecorded (Alternate Key 3466951 and 2622938), and Parcel 41000 (Alternate Key 1590906), which addresses are 5960, 5988, 6014, 6036, 6058, 6082, 6110, 6132, 6150, 6174, 6200, 6222, 6246, 6268, 6294, 6320, 6338, 6450, 6464, 6482, 6508, 6532, 6550, 6576, 6598, 6622, 6648 and 6680 N Carl G Rose Hwy. Hernando, FL A complete legal description is on file with the Citrus County Land Development Division.

STAFF CONTACT: Joseph Hochadel, AICP, Principal 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 July 2nd, 2026

AA-2026-00002 Ramos & Dipietro, LLC

From the intersection of Saunders Way and CR-491, turn left onto CR-491. Travel approximately 12 miles and turn left at N. Florida Ave/Hwy 41 and go approximately 1.1 miles. Turn right onto E Citrus Springs Blvd and travel approximately 1.1 mile and turn left onto N Alameda Dr. 8698 is the first lot on the left after the turn.

PUD-2026-00002 Pulte Group for River Oaks Properties Inc. and Stephen Tamposi

From the intersection of Saunders Way and S Lecanto Hwy/CR-491, turn left onto S Lecanto Hwy/CR-491. Travel approximately **5.1 miles** and turn right onto W Norvell Bryant Hwy/CR-486. Go for an additional **6.6 miles** and turn left onto N Florida Ave/US-41, bear right at N Carl G Rose Hwy/FL-200 in about **0.2 miles**, follow for **3.3 miles**. Your destination is on the left.



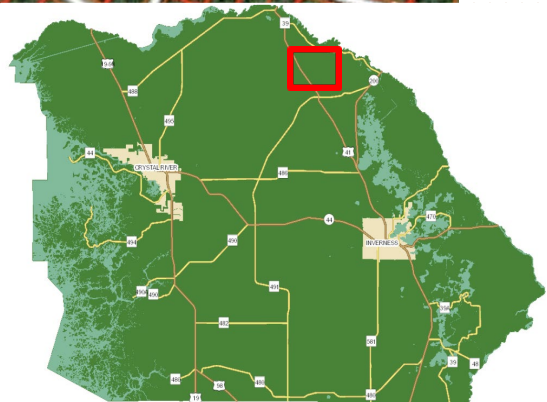
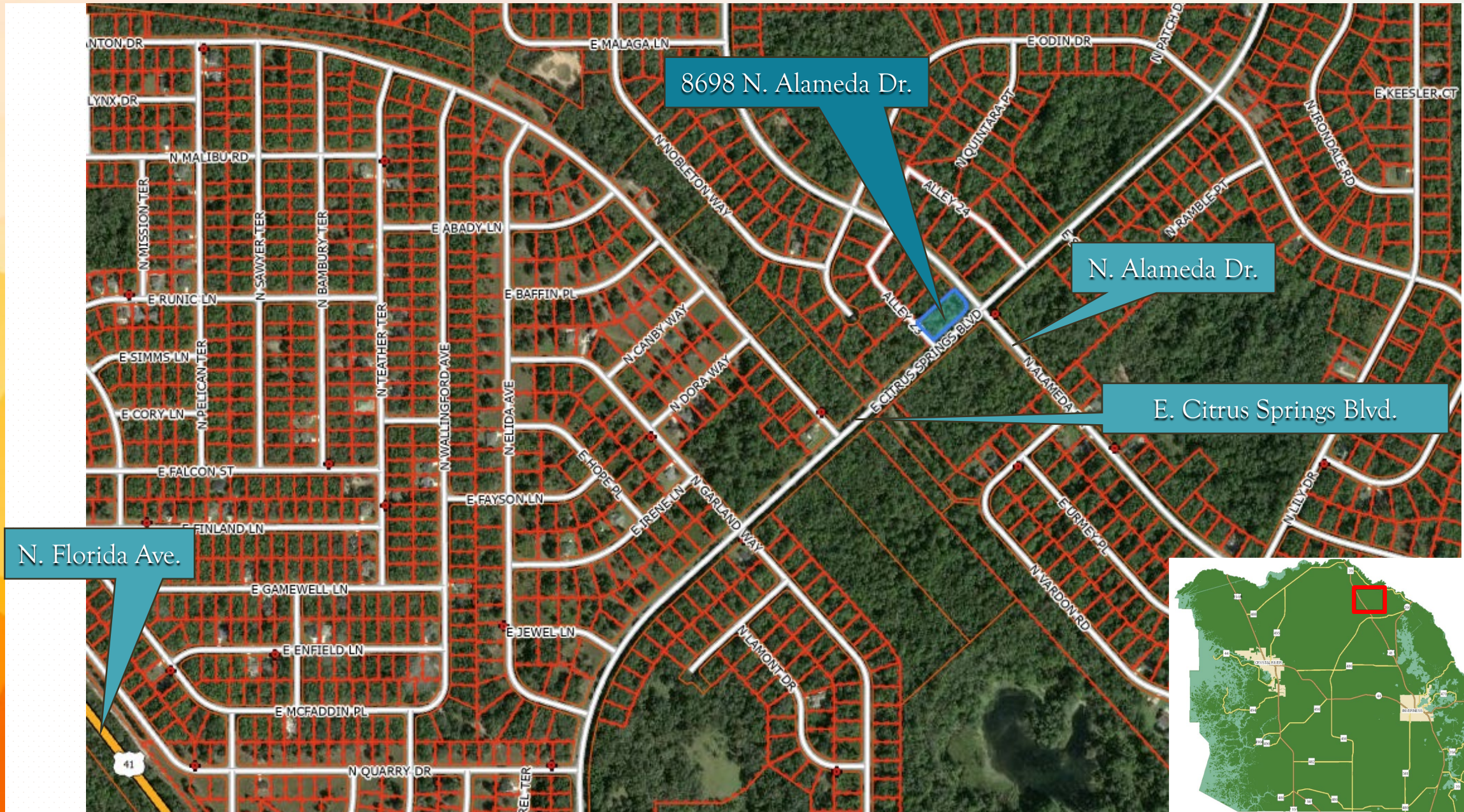
AGENDA MEMORANDUM

FROM:	Eric Landon, Growth Management Director																
SUBJECT:	AA-2026-00002 Priscilla Ramos for Ramos & Dipietro, LLC																
AGENDA DATE:	July 2, 2026																
<u>BRIEF OVERVIEW:</u> Request to amend the Land Development Code (LDC) Atlas Map and the Citrus Springs Unit 17 Master Plan from PDR, Planned Development Residential (commercial designation), to PDR, Planned Development Residential (single family designation) on approximately 0.80 acres. <u>Section 19, Township 17 South, Range 19 East;</u> specifically, Lot 5, Block 1185, of the Citrus Springs Unit 17 subdivision, Plat Book 7, Page 1, (AK 1404614), which address is known as 8698 N. Alameda Dr., Dunnellon, 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: 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="padding-top: 10px;">Applicant Responsibility</td> </tr> </tbody> </table>						Account No.	Account Title	Current Budget	YTD Expenditure	Encumbrances	Available Balance	Applicant Responsibility					
Account No.	Account Title	Current Budget	YTD Expenditure	Encumbrances	Available Balance												
Applicant Responsibility																	
<u>RECOMMENDED ACTION:</u> Conduct a public hearing on July 2, 2026, to review and consider application AA-2026-00002 Priscilla Ramos for Ramos & Dipietro, LLC and make a recommendation to the Board of County Commissioners. (Eric Landon, Director, Growth Management)																	
<u>ATTACHMENTS:</u> 1. Coordinator Powerpoint AA-2026-00002 2. Atlas Amendment Application 3. Deed																	

4. Site plan
5. Sketch and Legal Description
6. Planner Powerpoint AA-2026-00002
7. PDC Staff Report and Map

AA-2026-00002

PRISCILLA RAMOS DIPIETRO FOR
RAMOS & DIPIETRO, LLC















**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**CITRUS COUNTY LAND DEVELOPMENT CODE****ATLAS AMENDMENT APPLICATION**Application No.: AA202600002Date: Mar 17, 2026

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

Applicant*Name: Priscilla Ramos DiPietroAddress: 6153 Huckleberry AveCity: OrlandoState: FLZip: 32819Home No.: _____ Cell No.: 3212006144

Work No.: _____ Fax No.: _____

Email: priscilla@novaorlando.com**Property Owner**Name: Ramos & DiPietro LLCAddress: 6153 Huckleberry AveCity: OrlandoState: FLZip: 32819Home No.: _____ Cell No.: 3212006144

Work No.: _____ Fax No.: _____

Email: priscilla@novaorlando.comProperty Description: Section: 19 Township: 17 South Range: 19 EastLegal Description: CITRUS SPGS UNIT 17 PB 7 PG 1 LOT 5 BLK 1185Subdivision: 000379 - CITRUS SPRINGS UNIT 17 Lot(s): LOT 5 Block/Parcel: 1185Alternate Key #: 1404614 Parcel ID: 18E17S100170 11850 0050Acreage: 0.81☒ Amendment to the Land Development code Atlas From: Commercial To: Residential☐ 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): The applicant is requesting a land use amendment from General Commercial to Low Density Residential to develop two single-family homes. This proposal aligns with the surrounding residential pattern and provides a compatible, low-impact use for the property.

Directions to Property: _____

The Applicant is: ☒ Owner of Tract _____ Agent for Property Owner☐ One-Owner Among Several _____ Other (specify)

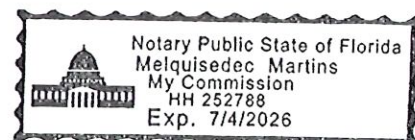
I am aware that if the property cannot be located using information from the submitted application, this application may be rescheduled to a later hearing date. I also understand that a sign must be placed (and marking flags may be placed) on the property by the Land Development Division at least seven 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: Priscilla DiPietroSTATE 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 PRISCILLA R. DIPETRO, who is personally known to me or provided FL DL as identification and who did not take an oath.WITNESS my hand and official seal this 17th day of MARCH, 2026.MELQUISEDEC MARTINS
Printed Name

Seal

Melquisedec Martins
Notary Public - State of Florida

For Staff Use Only

Date: _____

Time: _____

Initials: _____

ATF: _____

QTR: _____

LUD: _____

GFLUM Des: _____

FZ: _____

Revised July, 2017

Page 1 of 1

AA-2026-00002 RCV'D 3.19.26 Land Dev.

Page 18 of 184

Corporate Warranty Deed

This Indenture, made this 4th day of Dec., 2025,
A.D.

Between

SMH888 L.L.C. , A Florida Limited Liability Company ,
whose post office address is: 13738 Ox Bow Rd, Fort Myers, Florida
33905, Grantor, and

RAMOS & DIPIETRO LLC., A Florida Limited Liability Company,
whose post office address is: 6153 Huckleberry Ave, Orlando, Florida
32819, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of **Citrus**, State of Florida, to wit:

Lot 5, In Block 1185, of CITRUS SPRINGS UNIT SEVENTEEN, a Subdivision according to the Plat thereof, as recorded in Plat Book 7, at Pages 1 through 18 Inclusive, of the Public Records of Citrus County, Florida.

Subject To taxes for the calendar year **2025**, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 18E17S100170 11850 0050

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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

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

And, the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed and Sealed in Our Presence:
TWO Separate Witnesses Required

SMH888 L.L.C. ,
A Florida Limited Liability Company

Taryn Ivy
Witness 1
Printed Name: Taryn Ivy

By: Miriam Cohen
Its, Member

1307 Cape Coral Pkwy E, Cape Coral FL 33904
Address of Witness 1

Paula Wilcoxson
Witness 2
Printed Name: Paula Wilcoxson

1307 Cape Coral Pkwy E, Cape Coral FL 33904
Address of Witness 2

State of Florida

County of Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of Dec, 2025, by Miriam Cohen, Member of SMH888 L.L.C. , A Florida Limited Liability Company, on behalf of the company. He/She is personally known to me or has produced a Drivers License as identification.

(Affix Stamp/Seal)

Taryn Ivy
Notary Public Signature
Notary Printed Name: Taryn Ivy
My Commission Expires: 12/29/25

Prepared by:
Taryn Ivy, an employee of
Cape Coral Title,
1307 Cape Coral Pkwy E.
Cape Coral, Florida 33904
File Number: C25-10009



TARYN IVY
Notary Public
State of Florida
Comm# HH207677
Expires 12/29/2025

2. THIS IS NOT A BOUNDARY SURVEY.

3. THIS SITE PLAN WAS PREPARED FOR RAME & DIPTERLO LLC, CHAIRMAN OF THE BOARD OF DIRECTORS OF THE EXPRESSWAY WATER CONVEYANCE & BALAST SURVEYING AND MAPPING LLC.

4. HEARINGS FOR THIS SITE PLAN SHOW HEAVEN ABOVE BASED ON ASSUMED

5. THIS SITE PLAN MEETS OR EXCEEDS THE ACCURACY STANDARDS SET FORTH IN THE SURVEYING AND MAPPING ACT.

6. MEASUREMENTS AND FEATURES CONTAINED IN THIS SITE PLAN ARE PROPOSED:

7. THE OVERALL SUBJECT PROPERTY CONTAINS 5787 ACRES OF LAND, MORE OR LESS, OF WHICH 5787 ACRES OF LAND ARE MORE OR LESS, PRAIRIE.

8. THIS SITE PLAN CONTAINS 0.473 ACRES OF LAND, MORE OR LESS.

9. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SITE PLAN:

10. A. THE RECORDS OF THE COUNTY OF DECATUR, GEORGIA, BOOK 7, PAGE 1, OF THE PUBLIC RECORDS OF DECATUR COUNTY, FLORIDA.

11. B. WARRANTY DEED, AS RECORDED IN OFFICIAL RECORD BOOK 3624, PAGE 1, OF THE PUBLIC RECORDS OF DECATUR COUNTY, FLORIDA.

12. C. NO EXAMINATION OF TITLE HAS BEEN MADE BY THE SURVEYOR AND PROPERTY RECORDS, RECORDS OF DEEDS, RECORDS OF MORTGAGES, RECORDS OF RESERVATIONS AND/OR EASEMENTS THAT ARE NOT SHOWN ON THIS SITE PLAN.

13. D. NO UNDERGROUND FOOTINGS, FOUNDATIONS OR INSTALLATIONS WERE OBSERVED OR KNOWN TO EXIST ON THE PROPERTY.

14. E. NO EXISTING OR PROPOSED FLOODING, FLOODING, OR INSTALLATIONS WERE LOCATED OR KNOWN TO EXIST ON THE PROPERTY.

15. F. THIS SITE PLAN

16. G. PROPOSED DRAINAGE FLOW ARROWS ARE SUGGESTIVE IN NATURE AND DO NOT REPRESENT EXISTING OR PROPOSED DRAINAGE PLAN QUALIFIED BY A CIVIL ENGINEER.

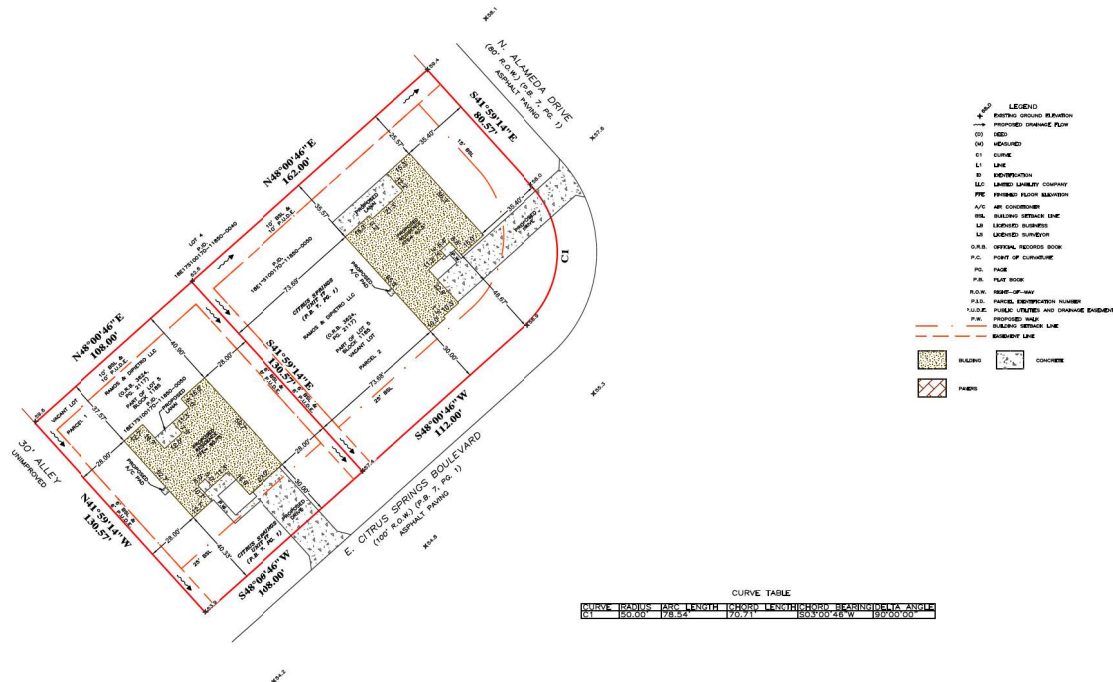
17. H. THE PHYSICAL LOCATION FOR THIS SITE PLAN IS NORTH AMERICAN VETERANS DRIVE, DECATUR, GEORGIA (HARD 88).

LOCATED IN SECTION 19, TOWNSHIP 17 SOUTH,
RANGE 19 EAST, CITRUS COUNTY, FLORIDA

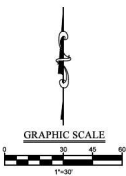
LOT 5, IN BLOCK 1185, OF CITRUS SPRINGS UNIT SEVENTEEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT PAGES 1 THROUGH 18 INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.



VICINITY MAP
(NOT TO SCALE)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANG
C1	50.00'	78.54'	70.71'	S03°00'48" W	90°00'00"



REVISIONS 	
PROJECT NO. 014-26006 Drawn by KJB Check Date MAR 11 2026 Plot Size KJB CAD File 014-26006.DWG Last Plot Date MAR 09 2026 Sheet 1 of 1 Scale 1" = 30'	SITE PLAN of 8698 NORTH ALAMEDA DRIVE CITRUS SPRINGS, FLORIDA FOR RAMOS & DIPIETTO LLC



**BAILEY
SURVEYING &
MAPPING LLC**
 10900 SANDY RIDGE AVE
 CLERMONT, FLORIDA
 Phone (407) 747-3116
baileysurveying.com

SURVEYOR'S CERTIFICATION

THIS SITE PLAN MEETS THE "STANDARDS OF PRACTICE" IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE CODE RULE 5A-17, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.



Digitally signed by
Kiel J Bailey
 Date:
2026.03.11
11:48:07 -04'00'

KIEL JOHN BAILEY 157203
 PROFESSIONAL SURVEYOR AND MAPPER
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL HAIRD
 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
 FLORIDA LICENSED BUSINESS NUMBER LB 8286

SKETCH AND LEGAL DESCRIPTION

FOR LOT SPLIT AT 8698 NORTH ALAMEDA DRIVE, CITRUS SPRINGS LOT 5, IN BLOCK 1185, OF CITRUS SPRINGS UNIT SEVENTEEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT PAGES 1 THROUGH 18 INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

LOCATED IN SECTION 19, TOWNSHIP 17 SOUTH,
RANGE 19 EAST, CITRUS COUNTY, FLORIDA

LEGAL DESCRIPTION

NEW PARCEL 1

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, IN BLOCK 1185, OF CITRUS SPRINGS UNIT SEVENTEEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT PAGES 1 THROUGH 18 INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE NORTH 48°00'46" EAST, A DISTANCE OF 108.00 FEET ALONG THE NORTHWEST LINE OF SAID 5, THENCE LEAVING SAID NORTHWEST LINE SOUTH 41°59'14" EAST, A DISTANCE OF 130.57 FEET TO THE SOUTHEAST LINE OF SAID LOT 5; THENCE ALONG SAID SOUTHEAST LINE SOUTH 48°00'46" WEST, A DISTANCE OF 108.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 41°59'14" WEST, A DISTANCE OF 130.57 FEET ALONG THE SOUTHWEST LINE OF SAID LOT 5 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 14,101.56 SQUARE FEET (0.324 ACRES OF LAND), MORE OR LESS.

NEW PARCEL 2

BEGINNING AT THE NORTHEAST CORNER OF LOT 5, IN BLOCK 1185, OF CITRUS SPRINGS UNIT SEVENTEEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT PAGES 1 THROUGH 18 INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE SOUTH 41°59'14" EAST, A DISTANCE OF 80.57 FEET ALONG THE NORTHEAST LINE OF SAID 5, THENCE SOUTHWESTERLY WITH THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF SOUTH 03°00'46" WEST, 70.71 FEET) FOR AN ARC DISTANCE OF 78.54 FEET TO THE SOUTHEAST LINE OF SAID LOT 5; THENCE ALONG SAID SOUTHEAST LINE SOUTH 48°00'46" WEST, A DISTANCE OF 112.00 FEET; THENCE LEAVING SAID SOUTHEAST LINE NORTH 41°59'14" WEST, A DISTANCE OF 130.57 FEET TO THE NORTHWEST LINE OF SAID LOT 5; THENCE ALONG SAID NORTHWEST LINE NORTH 48°00'46" EAST, A DISTANCE OF 162.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 20,615.83 SQUARE FEET (0.473 ACRES OF LAND), MORE OR LESS.

SKETCH AND DESCRIPTION NOTES

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH AND DESCRIPTION WAS PREPARED FOR RAMOS & DIPIETRO LLC. CHANGES TO THIS SURVEY ARE PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF BAILEY SURVEYING AND MAPPING LLC.
3. BEARINGS FOR THIS SKETCH AND DESCRIPTION SHOWN HEREON ARE BASED ON ASSUMED NORTH.
4. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SKETCH AND DESCRIPTION:
 - A. PLAT OF CITRUS SPRINGS UNIT SEVENTEEN, AS RECORDED IN PLAT BOOK 7, PAGE 1, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
 - B. WARRANTY DEED, AS RECORDED IN OFFICIAL RECORD BOOK 3624, PAGE 2117, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
5. NO EXAMINATION OF TITLE HAS BEEN MADE BY THE SURVEYOR AND PROPERTY MAY BE SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS AND/OR EASEMENTS THAT ARE NOT SHOWN ON THIS SKETCH AND DESCRIPTION.
6. THIS LEGAL DESCRIPTION IS NOT COMPLETE WITHOUT THE SKETCH OF THE PROPERTY SHOWN ON PAGE TWO.

SURVEYOR'S CERTIFICATION

THIS SKETCH AND DESCRIPTION MEETS THE "STANDARDS OF PRACTICE" IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE CODE RULE 5J-17, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.



Digitally signed
by Kiel J Bailey
Date:
2026.03.11
11:46:56 -04'00'

KIEL JOHN BAILEY LS7203
PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PROJECT NO.	014-26006
Drawn by	KJB
Drawing Date	MAR 11 2026
Field Crew	N/A
CAD File	014-26006.DWG
Last Field Date	N/A
Sheet	1 of 2
Scale	N/A

SKETCH AND LEGAL
DESCRIPTION
of
8698 NORTH ALAMEDA
CITRUS SPRINGS, FLORIDA
FOR
RAMOS & DIPIETRO LLC



BAILEY
SURVEYING &
MAPPING LLC
10900 SANDY RIDGE AVE.
CLERMONT, FLORIDA
Phone (407) 747-3216
baileysurveying.com

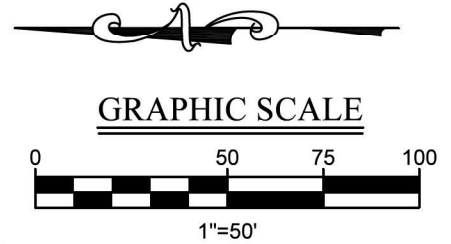
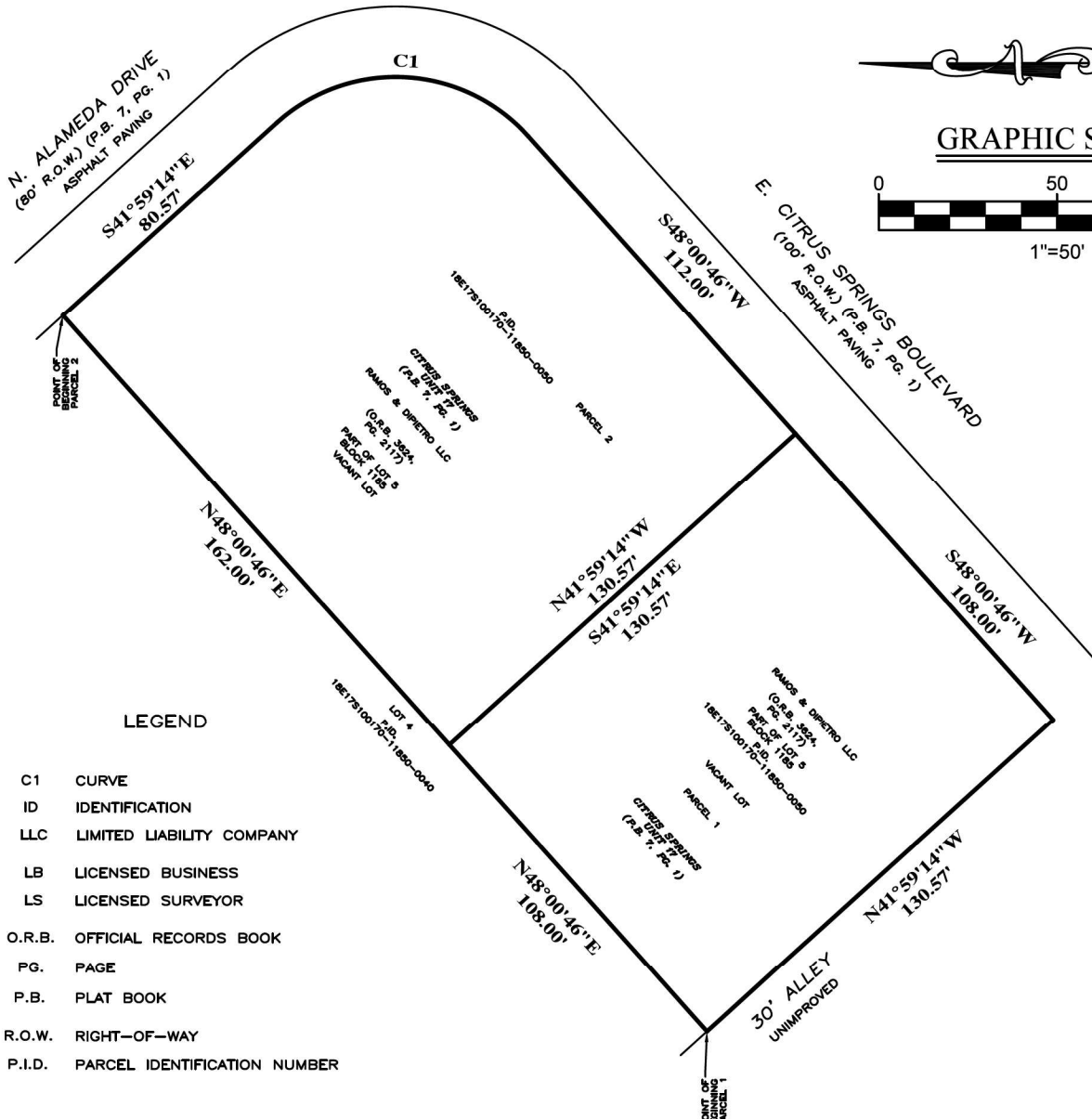
FLORIDA LICENSED BUSINESS NUMBER LB 8286

AA-2026-00002 RCV'D 3.19.26 Land Dev.

SKETCH AND LEGAL DESCRIPTION

FOR LOT SPLIT AT 8698 NORTH ALAMEDA DRIVE, CITRUS SPRINGS
LOT 5, IN BLOCK 1185, OF CITRUS SPRINGS UNIT SEVENTEEN, A
SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT
BOOK 7, AT PAGES 1 THROUGH 18 INCLUSIVE, OF THE PUBLIC RECORDS
OF CITRUS COUNTY, FLORIDA.

LOCATED IN SECTION 19, TOWNSHIP 17 SOUTH,
RANGE 19 EAST, CITRUS COUNTY, FLORIDA



LEGEND

- C1 CURVE
- ID IDENTIFICATION
- LLC LIMITED LIABILITY COMPANY
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- P.B. PLAT BOOK
- R.O.W. RIGHT-OF-WAY
- P.I.D. PARCEL IDENTIFICATION NUMBER

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	78.54'	70.71'	S03°00'46\"W	90°00'00\"

SEE PAGE 1 OF 1 FOR
NEW PARCEL LEGAL DESCRIPTIONS
THIS IS NOT A BOUNDARY SURVEY
THIS SKETCH IS NOT COMPLETE
WITHOUT LEGAL DESCRIPTION OF
PROPERTY ON PAGE ONE.

PROJECT NO. 014-26006

Drawn by KJB

Drawing Date MAR 11 2026

Field Crew N/A

CAD File 014-26006.DWG

Last Field Date N/A

Sheet 2 of 2

Scale 1" = 50'

SKETCH AND LEGAL DESCRIPTION

of

8698 NORTH ALAMEDA
CITRUS SPRINGS, FLORIDA

FOR

RAMOS & DIPIETRO LLC



BAILEY
SURVEYING &
MAPPING LLC
10900 SANDY RIDGE AVE.
CLERMONT, FLORIDA
Phone (407) 747-3216
baileysurveying.com

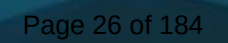
FLORIDA LICENSED BUSINESS NUMBER LB 8286

AA-2026-00002 RCV'D 3.19.26 Land Dev.

AA-2026-00002

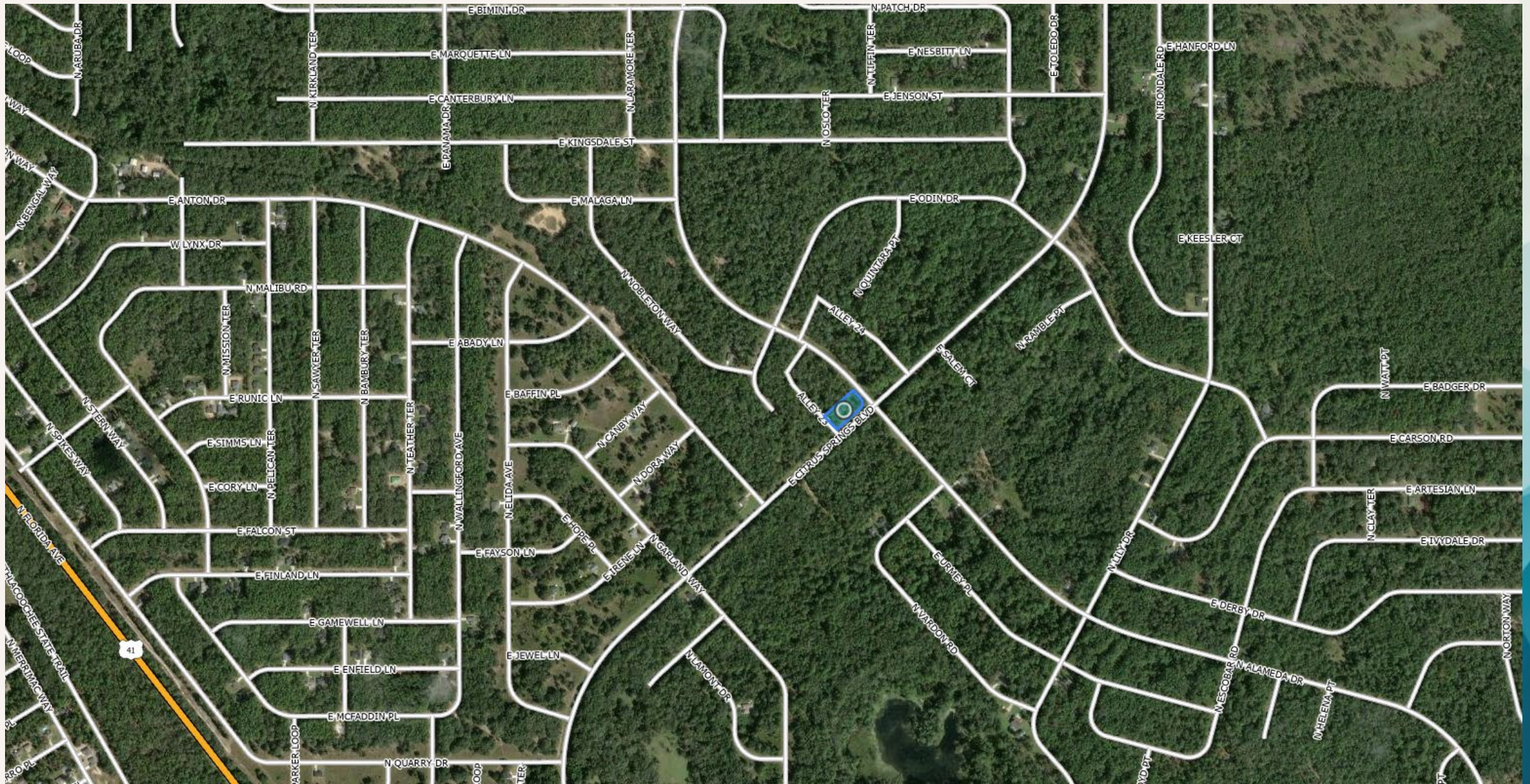
PRISCILLA RAMOS DIPIETRO FOR
RAMOS & DIPIETRO, LLC







CAN I OUTLINE SF GROUPS OF LOTS EASILY???



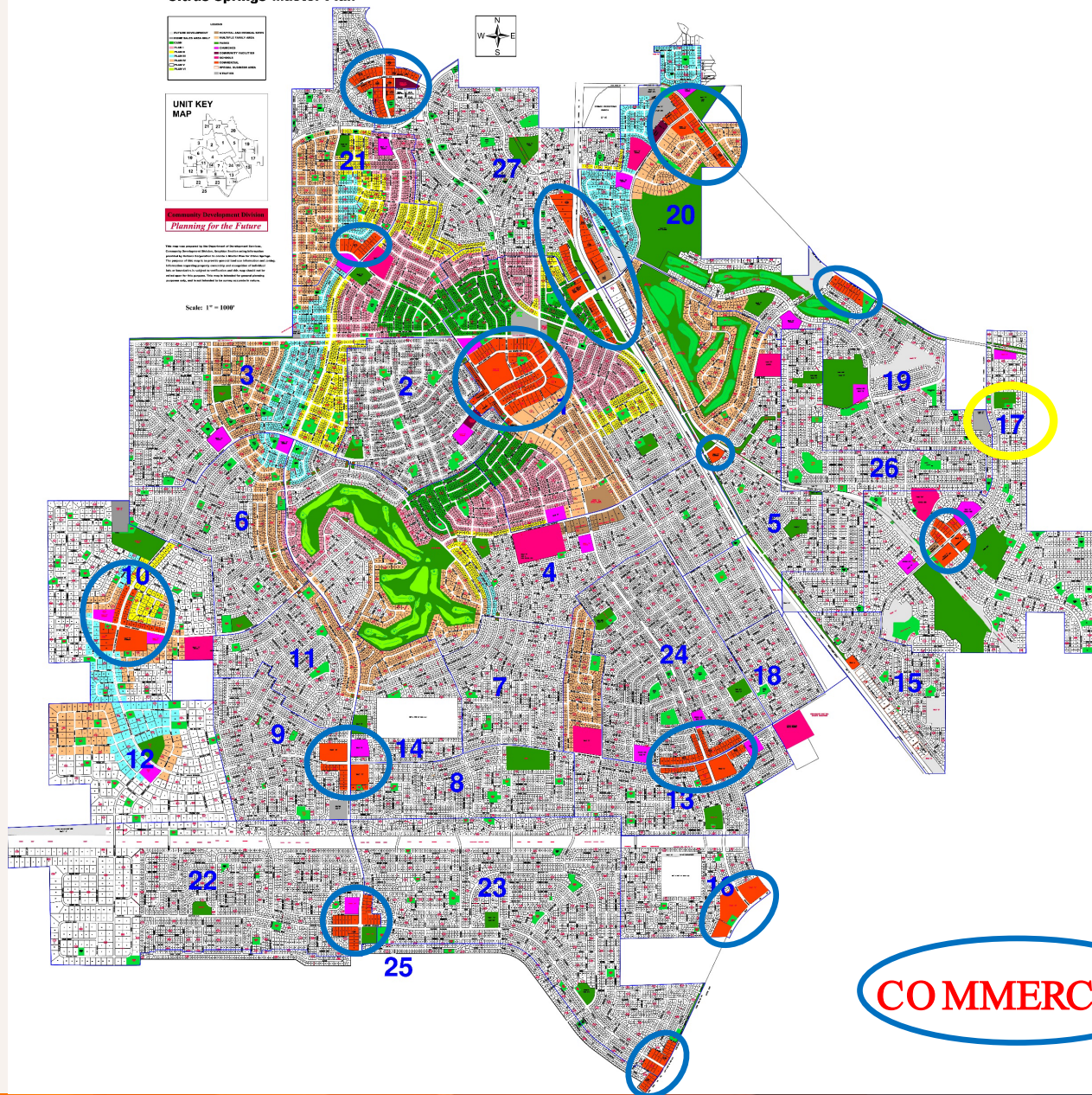
Citrus Springs Master Plan



Community Development Division
Planning for the Future

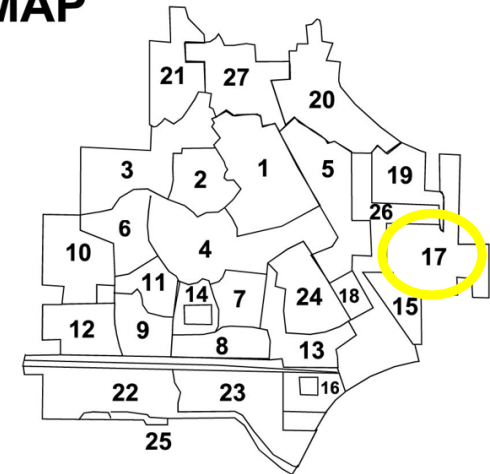
The Citrus Springs Master Plan is a comprehensive plan for the future development of the City of Citrus Springs. It provides a framework for the city's growth and development, ensuring that the city's resources are used efficiently and that the city's future is secure.

Scale: 1" = 1000'



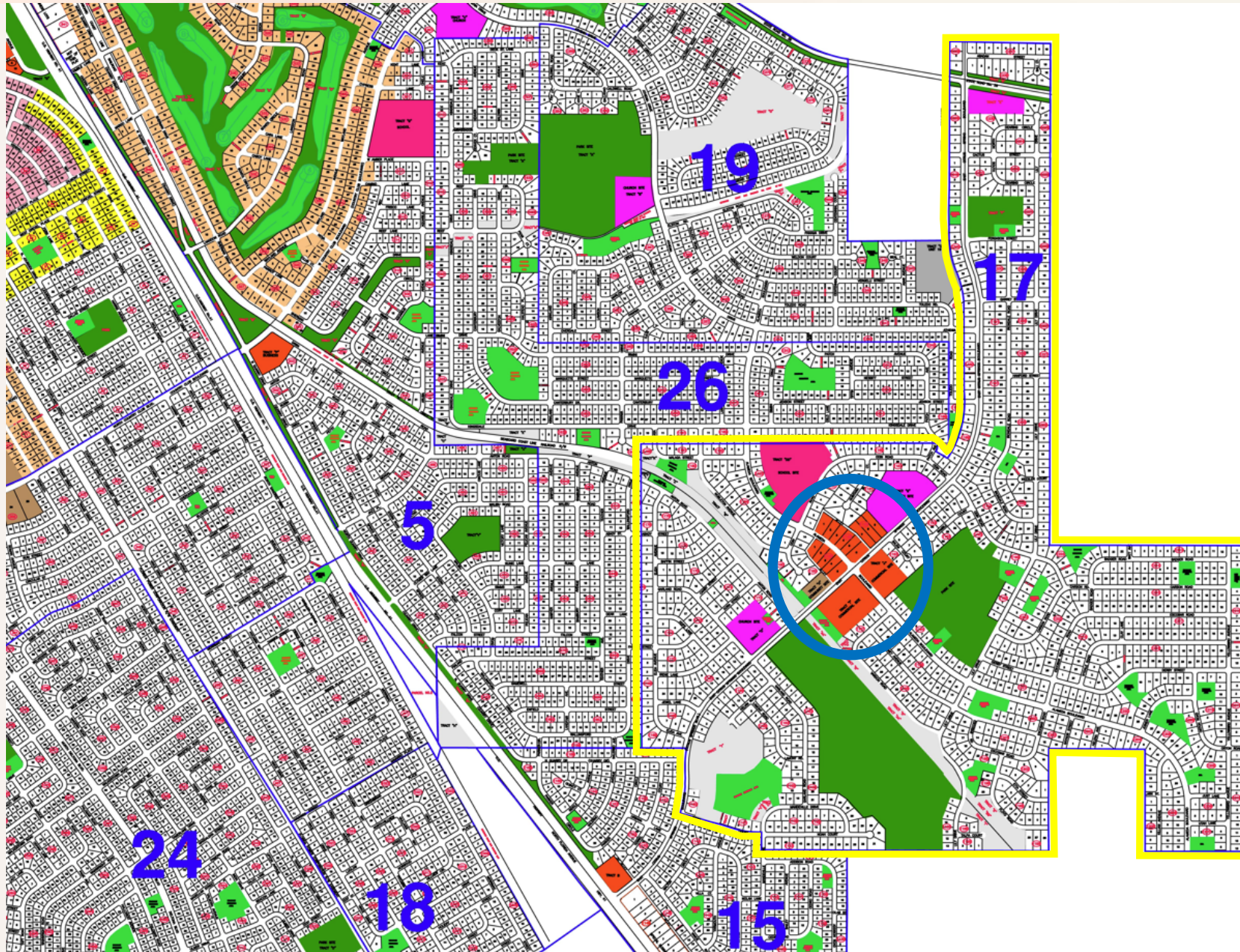
COMMERCIAL

UNIT KEY MAP



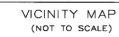
LEGEND

FUTURE DEVELOPMENT	HOSPITAL AND MEDICAL SITES
HOME SALES AREA ONLY	MULTIPLE FAMILY AREA
CASH	PARKS
PLAN I	CHURCHES
PLAN II	COMMUNITY FACILITIES
PLAN III	SCHOOLS
PLAN IV	COMMERCIAL
PLAN V	SPECIAL BUSINESS AREA
PLAN VI	UTILITIES

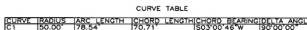


LOCATED IN SECTION 19, TOWNSHIP 17 SOUTH,
RANGE 19 EAST, CITRUS COUNTY, FLORIDA

LOT 5, IN BLOCK 1185, OF CITRUS SPRINGS UNIT SEVENTEEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT PAGES 1 THROUGH 18 INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.



- [illegible]



REVISIONS	

PROJECT NO. 014-2G00G	
Drawn by: KJB	SITE PLAN of 8698 NORTH ALAMDA DRIVE CITRUS SPINGS, FLORIDA FOR RAMOS & DIPIETRO LLC
Drawing Date: MAR /1/ 2026	
Title/Crew: KJB	
CAD File: 014-2G00G.DWG	
Last File Date: MAR 09 2026	
Sheet: 1 of 1	
Scale: 1" = 30'	

**Bailey Surveying &
Mapping LLC**
10900 SANDY RIDGE AVE.
CLERMONT, FLORIDA
Phone: (817) 715-5116
baileysurveying.com

SURVEYOR'S CERTIFICATION

THIS SITE PLAN MEETS THE "STANDARDS OF PRACTICE" IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE CODE RULE 5J-17, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

Digitally signed by
Kiel J Bailey

Date:
2026.03.11
11:48:07 -04'00'

KIEL JOHN BAILEY/LA72503
PROFESSIONAL ENGINEER AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BARE
SEALED COPY OF THIS LICENSED PROFESSIONAL ENGINEER'S SEAL.

FLORIDA LICENSED BUSINESS NUMBER LB 8286



PM2-26-68

**DEPARTMENT OF GROWTH MANAGEMENT
ATLAS AMENDMENT
STAFF FINDINGS REPORT
TO THE
PLANNING AND DEVELOPMENT COMMISSION**

APPLICATION NUMBER AA-2026-00002 Priscilla Ramos for Ramos & Dipietro, LLC

DATE: June 5, 2026

PREPARED BY: Jennifer Perkins, Senior Planner, Land Development Division *JP*

Request to amend the Land Development Code (LDC) Atlas Map and the Citrus Springs Unit 17 Master Plan.

LAND USE ATLAS MAP REQUEST:	From: PDR, Planned Development Residential (Commercial designation) To: PDR, Planned Development Residential (Single-family designation)
LOCATION:	Section 19, Township 17 South, Range 19 East; specifically, Lot 5, Block 1185, of the Citrus Springs Unit 17 subdivision, Plat Book 7, Page 1, (AK 1404614), which address is known as 8698 N. Alameda Dr., Dunnellon, FL. A complete legal description is on file with the Land Development Division.
ACREAGE:	Approximately 0.80 acres
SURROUNDING FUTURE LAND DESIGNATION:	North – RMU, Residential Mixed Use South – RMU, Residential Mixed Use East – RMU, Residential Mixed Use West – RMU, Residential Mixed Use
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATION:	North – PDR, Planned Development Residential (Commercial designation) South – PDR, Planned Development Residential (Commercial designation) East – PDR, Planned Development Residential (Commercial designation) West – PDR, Planned Development Residential (Community Facility designation)
SURROUNDING EXISTING LAND USES:	North – N. Alameda Dr.; Vacant commercial South – E. Citrus Springs Blvd.; Vacant commercial East – Vacant commercial West – Alley; Vacant community facility

CHARACTERISTICS OF THE SUBJECT PROPERTY

According to the *Soil Survey of Citrus County* (1988), the soil types in the area are Lake Fine Sand, 0 to 5 percent slopes, and Udorthents, 0 to 5 percent slopes. Limitations to development

are slight. The subject property is located in Flood Zone X, as found on the Flood Insurance Rate Map 12017C0206D.

BACKGROUND AND ANALYSIS

The Citrus Springs Unit 17 subdivision was platted in 1970. This application is a request to redesignate Lot 5, Block 1185, from Commercial to Single-family on the Unit 17 Master Plan. The lot is located on the west corner of the intersection of E. Citrus Springs Blvd., a 100-foot-wide minor collector roadway, and N. Alameda Dr., an 80-foot-wide local, public, paved roadway.

The lot is approximately 0.8 acres and is currently vacant and heavily wooded. The lots to the north, south, and east are designated Commercial and the lot to the west is designated Community Facility. The adjacent lots are also vacant and heavily wooded. Single-family designated lots abut commercial lots to the north, east, west, and southeast. The subject property is located approximately 75 feet from the closest single-family lot. Most of the single-family lots are vacant and heavily wooded.

The applicant has provided a conceptual site plan that is for informational purposes only and is not to be considered as part of this application. On the conceptual site plan, the applicant is proposing to subdivide the lot into two parcels and develop a single-family dwelling on each new parcel. However, the parcel is too small to subdivide.

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 17.2.8 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 – While there are single-family designated parcels in the Citrus Springs subdivision, the subject property does not abut any of these and is in a nonresidential area surrounded by nonresidential lots. The lot to the rear is designated community facility and all other adjacent parcels are designated commercial.

Policy 17.5.5 All major modifications to existing Planned Developments shall be approved by the BCC through the Atlas Amendment process. This requirement shall also apply to Planned Developments approved by the Planning and Development Review Board (PDRB) or its predecessor in function.

Staff comment – This is being met by the application received.

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

PROPOSED FINDINGS OF FACT

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

- A. Only uses which are consistent with the Comprehensive Plan may be approved as a PUD.** *The Single-family designation is an approved use in the Citrus Springs Unit 17 Master Plan, although this request would reduce the existing mixed-use component and lies in an area of nonresidential designations.*
- 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.** *Single-family residential use is already provided within the Citrus Springs Unit 17 Master Plan and the adjacent lots are designated 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.** *Accessory uses are not proposed with this application.*
- D. Subsequent to the approval of a PUD, uses not enumerated may be permitted through amendment of the PUD and approved by the Board of County Commissioners.** *The application does not propose any additional uses beyond those allowed in the overall Master Plan.*
- 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 land area could accommodate a single-family residence and meet setbacks and impervious surface ratio standards, but may also accommodate a nonresidential use as currently designated.*
- F. Landscaping and design and maintenance shall follow the principles of *Florida Friendly Landscaping*™ and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff.**
 - 1. Planted turf grass and landscaping on residential lots shall be limited to a maximum of 50% of the upland portion of the lot.**
 - 2. Turf grasses and landscape vegetation shall be common to the area and drought tolerant.**

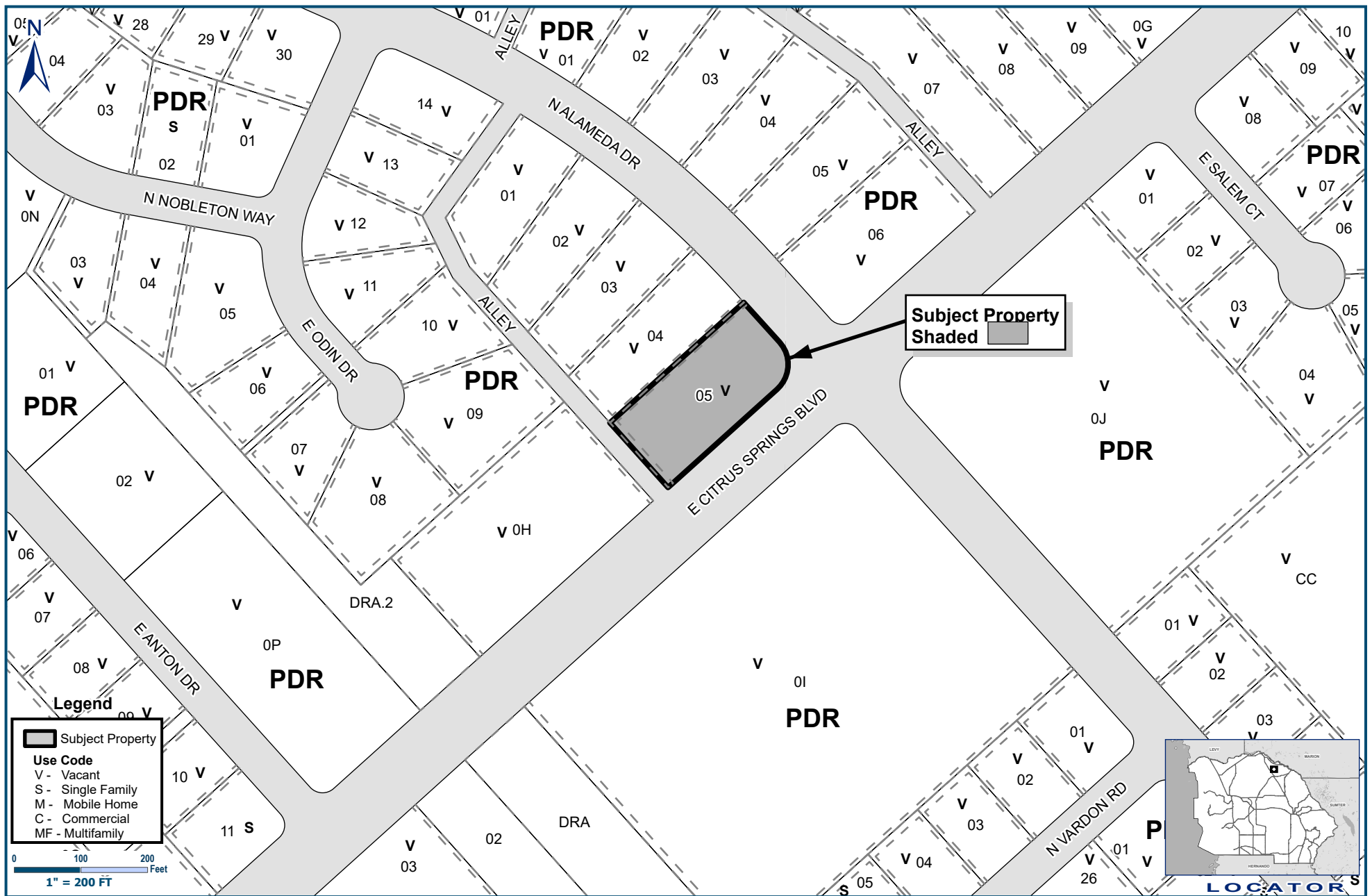
This application is an amendment to an existing PUD which contains its own standards for landscaping and design.

- 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. *Residential uses do not require buffering. The applicant will be required to meet all lot standards outlined within the Master Plan and the Citrus County Land Development Code.***
- H. The maximum height of structures, setbacks, and density within a PUD development shall be as specifically established by the Board of County Commissioners in its approval action. *The applicant has not requested a deviation of height, setbacks, or density with this application, but cannot subdivide as proposed on the conceptual plan.***
- I. Approval of the proposed PUD development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant. *The conceptual site plan submitted by the applicant is not a part of this application approval.***
- 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. *This is a modification to an existing PUD that is already active without a termination date.***

SUMMARY OF FINDINGS

The application proposes to redesignate approximately 0.8 acres from Commercial to Single-family on the Citrus Springs Unit 17 Master Plan. The amendment is not consistent with the policies of the Comprehensive Plan as identified in this report. The removal of this commercial use in a nonresidential area will reduce overall mixed use within Citrus Springs, and there are many vacant single-family dwelling lots in the surrounding area. Granting this request will adversely affect the public interest and would be generally incompatible with adjacent properties.

JP/cfc



Application #: AA-2026-00002

Applicant: Priscilla Ramos for Ramos & Di Pietro, LLC

Proposal: PDR (Single Family)

Location: 8698 N. Alameda Dr., Dunnellon

LDC Atlas: PDR (Commercial)

S-T-R - 19-17-19

Planner Initials: _____ Date: _____

Geographic Information Systems

Prepared By : Susan O'Connell

Date: May 7, 2026

Source: Enterprise Geodatabase

Map Number: AA-2026-00002

Cynthia P. Skelhorn
Director

This information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide current data that is accurate and complete as of the date it is printed. However, all information provided must be independently verified by the user. Citrus County shall not be liable for any claims, demands, or losses of any kind in connection with the use of this information, including but not limited to, damages or losses caused by reliance upon the accuracy or timeliness of this information and the viewing, copying, or distributing of these materials.





AGENDA MEMORANDUM

FROM:	Eric Landon, Growth Management Director				
SUBJECT:	PUD-2026-00002 Pulte Group for River Oaks Properties Inc. and Stephen Tamposi				
AGENDA DATE:	July 2, 2026				
<u>BRIEF OVERVIEW:</u>					
A request to amend the Land Development Code Atlas Map from Low-Density Residential District with Mobile Homes allowed (LDR-MH) and Low Density Residential District (LDR) to Low Density Residential with a Planned Unit Development (LDR/PUD) for single-family residential use up to six (6) dwelling units per acre. This request is made pursuant to Section 2405, <u>Low Density Residential District (LDR)</u>, and Section 4300, <u>Planned Unit Developments</u>. Section 2 and 11, Township 18 South, Range 19 East, Parcel 30000 (Alternate Key 2701510), Lots 1 through 27 of River Oaks Unrecorded (Alternate Key 3466951 and 2622938), and Parcel 41000 (Alternate Key 1590906), which addresses are 5960, 5988, 6014, 6036, 6058, 6082, 6110, 6132, 6150, 6174, 6200, 6222, 6246, 6268, 6294, 6320, 6338, 6450, 6464, 6482, 6508, 6532, 6550, 6576, 6598, 6622, 6648 and 6680 N Carl G Rose Hwy. Hernando, FL., approximately 226.88 acres.					
<u>STRATEGIC PLANNING ELEMENT:</u>					
<u>BUDGET IMPACT/FUNDING SOURCE:</u>					
Account No.	Account Title	Current Budget	YTD Expenditure	Encumbrances	Available Balance
Applicant Responsibility					
<u>RECOMMENDED ACTION:</u>					
Conduct a public hearing on July 2, 2026, to review and consider application PUD-2026-00002 – Pulte Group for River Oaks Properties Inc. and Stephen Tamposi and make a					

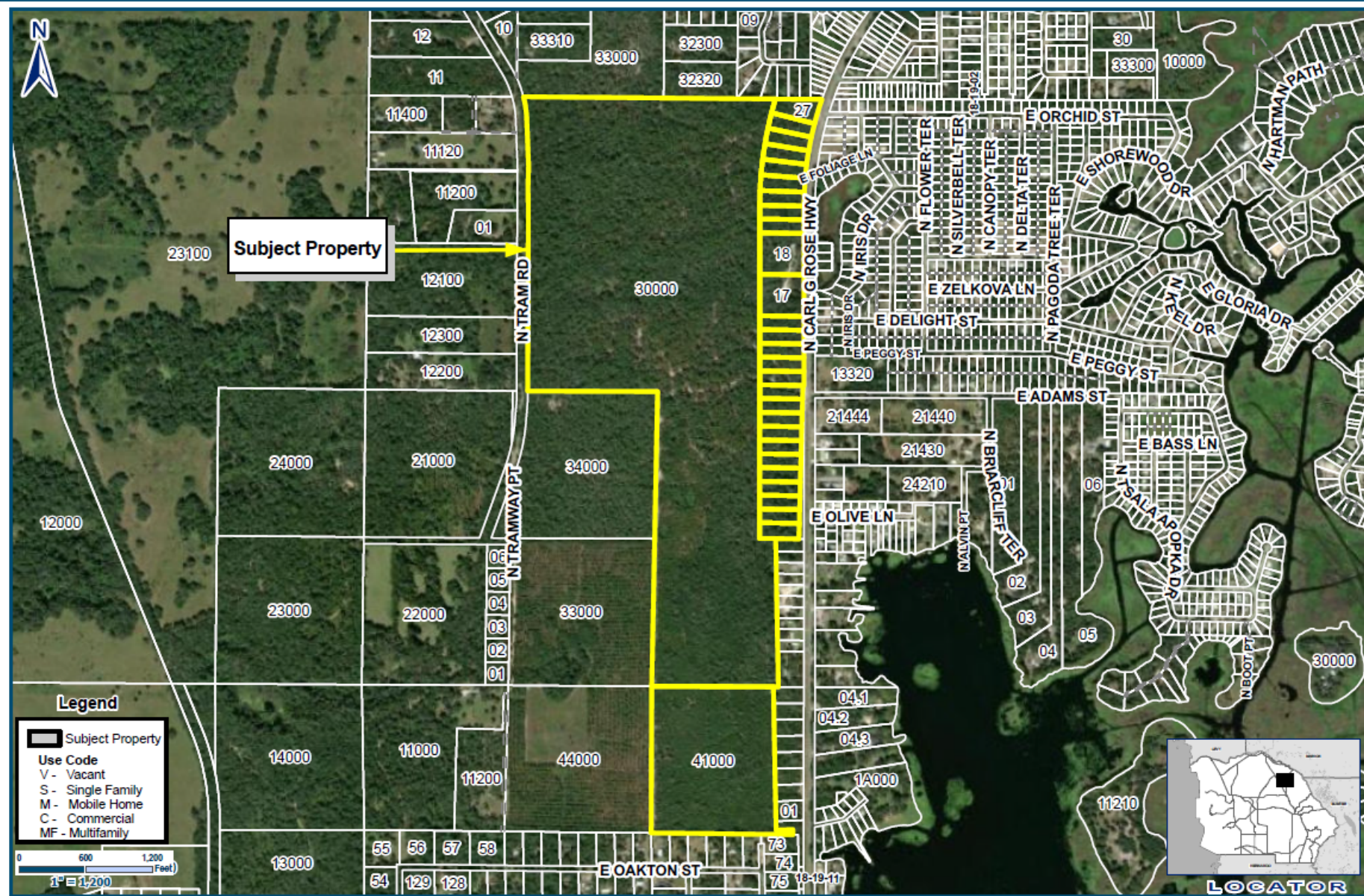
recommendation to the Board of County Commissioners. **(Eric Landon, Director, Growth Management)**

ATTACHMENTS:

1. PDC coordinator powerpoint
2. Applicant's PowerPoint
3. Application with cover letter, appeal notice & authorization
4. River Oaks PUD Master Plan
5. Boundary Survey
6. Applicant's response to staff questions
7. Tree Preservation and Mitigation Plan
8. Biological and Ecological Assessment
9. Applicant's Product Elevation Examples
10. Concurrency Letters Feb 16 2026
11. Dev Agmt Fig 1 water feb 17 2026
12. Dev Agmt Fig 2 sewer Feb 17 2026
13. Planner's PowerPoint
14. Staff Report and Map

PUD-2026-000002

**Pulte Group for River
Oaks Properties Inc. and
Stephen Tamposi**



Application #: PUD-2026-00002	Applicant: RIVER OAKS
Proposal: LDR-MH to PUD up to 2.5 du/ac	Location: 6450 W Carl G Rose Hwy., Hernando
LDC Atlas: LDR & LDR/MH	S-T-R - 02-18-19
Planner Initials: _____ Date: _____	

Geographic Information Systems Cynthia P. Skeithorn Director Prepared By : Susan O'Connell Date: April 23, 2026 Source: Enterprise Geodatabase Map Number: PUD-2026-00002Aerial	This information is to be used for general reference only. The Office County Geographic Information System (GIS) is a dynamic system that is constantly being updated. It is not intended to be used for legal purposes. All information provided must be independently verified by the user.
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Subject Site



Across SR-200

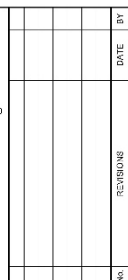


North



South





Page 44 of 184

River Oaks

A Premier Active Adult Community in Citrus County

Del Webb®
Active Adult Communities

The Del Webb Difference

The Nation's Leader in Active Adult Communities



- ▶ Over seven decades of home building experience
- ▶ America's pioneer and leading builder of active-adult communities
- ▶ Creating lifestyles built around social connections
- ▶ Providing active lifestyles with resort-style amenities
- ▶ Strong brand recognition and buyer demand
- ▶ Commitment to high quality construction and warranty standards

About Del Webb Communities



- ▶ The first Del Webb active adult lifestyle community, Sun City opened in Phoenix, Arizona in 1960
- ▶ Other Sun City Communities in California, Florida, Nevada, South Carolina, Texas & Georgia

Florida Del Webb Communities



- ▶ Stone Creek, Ocala
- ▶ River Reserve, Spring Hill
- ▶ Oak Creek, North Fort Myers
- ▶ Catalina, Lakewood Ranch
- ▶ Tradition, Port St. Lucie

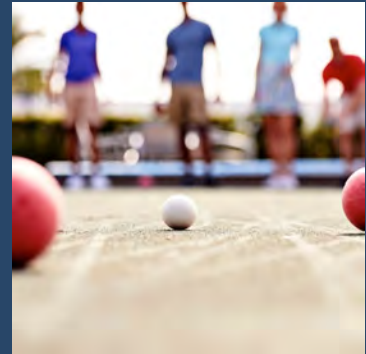
Gated Entrances





Social Connection

Central clubhouse and organized events foster resident relationships and active community engagement.



Health and Wellness

Fitness centers, walking trails, and recreational sports courts promote active living and long-term wellness.

Resort-Style Living

Amenities like pools, lounges, and outdoor spaces create a relaxing and enjoyable environment.

Community and Investment Benefits

Lifestyle focus ensures a stable, engaged population and supports sustained demand and retention.



Resort-style Amenities



Resort-style Amenities



Resort-style Amenities



Variety of Home Designs

*Example
Homes for
40' Lots*



Variety of Home Designs

*Example
Homes for
50' Lots*

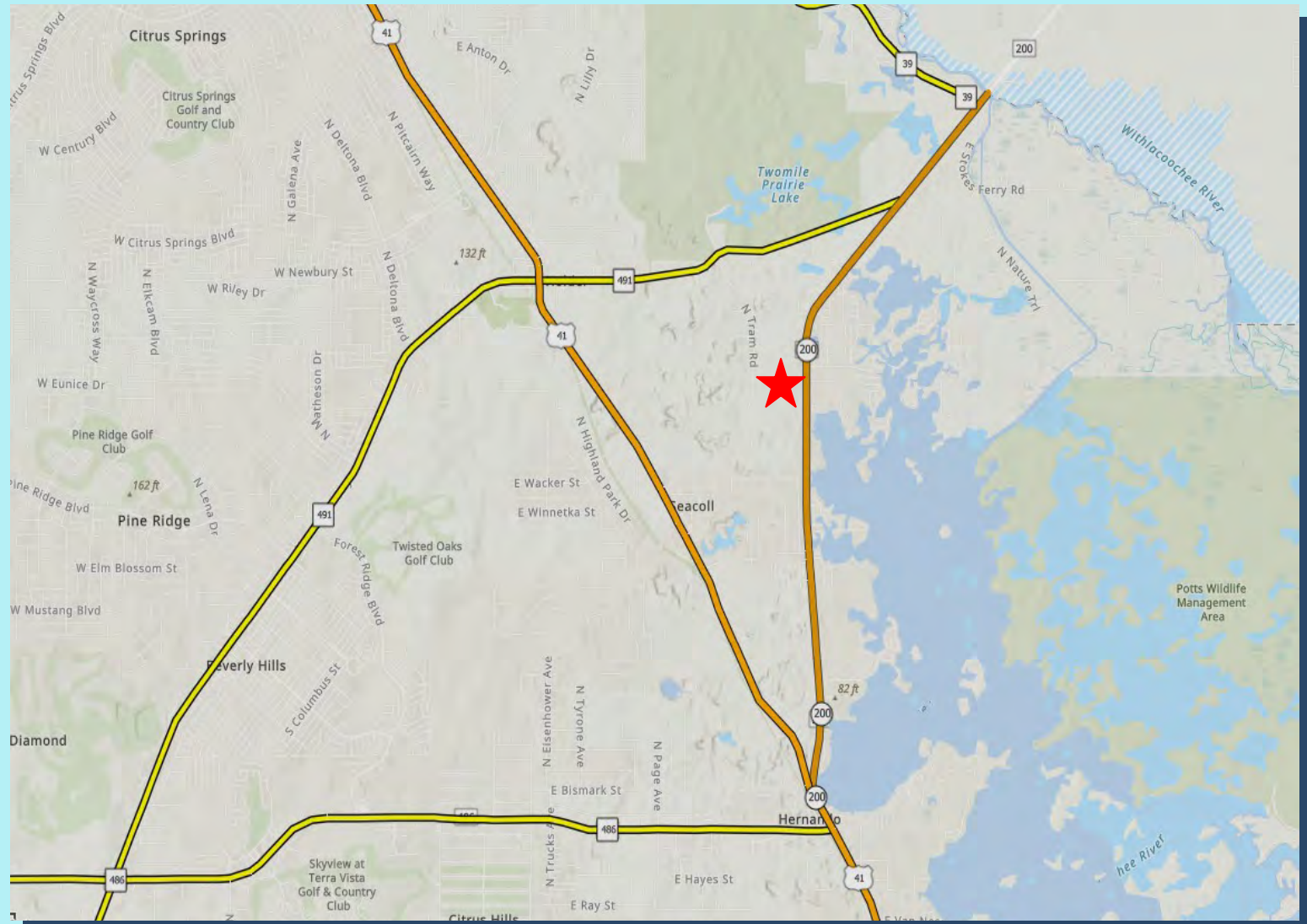


Variety of Home Designs

*Example
Homes for
64' Lots*



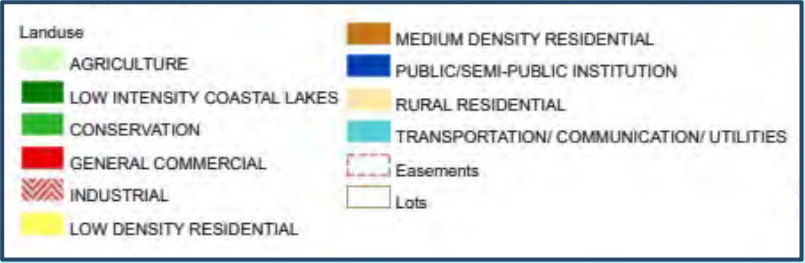
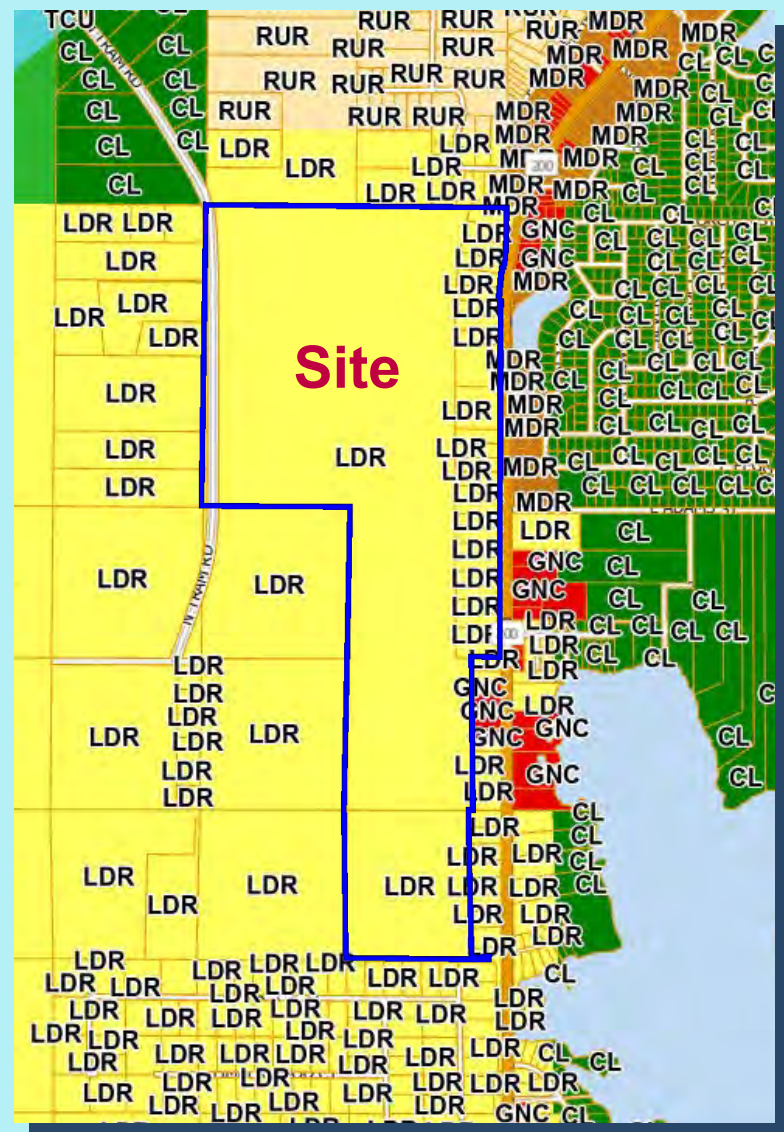
Location Map



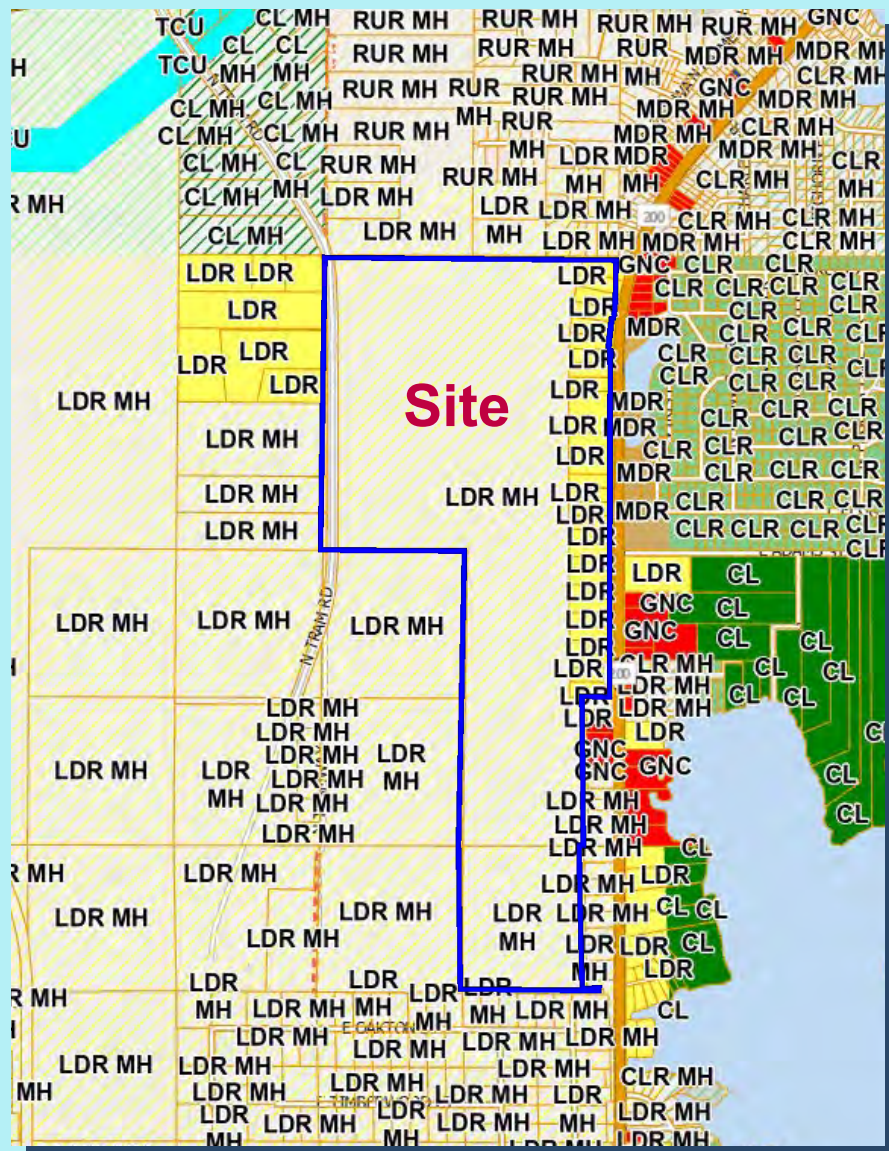
Aerial Map



Land Use Map

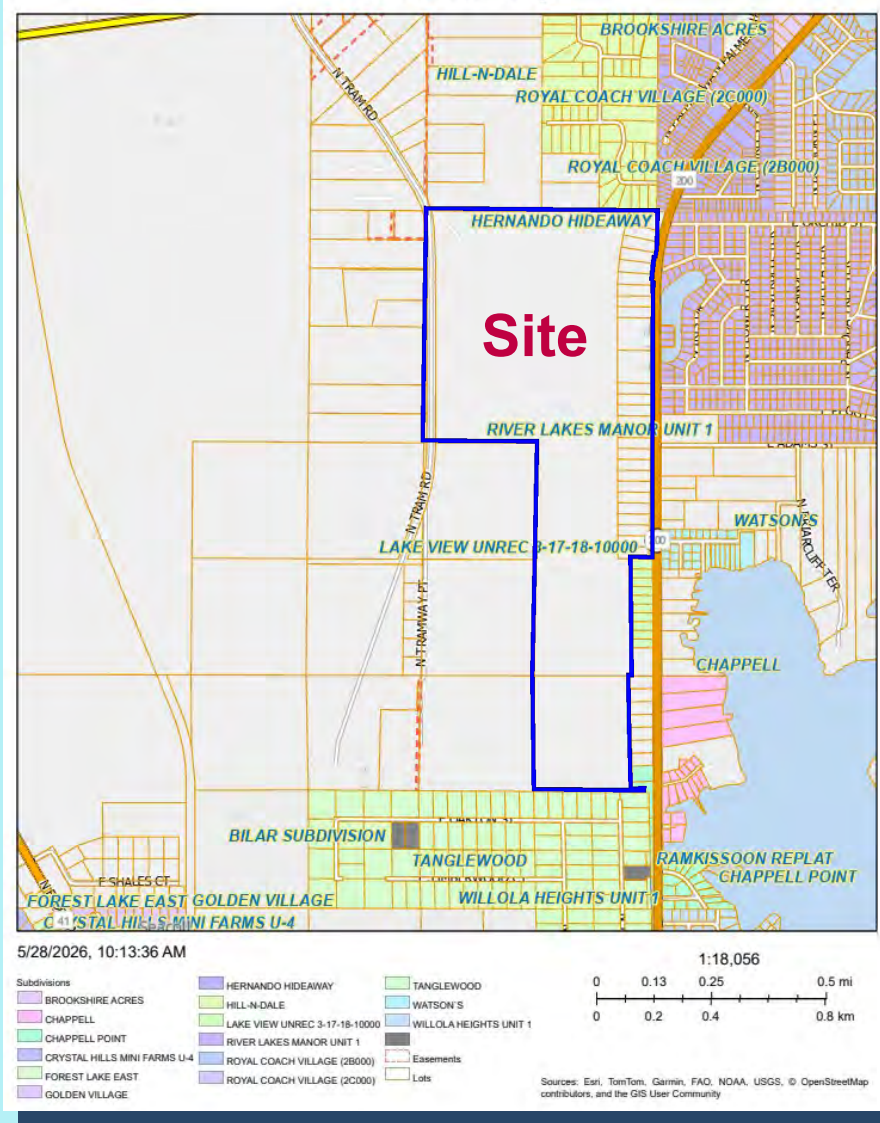


Zoning Map



Zoning	
AGRICULTURAL - MH ALLOWED	LOW DENSITY RES - MH ALLOWED
LOW INTENSITY COASTAL & LAKES	MEDIUM DENSITY RESIDENTIAL
LOW-INT.COASTL-LAKES-MH ALLOWED	MEDIUM DENSITY RES - MH ALLOWED
COASTAL LAKES RESIDENTIAL	PUBLIC/SEMI-PUBLIC/INSTITUTION
COASTL/LAKES RESIDENTIAL-MH ALLOWED	RURAL RESIDENTIAL - MH ALLOWED
GENERAL COMMERCIAL	TRANSPORT/COMMUNIC/UTILITIES
INDUSTRIAL	Essements
LOW DENSITY RESIDENTIAL	Lots

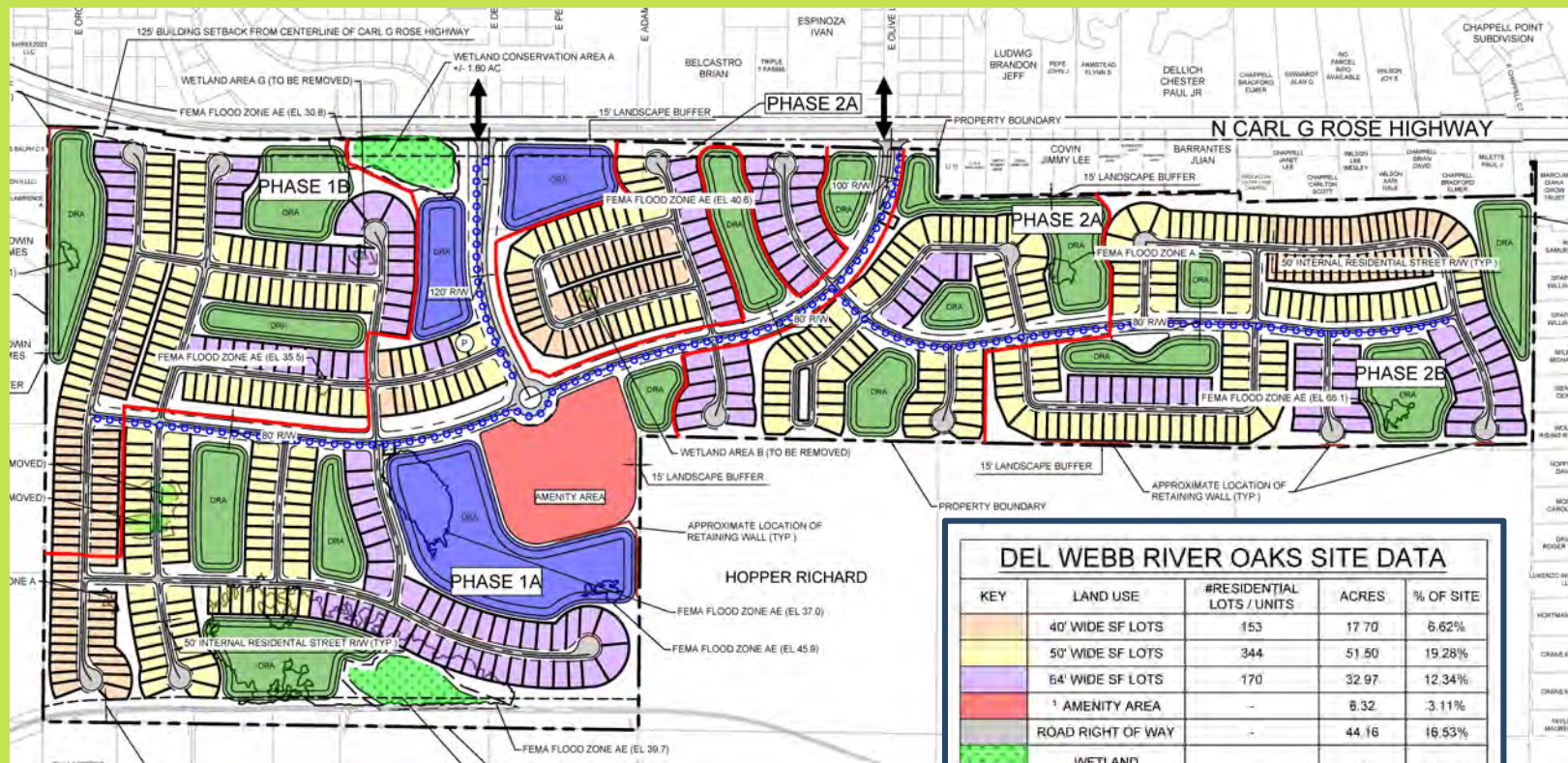
Adjacent Subdivisions Map



Planned Service Area Map



Master Plan



Key Data:

- 667 Lots / 226.88 Acres = 2.5 du/ac
- 2.0 du/ac density allowed by right
- Up to 6.0 du/ac allowable with an approved PUD)

DEL WEBB RIVER OAKS SITE DATA				
KEY	LAND USE	#RESIDENTIAL LOTS / UNITS	ACRES	% OF SITE
	40' WIDE SF LOTS	153	17.70	6.62%
	50' WIDE SF LOTS	344	51.50	19.28%
	64' WIDE SF LOTS	170	32.97	12.34%
	1 AMENITY AREA	-	8.32	3.11%
	ROAD RIGHT OF WAY	-	44.16	16.53%
	WETLAND CONSERVATION AREA	-	3.56	1.33%
	2 WET DRAINAGE RETENTION AREA	-	15.23	5.70%
	33 OPEN SPACE	-	53.44	20.00%
TOTALS		667 RESIDENTIAL LOTS / UNITS	226.88	64.91%
	GROSS DENSITY	667 RES. UNITS / 267.19 ACRES = 2.50 DU/AC		
1	AMENITY SITE AREA TO INCLUDE SWIMMING AREA. OTHER ACTIVE RECREATION AMENITIES MAY ALSO BE PROVIDED.			
2	DRAINAGE RETENTION AREAS SHOWN ARE CONCEPTUAL ONLY. CHANGES IN THE SIZE AND LOCATION OF RETENTION AREAS SHALL NOT BE CAUSE TO TRIGGER THE PUD MODIFICATION PROCESS.			
3	OPEN SPACE AREAS MAY BE USED FOR BUFFERS AND LANDSCAPING, DRAINAGE RETENTION AREAS, PASSIVE RECREATION OR SIMILAR USES.			
AREA OF TRAM ROAD: 0.98 AC				
AREA OF PROPERTY WEST OF TRAM ROAD: 3.97 AC				

Lot Standards

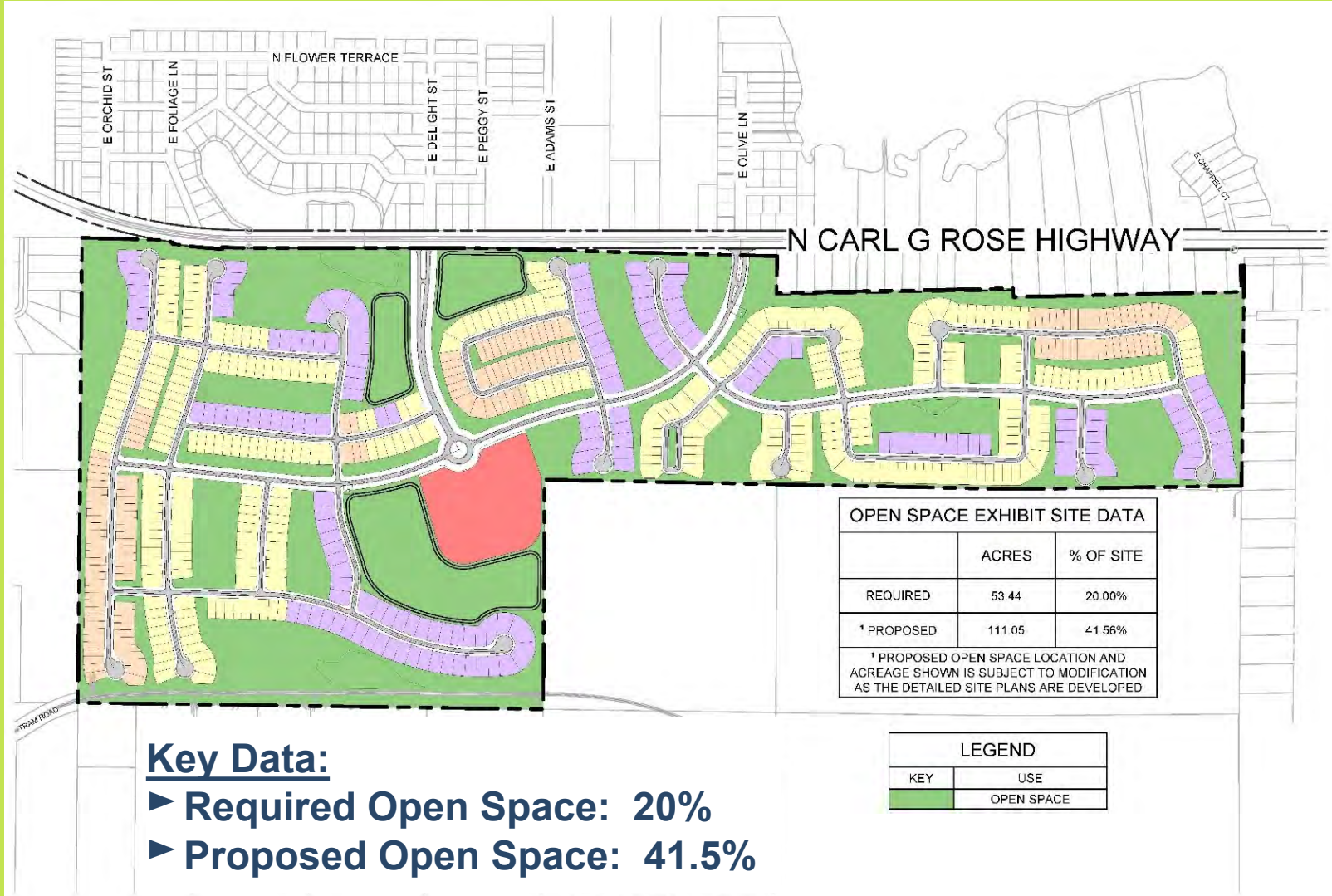
LOT DIMENSIONAL STANDARDS

LOT TYPE	MINIMUM LOT SIZES	FRONT SETBACK	SIDE CORNER LOT SETBACK	¹ SIDE SETBACK	REAR SETBACK
40' SFD	40' X 110'	15'	10'	5'	5'
50' SFD	50' X 110'	15'	10'	5'	5'
64' SFD	64' X 110'	15'	10'	5'	5'
¹ SFD MINIMUM BUILDING SEPARATION: 10'					
ISR NOTE: 65% (CALCULATED BY OVERALL PUD, NOT ANY INDIVIDUAL HOME SITE)					

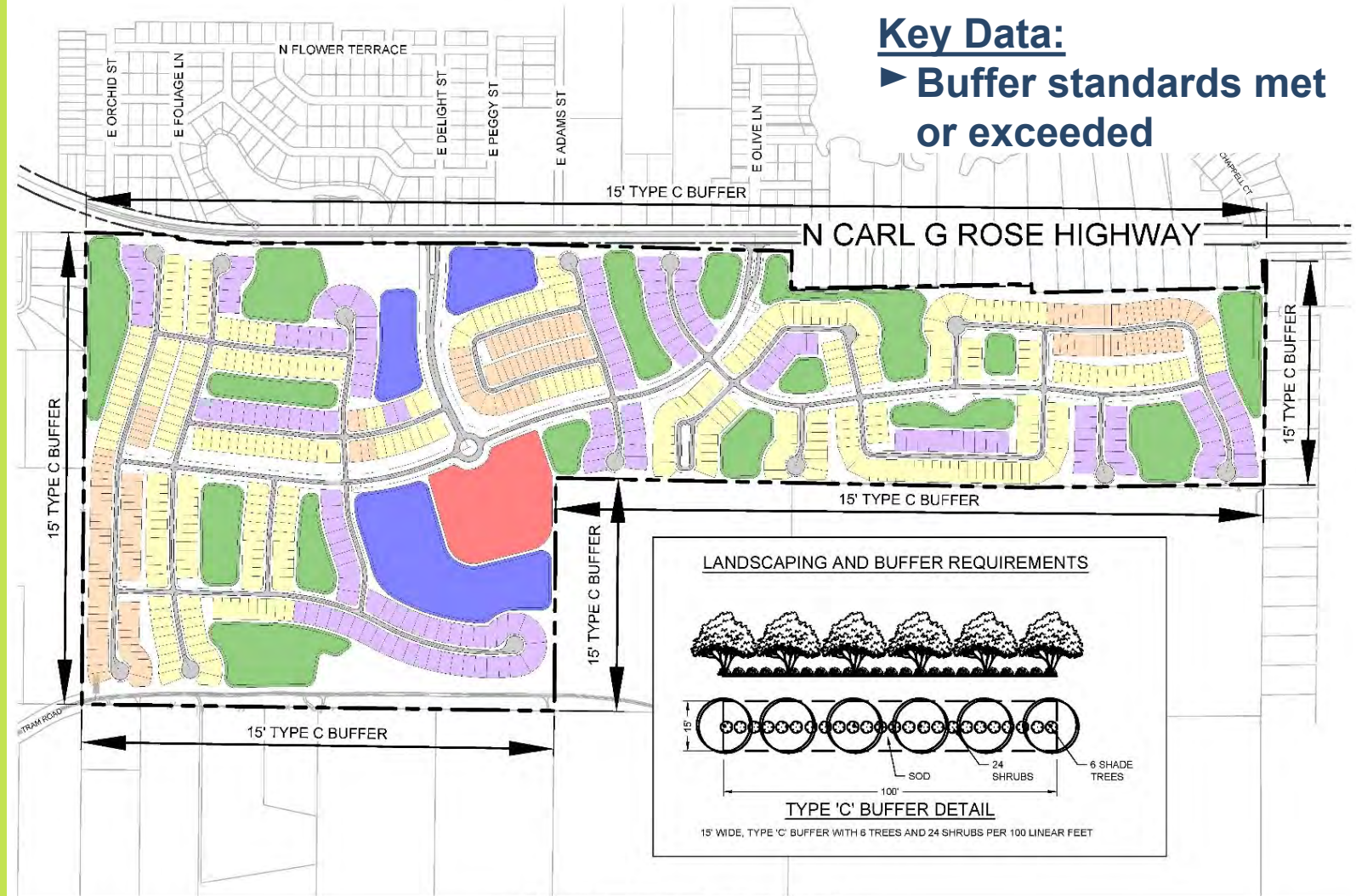
ISR Notes:

- ▶ Higher ISR is requested to provide design flexibility for individual lots & project phases
- ▶ Actual overall project ISR is estimated to be 45%
- ▶ Impervious surfaces include homes, driveways, roadways, sidewalks, multi-use paths, amenity spaces & wet retention areas
- ▶ Calculated ISR by project phase for reference: 47%, 40%, 41% & 38%

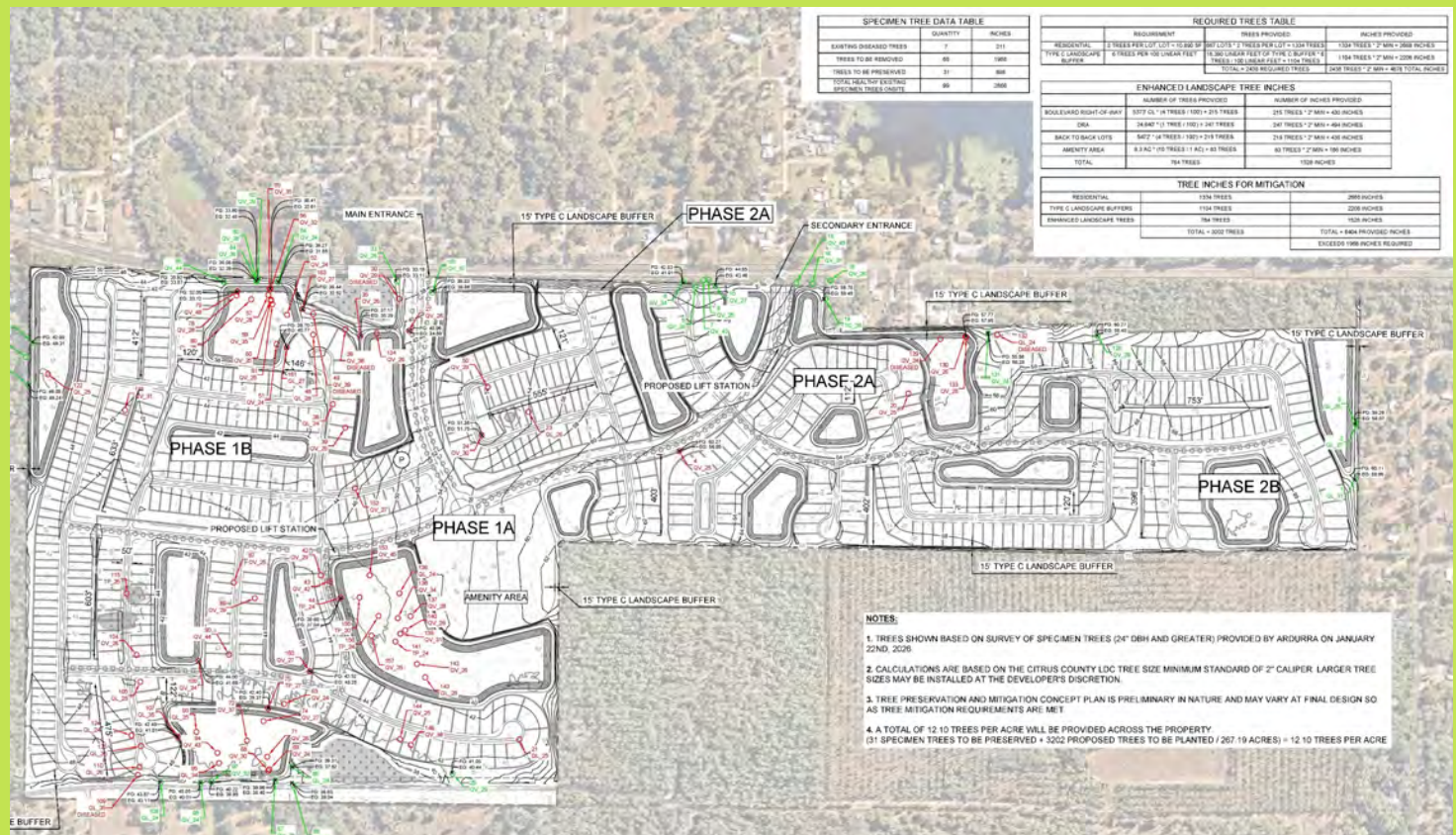
Open Space Exhibit



Buffer Exhibit



Tree Preservation & Mitigation



Key Data:

- ▶ 30%+ of specimen trees to be preserved
- ▶ Proposed buffer trees exceeds mitigation requirements
- ▶ Over 3,200 Tree Plantings proposed project wide
- ▶ Average 12+ trees per acre proposed project wide

Utilities

- ▶ **Central water source: Citrus County Dept. of Water Resources**
- ▶ **Central sewer source: Citrus County Dept. Of Water Resources**
- ▶ **Offsite utility improvements to be constructed by River Oaks**
- ▶ **Water & Sewer capacity confirmed by Citrus County**
- ▶ **Developer's Agreement concerning water and/or wastewater improvements defines the Developer's and Service Provider's Obligations**

Concurrency

- ▶ **Sanitary Sewer: Citrus County Water Resources has capacity**
- ▶ **Potable Water: Citrus County Water Resources has capacity**
- ▶ **Solid Waste: Landfill has adequate capacity**
- ▶ **Drainage: SWFWMD and County requirements will be met**

**Consistency
with
Comprehensive
Plan**

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

Policy 17.15.12: All residential and all commercial development shall provide sidewalks and/or bikeways for convenient access to individual dwelling units . . .

Policy 17.15.9: The County shall establish standards to address compatibility between adjacent land uses and within neighborhoods and larger districts . . .

Policy 17.3.4: Residential density allowances will be based upon community design criteria and urban service availability . . .

Access Management / Transportation:

- Two proposed road connections to SR 200 (a principal arterial roadway)
- No proposed road connections to Tram Road
- Project will be required to perform traffic analysis and permitting through FDOT to obtain approvals for the proposed road connections
- Traffic analysis will identify if offsite improvements (turn lanes, traffic signals, etc.) will be required. If required, these improvements will be the responsibility of the developer to complete.
- All River Oaks internal roads will be privately owned and maintained

Consistency with the Land Development Code

Stormwater:

- Design must meet, SWFMWD, FDEP and / or County LDC standards
- Design to be reviewed upon submittal of improvement plans.

Residential Density: Low Density Residential District allows 2 du/ac by right and up to 6 du/ac with a PUD; Only 2.5 du/ac is proposed. For compatibility with adjacent lands the following planning tools are proposed:

- 15' Type C landscape buffers will be provided along all outer boundaries**
- Drainage retention areas, wetland preservation areas and other common open spaces make up much of the project perimeter and will provide additional separation from adjacent properties**

Residential Development Standards: See previous slides for proposed Lot Standards

Open Space / Recreation / Buffers:

- 20% open space is met per plan (See Open Space Exhibit)
- 8.3 acre amenity site proposed
- 15' Type C Landscape Buffers proposed along all perimeter PUD boundaries

Discussion

Del Webb®
Active Adult Communities



February 6, 2026

Joanna Coutu, AICP
Deputy Director
Department of Growth Management
Citrus County
3600 W. Sovereign Path
Lecanto, FL 34461

Subject: *Pulte Group - Del Webb River Oaks*
Planned Unit Development Rezoning Application

Dear Ms. Coutu,

On behalf of our client and the applicant, Pulte Home Company, LLC et. al, Kimley-Horn and Associates, Inc. is providing a submittal for an application to rezone the property located along the west side of North Carl G Rose Highway on Parcels 19E18S02 30000 and 19E18S11 41000. This application is to rezone the property from Low Density Residential – Mobile Home Allowed to a Planned Unit Development with a proposed density of 2.50 dwelling units per acre, or up to a total of 667 dwelling units.

Enclosed within this application please find the following:

- Agent Authorization
- PUD Application
- PUD Master Plan
- Signed and Sealed ALTA Survey
- Ecological Assessment
- Appeal Notice

Please contact me at (813) 635-5552 or ryan.p.clark@kimley-horn.com should you have any questions or desire additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan Clark", written over a light blue horizontal line.

KIMLEY-HORN AND ASSOCIATES, INC.
Ryan Clark, P.E.
Project Manager



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.: **PUD-2026-00002**

Date: 2/3/2026

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

Applicant*

Name: Jeff Deason

Address: 2662 South Falkenburg Road

City: Riverview

State: Florida Zip: 33578

Phone: 813.838.7838

Email: Jeff.Deason@PulteGroup.com

Property Owner

Name: Stephen Tamposi

Address: 2476 N Essex Avenue

City: Hernando

State: Florida Zip: 34442

Phone: 352-302-6060

Email: stamposi@citrushills.com

Property Description: Section: 2 Township: 18 South Range: 19 East

Legal Description: See attached survey for legal description

Subdivision: 003118 - UNREC TRACTS IN 02-18S-19E

Lot(s): _____ Block/Parcel: _____

Alternate Key #: 3466951

Parcel ID: 19E18S02 30000

Acreage: 267.19

☒ 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): A proposed PUD Application for the subject property to allow for the development of a single family community with a density of 2.50 dwelling units per acre.

Directions to Property: From SR-200 and I-75, roughly 17.8 miles southwest along SR-200.

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: _____

STATE OF FLORIDA
COUNTY OF CITRUS

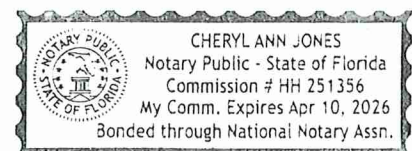
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared JEFFREY DEASON, who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this 2 day of FEBRUARY, 2026

Signature: _____

Printed Name: _____

Seal



For Staff Use Only

Date: _____

Time: _____ Initials: _____

Rec'd Land Dev 2.6.26

PUD-2026-00002 Page 77 of 184

EXHIBIT "B"

DEVELOPMENT AUTHORIZATION

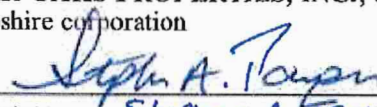
RIVER OAKS PROPERTIES, INC., a New Hampshire corporation (the "**Owner**") as of this 19th day of May, 2025 (the "**Effective Date**"), hereby designates PULTE HOME COMPANY, LLC, a Michigan limited liability company ("**Buyer**"), as its representative and agent to act on Owner's behalf with regard to any documents, instruments, reports, studies, materials and plans necessary to apply for and obtain approval of any and all approvals, consents, licenses, agreements, authorizations, certificates and/or permits that must be officially issued or rendered by any governmental authority and/or which are otherwise necessary and/or appropriate in order to permit the development of the below referenced property in Citrus County, Florida (the "**Approvals and Development Permits**"). Buyer shall be authorized to file for approval of all of the Approvals and Development Permits and represent Owner before any governmental authorities.

Owner hereby certifies that it is the fee simple owner of the property designated with the following Citrus County Parcel ID Numbers: 19E18S02-30000, 19E18S11-41000, and 19E18S02-30000-0160 (the "**Property**").

Duly executed as of the date ascribed above.

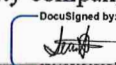
OWNER:

RIVER OAKS PROPERTIES, INC., a New Hampshire corporation

By: 
 Print name: Stephen A. Tompos
 Title: President
 Date: 05/12/2025

BUYER:

PULTE HOME COMPANY, a Michigan limited liability company

By: 
 Print name: Sean Strickler
 Title: Division President
 Date: 5/19/2025





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

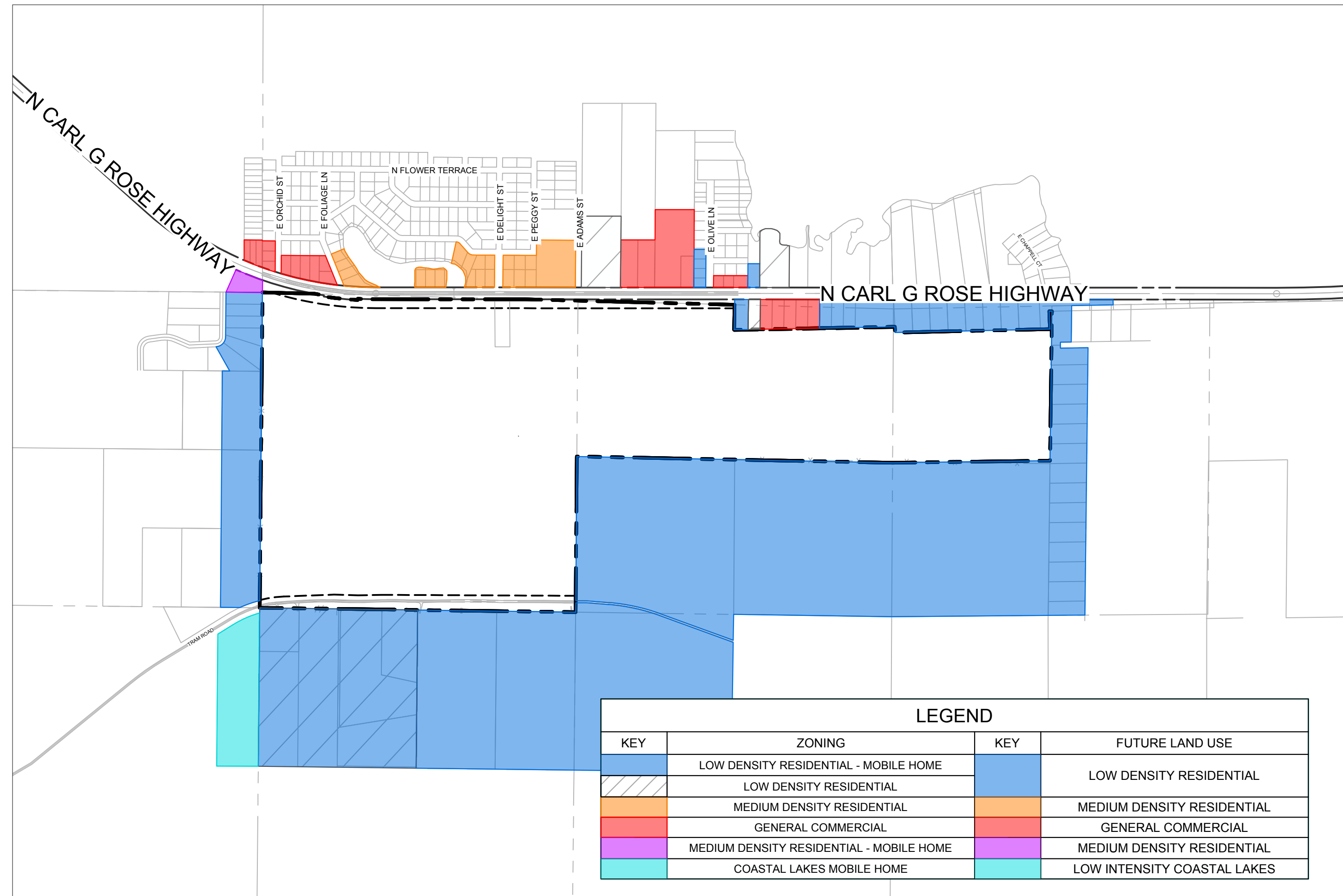
Web Address: www.citrusbocc.com

APPEAL NOTICE

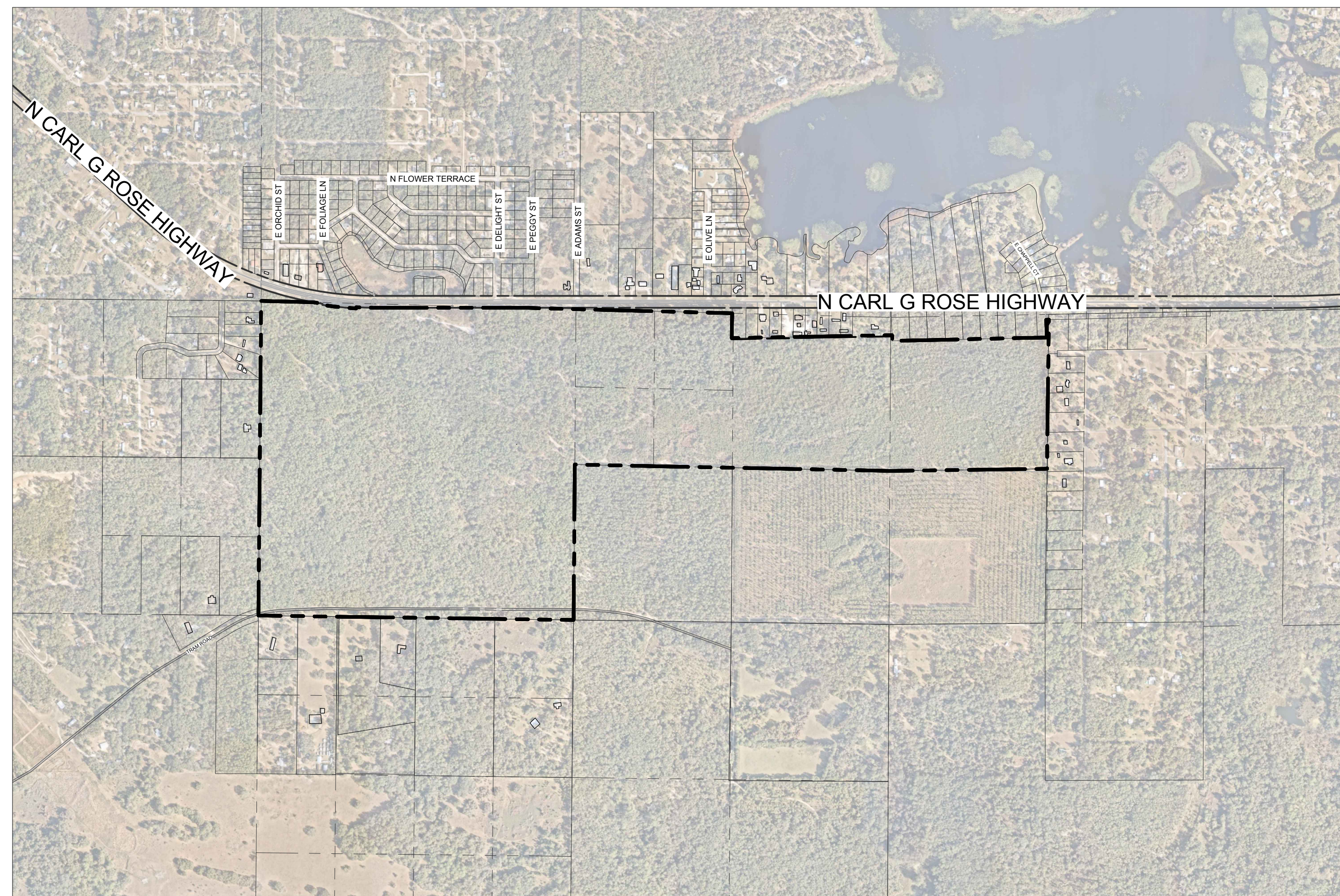
I, the undersigned, understand that the actions of the Citrus County Planning and Development Commission and/or the Board of County Commissioners are subject to Quasi-judicial proceedings which provide for parties in opposition to intervene, cross-examine and/or provide expert witnesses in regard to 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: _____

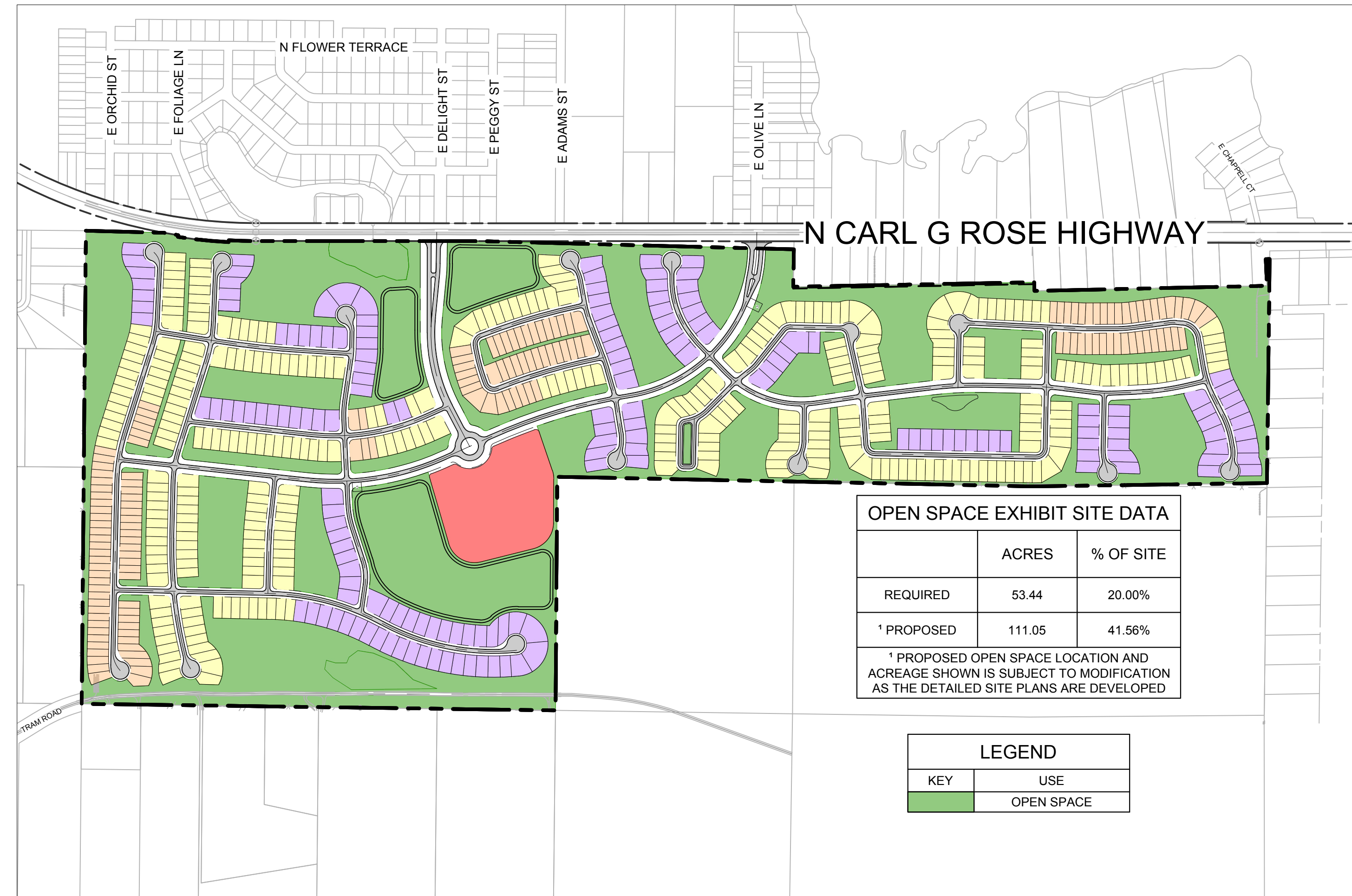
Date: 2/2/2026



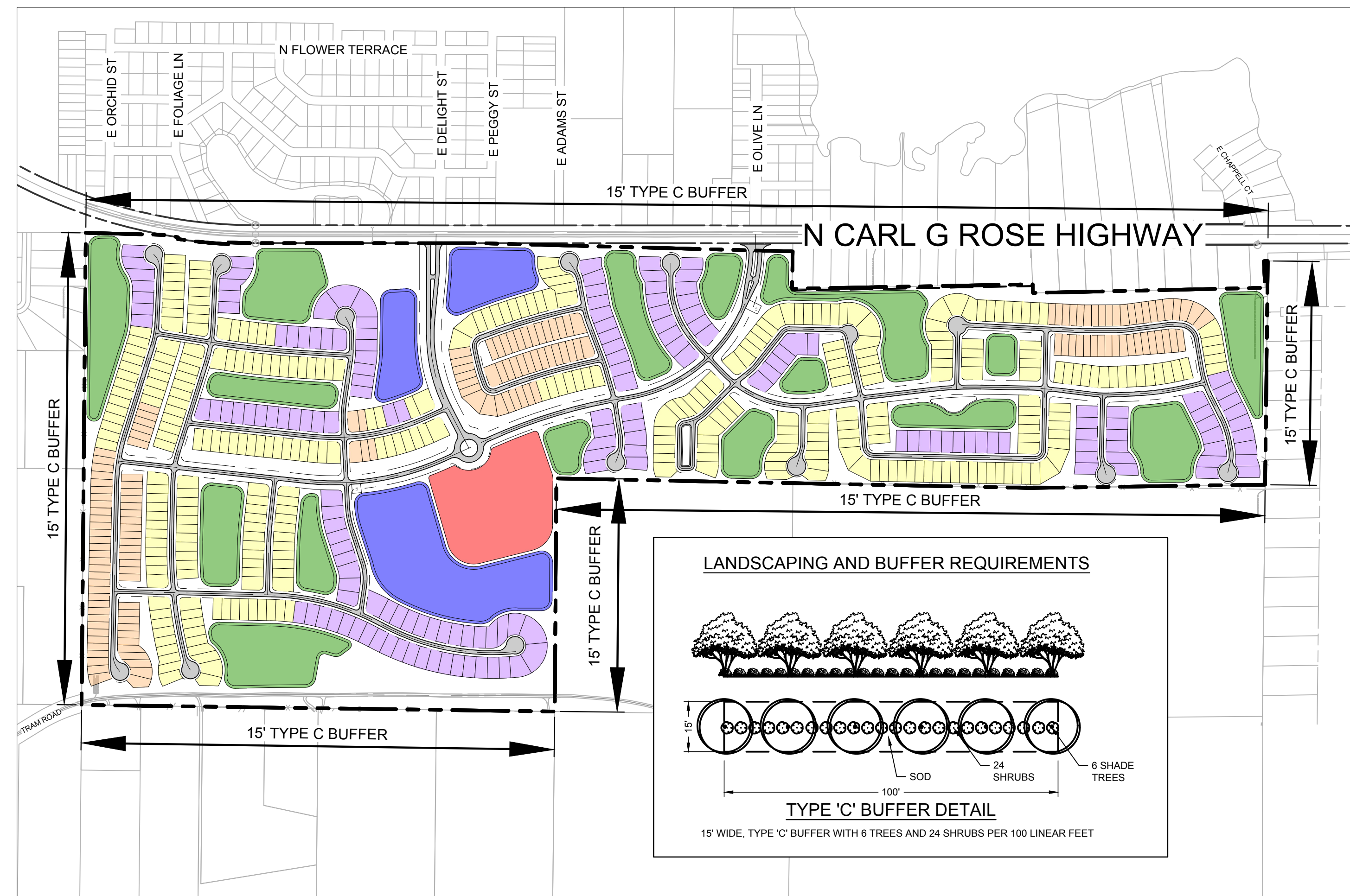
ADJACENT ZONING & FUTURE LAND USE EXHIBIT
N.T.S.



AERIAL SITE EXHIBIT WITH APPROXIMATE ADJACENT
LOT BUILDING LOCATIONS
N.T.S.



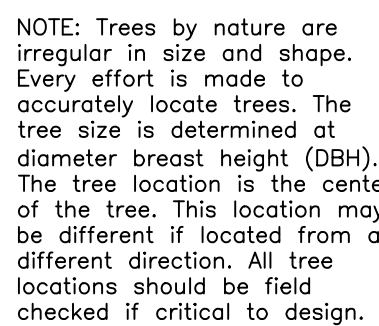
OPEN SPACE EXHIBIT
N.T.S.



LANDSCAPE BUFFER PLAN EXHIBIT
N.T.S.



TREE LEGEND



Revisions					Surveyor's Certification	
CREW #1: PARTY CHIEF: NAME	DATE	DESCRIPTION	DRAWN	P.CHIEF	This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4a, 7a, 8, 9, 11a, & 16-18 of Table A thereof.	
FIELD BOOK: FB NUMBER	1/28/22	Labeled Dirt Trails throughout the ALT.	CMA	---		
DATA FILE: DATA FILE	---	---	---	---		
CREW #2: PARTY CHIEF: ---	---	---	---	---		
FIELD BOOK: ---	---	---	---	---		
DATA FILE: ---	---	---	---	---		
CREW #3: PARTY CHIEF: ---	---	---	---	---		
FIELD BOOK: ---	---	---	---	---		
DATA FILE: ---	---	---	---	---		
FIELD SURVEY DATE: November 8, 2025						
FILE PATH: P:\SERVER\OAKS\SURVEY						

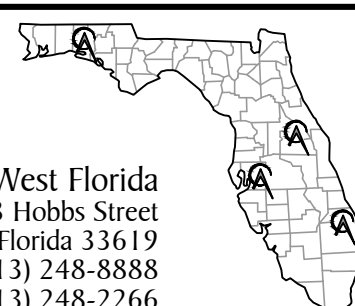
Survey is Certified To:
 n Land Title Association
 me Company,LLC, a Michigan Limited Liability
 y
 Title, LLC
 ational Title Insurance Company
 erican Title Insurance Company
 ead, Egerton, Bloodworth, Capouano &
 P.A.
 ks Properties, Inc.

www.GeoPoint.org

Licensed Business
No.: LB 7768



North Florida
67 Joe Campbell Road
Freeport, Florida 32439
Phone: (850) 740-0650



Central Florida
528 Northlake Blvd, Suite 1040
Altamonte Springs, Florida 3270
Phone: (321) 270-0440

East Florida
4152 West Blue Heron Blvd
Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720

ALTA/NSPS Land Title Survey
Boundary, Topographic and Tree Location Survey
PREPARED FOR:
Pulte Group
LOCATED IN:
Section 2 and 11, Township 18 S., Range 19 E., Citrus County, Florida



DESCRIPTION (MAIN SITE): (Taken from Alliant National Title Insurance Company Commitment for Title Insurance, File Number: 25-0052 with a commitment date of May 27, 2026 at 8:00 AM; Revision Number 6-AH).

PARCEL 1: (SEE SURVEYOR'S NOTE #11)

The West 1/2 of Section 2, Township 18 South, Range 19 East, of Citrus County, Florida.
LESS AND EXCEPT the West 1/2 of SW 1/4; and LESS AND EXCEPT the plat of
LAKEVIEW SUBDIVISION according to the map or plat thereof recorded in Plat Book 2, Page
161, Public Records of Citrus County, Florida; LESS AND EXCEPT State Road No. 200, as
described in Deed Book 47, Page 579, and Deed Book 47, Page 580, of the Public Records
of Citrus County, Florida and as now located.

PARCEL 2:

Lot 16, RIVER OAKS PROPERTIES, INC., in Section 2, Township 18 South, Range 19 East, Lotus County, Florida and being more particularly described as follows: Commence at the Northeast corner of Lot 1, LAKE VIEW SUBDIVISION, as recorded in Plat Book 2, Page 161, of the Official Records of this County, Florida, said point of beginning on the West right-of-way line of State Road No. 200, said point of beginning 50.00 feet, measured right along the West right-of-way of said road, thence N.0°23'57" W., along the West right-of-way line of State Road No. 200, and parallel to the centerline, a distance of 1891.58 feet to the Point of Beginning; thence continue N.0°23'57" W., along said West right-of-way line, a distance of 125.00 feet, thence S.0°23'57" E., 125.00 feet, thence S.89°36'03" E., 100.00 feet to the Point of Beginning.

PARCEL 3:

The NE 1/4 of NW 1/4 of Section 11, Township 18 South, Range 19 East, Citrus County Florida. LESS AND EXCEPT the E 1/2 of E 1/2 of E 1/2 of NE 1/4 of NW 1/4.

AS SURVEYED DESCRIPTION:

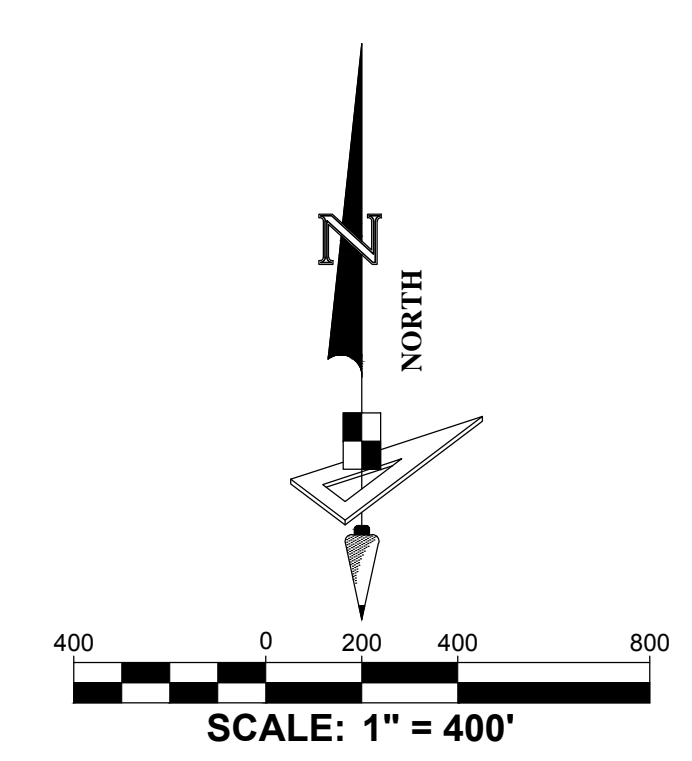
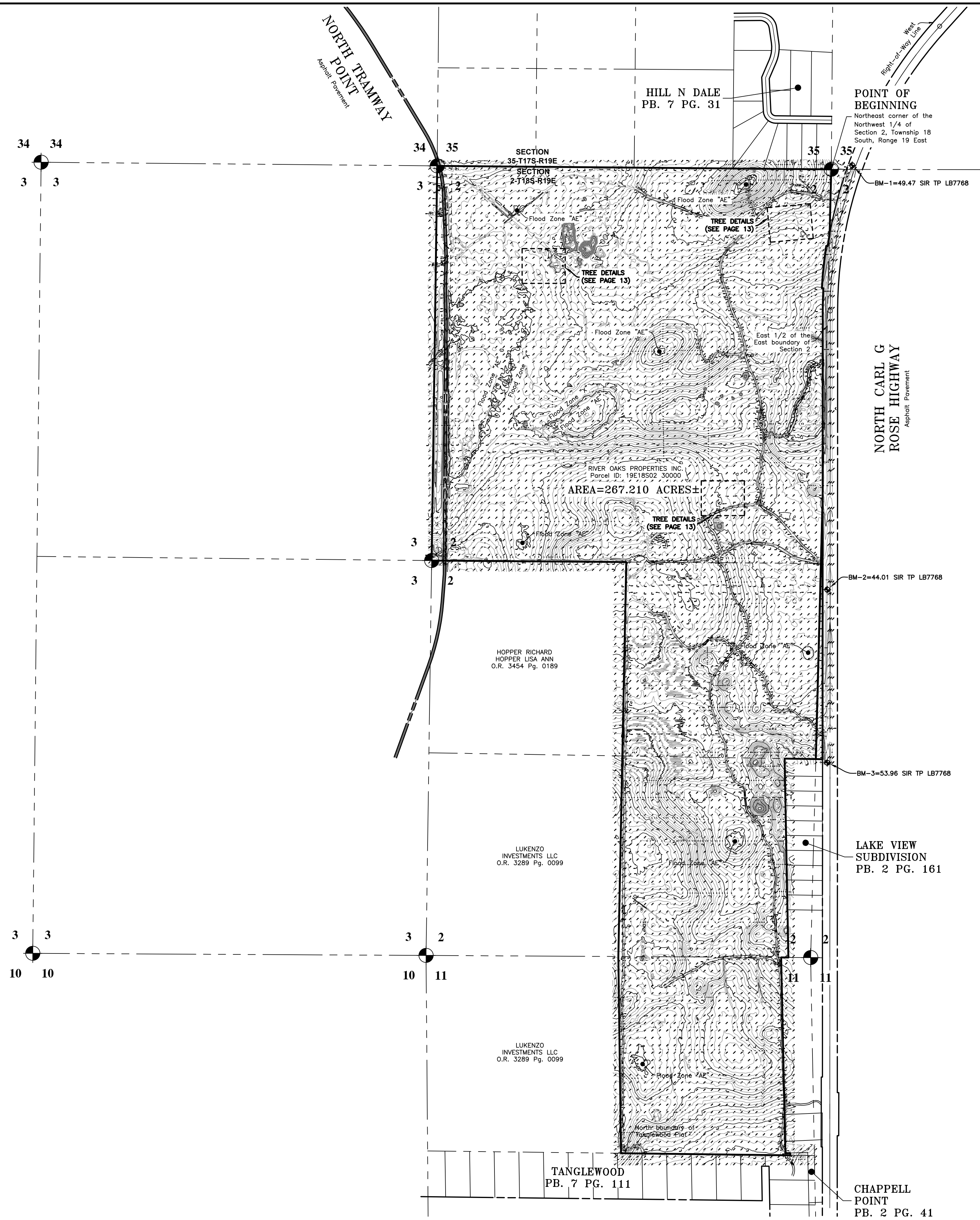
DESCRIPTION: A parcel of land lying in Sections 2 and 11, Township 18 South, Range 19 East, Citrus County, Florida, and being more particularly described as follows:

BEGIN at the Northwest corner of the Northwest 1/4 of said Section 2, run thence along the East Boundary of the West 1/2 of said Section 2, S.01°30'07"W, a distance of 439.38 feet to a point on the West Right-of-Way of North Carl G. Rose Highway (also known as State Road 200); thence along said West Right-of-Way the following six (6) courses: (1) Southerly, 78.95 feet along the arc of a non-tangent curve to the left having a radius of 2914.79 feet and a central angle of 01°33'07" (chord bearing S.09°24'10"W, 78.95 feet); (2) N.81°22'24"E, a distance of 10.00 feet; (3) Southerly, 285.86 feet along the arc of a non-tangent curve to the left having a radius of 2929.18 feet and a central angle of 05°35'30" (chord bearing S.05°49'36"W, 285.75 feet); (4) S.86°58'24"E, a distance of 10.00 feet; (5) Southerly, 152.65 feet along the arc of a non-tangent curve to the left having a radius of 2914.79 feet and a central angle of 03°00'02" (chord bearing S.01°31'35"S, 152.63 feet); (6) S.00°01'34"E, a distance of 1257.52 feet to a point on said East boundary of the West 1/2 of Section 2, thence along said West boundary of Section 2, N.01°03'14"E, a distance of 17.10 feet to a point on the North boundary of LAKE VIEW SUBDIVISION; said Section 2 point also being a point on the North boundary of LAKE VIEW SUBDIVISION according to the plat thereof, as recorded in Plat Book 2, Page 161 of the public records of Citrus County, Florida; thence along said North boundary, N.89°04'00"W, a distance of 209.98 feet to the Northwest corner of said LAKE VIEW SUBDIVISION; thence along the West boundary of said LAKE VIEW SUBDIVISION and it's Southerly extension, S.01°04'20"E, a distance of 1338.82 feet to a point on the South boundary of said Section 2; thence along said South boundary, N.89°40'25"W, a distance of 48.50 feet to a point on the Northerly extension of the West boundary of CHAPPEL POINT, a distance of the plat thereof, as recorded in Plat Book 2, Page 41 of the public records of said county; thence along said Northerly extension and said West boundary of CHAPPEL POINT the following two (2) courses: (1) S.01°53'33"E, a distance of 1317.86 feet; (2) N.87°28'57"E, a distance of 31.95 feet to a point on the West boundary of the East 1/2 of the East 1/2 of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 11; thence along said West boundary, S.01°03'14"E, a distance of 15.39 feet to a point on the North boundary of TANGLEWOOD, according to the plat thereof, as recorded in Plat Book 7, Pages 111 through 112 of the public records of said county; thence along said North boundary, N.89°18'40"W, a distance of 1338.51 feet to the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of the Southwest corner of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 2; thence along the West boundary of said East 1/2, N.01°09'22"E, a distance of 2655.48 feet to the Northwest corner of said East 1/2; thence along the South boundary of the Northwest 1/4 of said Section 2, N.89°34'18"W, a distance of 1309.62 feet to the West 1/4 corner of said Section 2; thence along the West boundary of the Northwest 1/4 of said Section 2, N.00°48'11"E, a distance of 2656.59 feet to the Northwest corner of said Section 2; thence along the North boundary of the Northwest 1/4 of said Section 2, S.89°29'40"E, a distance of 2651.66 feet to the POINT OF BEGINNING.

DESCRIPTION (SMITH PARCEL): (Taken from First American Title Insurance Company Commitment for Title Insurance, File Number: 035447.1007801 with a commitment date of May 20, 2026 at 8:00 AM).

That part of the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 18 South, Range 19 East, lying west of State Road 200, Citrus County, Florida

JOB #: 1003509
DRAWN BY: LAT DATE: 07/03/2023
LIDAR CREW: --- DATE: --/--/---
SURFACE BY: ---
H.DATUM: FL-West NAD(83)-2011
V.DATUM: NAVD (1988)
OFC CHECK: --- FLD CHECK: ---
SHEET: 01 of 13



LEGEND	
INV	Invert
ORB	Official Records Book
Pg(s)	Page(s)
RCP	Reinforced Concrete Pipe
PB	Plat Book
R/W	Right of Way
SIR	Set 1/2" Iron Rod LB7768
SRD	State Road Department
FCM	Found Concrete Monument
FIR	Found Iron Rod
x	Wire Fence
o	Chain Link Fence
	Wood Fence
---	Wetland Line
ou	Overhead Utility Line
o	Sign
o	Utility Pole
o	Fiber Optic Warning Marker
o	Guy Anchor
MB	Mail Box
o	Location of reading
24.8	Spot Elevation

OVERALL CONTOUR SHEET

FILE PATH: P:\RIVER OAKS\SURVEY\RIVER OAKS-SHT-2.DWG PLOTTED BY: STEVE MCMAHON ON: 6/12/2026 10:35 AM LAST SAVED BY: STEVE MC ON: 6/12/2026 10:31 AM

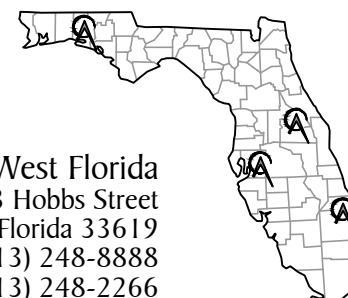
www.GeoPoint.org



Licensed Business
No.: LB 7768

North Florida
67 Joe Campbell Road
Freeport, Florida 32439
Phone: (850) 740-0650

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266



Central Florida
528 Northlake Blvd, Suite 1040
Altamonte Springs, Florida 32701
Phone: (321) 270-0440

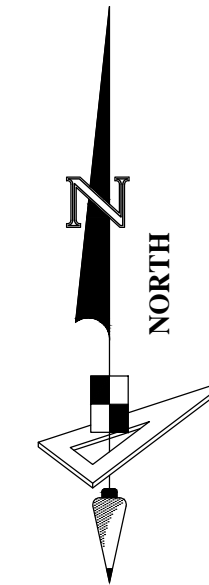
East Florida
4152 West Blue Heron Blvd
Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720

ALTA/NSPS Land Title Survey
Boundary, Topographic and Tree Location Survey

PREPARED FOR:
Pulte Group
LOCATED IN:
Section 2 and 11, Township 18 S., Range 19 E., Citrus County, Florida

See Sheet 1 for
Certifications,
Signature, & Revisions.
Not valid without all Sheets

SHEET: **02 of 13**

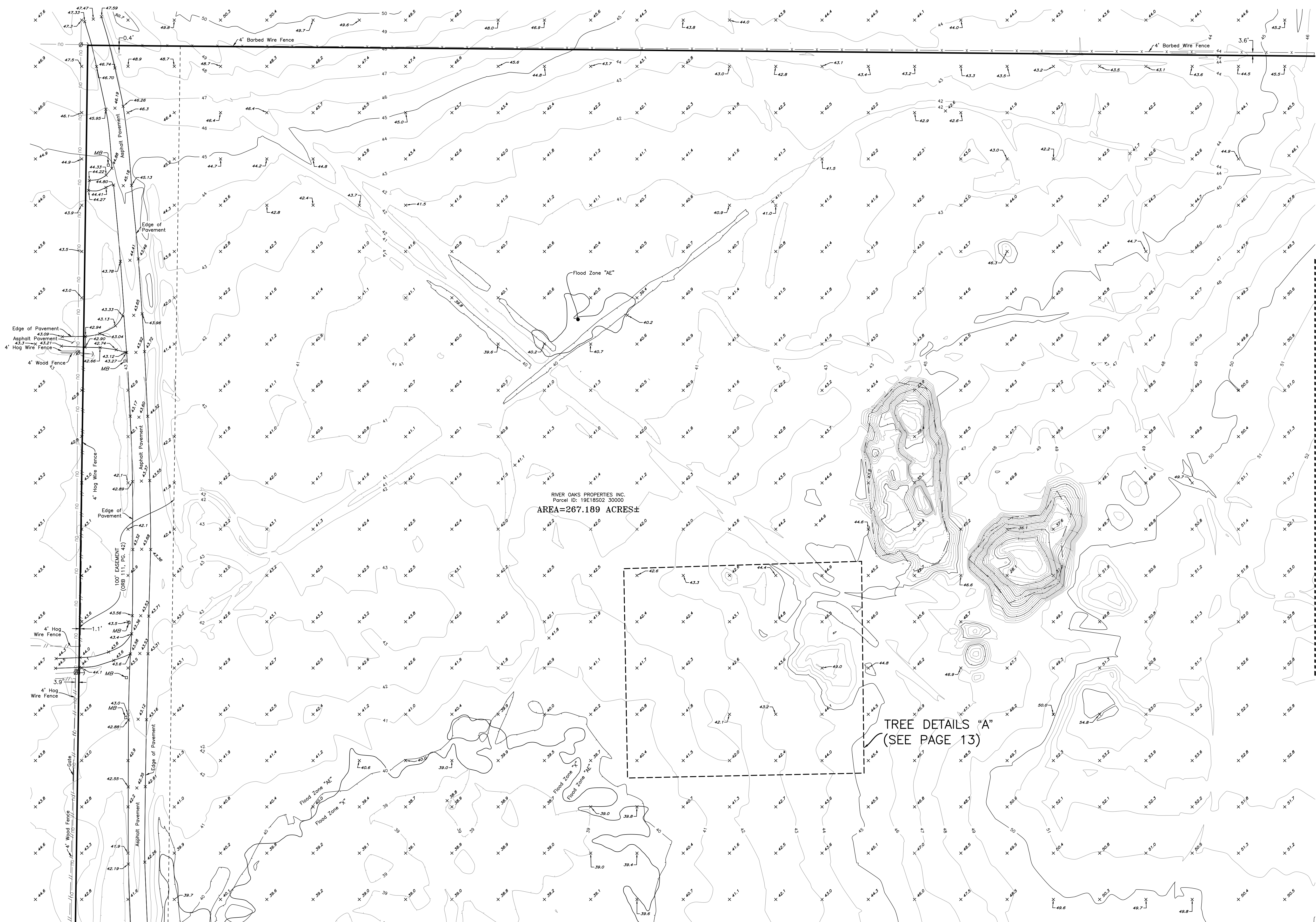


SCALE: 1" = 50'

LEGEND

- INV ---- Invert
- ORB ---- Official Records Book
- Pg(s) ---- Page(s)
- RCP ---- Reinforced Concrete Pipe
- PB ---- Plat Book
- R/W ---- Right of Way
- SIR ---- Set 1/2" Iron Rod LB7768
- SRD ---- State Road Department
- FCM ---- Found Concrete Monument
- FIR ---- Found Iron Rod
- X--- Wire Fence
- o--- Chain Link Fence
- //--- Wood Fence
- |--- Wetland Line
- 00--- Overhead Utility Line
- Sign
- Ø --- Utility Pole
- Δ --- Fiber Optic Warning Marker
- Guy Anchor
- MB --- Mail Box
- Location of reading
- 24.8 --- Spot Elevation

MATCH LINE SEE SHEET 4 OF 13



MATCH LINE SEE SHEET 5 OF 13

www.GeoPoint.org

Licensed Business
No.: LB 7768



North Florida
67 Joe Campbell Road
Freeport, Florida 32439
Phone: (850) 740-0650

West Florida
2132 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266

Central Florida
528 Northlake Blvd, Suite 1040
Altamonte Springs, Florida 32701
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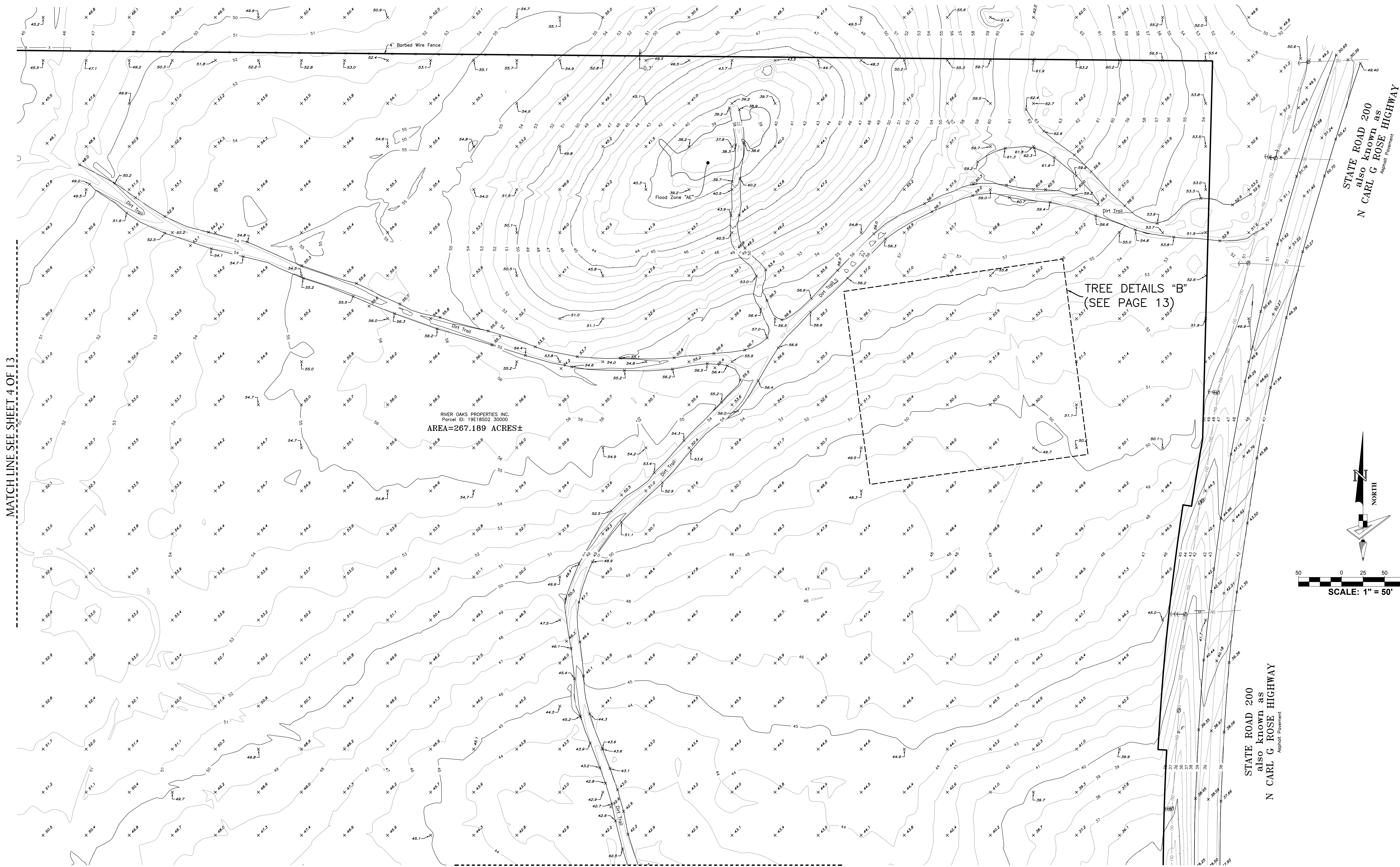
East Florida
4152 West Blue Heron Blvd
Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720

ALTA/NSPS Land Title Survey
Boundary, Topographic and Tree Location Survey
PREPARED FOR:
Pulte Group
LOCATED IN:
Section 2 and 11, Township 18 S., Range 19 E., Citrus County, Florida

See Sheet 1 for
Certifications,
Signature, & Revisions.
Not valid without all Sheets

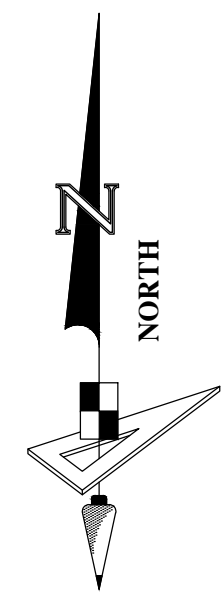
SHEET: 03 of 13

MATCH LINE SEE SHEET 4 OF 13



RIVER OAKS PROPERTIES INC.
Parcel ID: 19E18S02 30000
AREA=267.189 ACRES±

TREE DETAILS "B"
(SEE PAGE 13)



SCALE: 1" = 50'

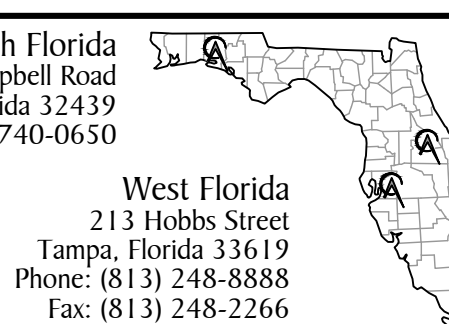
MATCH LINE SEE SHEET 6 OF 13

NOTE: SEE SHEET 5 OF 13 FOR LEGEND & TREE LEGEND

www.GeoPoint.org

Licensed Business
No.: LB 7768

North Florida
67 Joe Campbell Road
Freeport, Florida 32439
Phone: (850) 740-0650



Central Florida
528 Northlake Blvd, Suite 1040
Altamonte Springs, Florida 32701
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213 Hobbs Street
Tampa, Florida 33619
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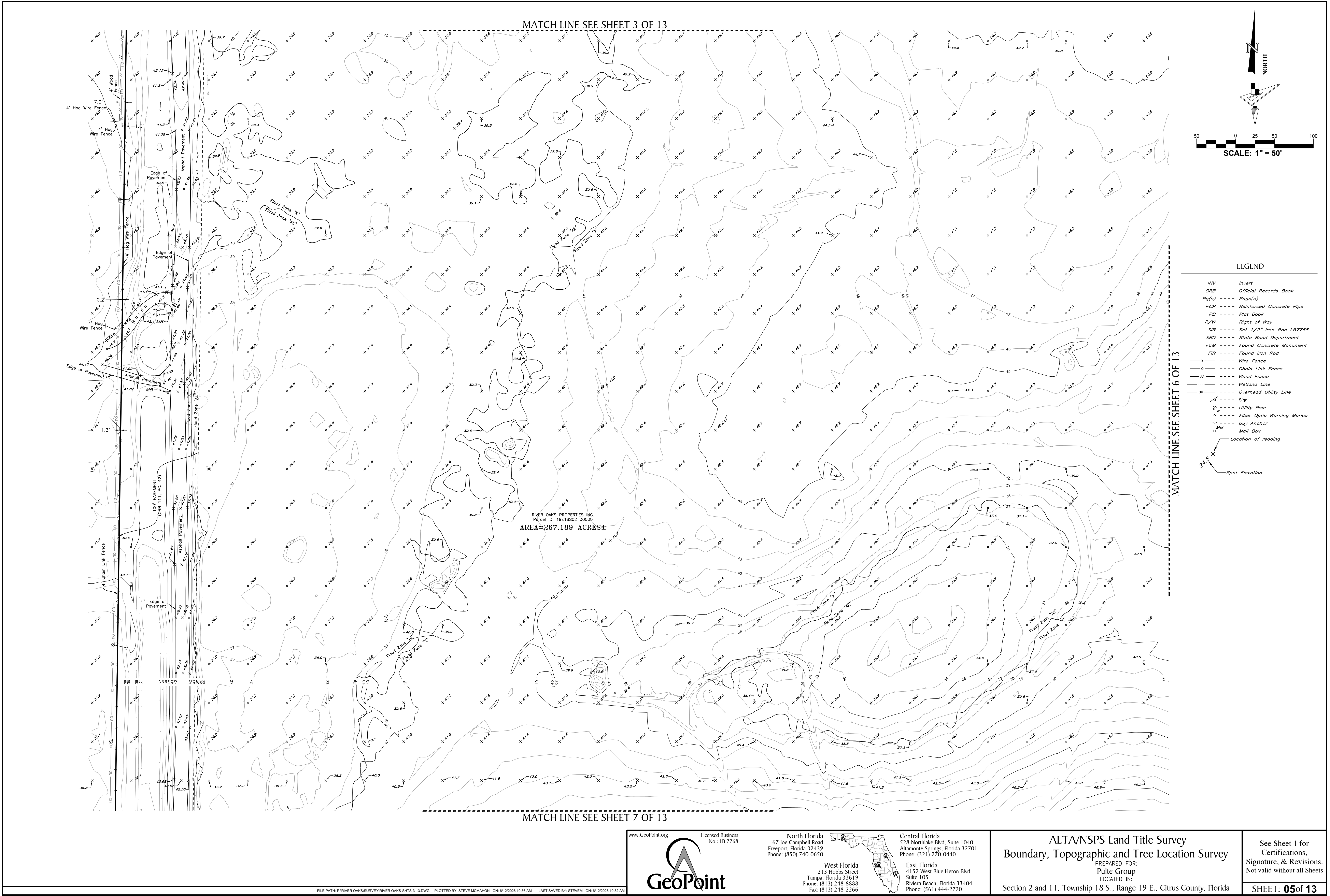
East Florida
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Phone: (561) 444-2720

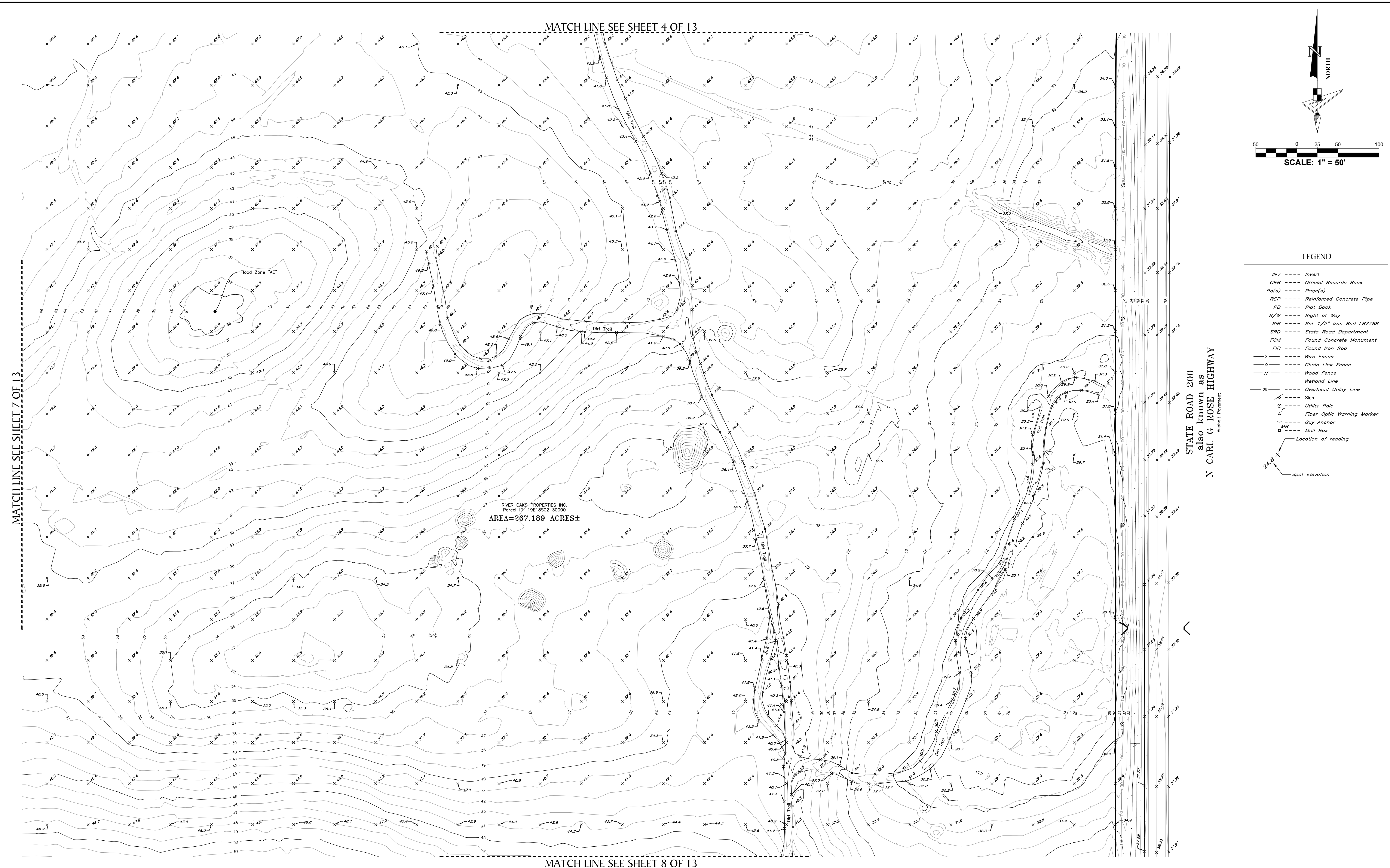
ALTA/NSPS Land Title Survey
Boundary, Topographic and Tree Location Survey
PREPARED FOR:
Pulte Group
LOCATED IN:
Section 2 and 11, Township 18 S., Range 19 E., Citrus County, Florida

See Sheet 1 for
Certifications,
Signature, & Revisions.
Not valid without all Sheets

SHEET: 04 of 13

FILE PATH: P:\RIVER OAKS SURVEY\RIVER OAKS-SHTS-3-13.DWG PLOTTED BY: STEVE MCMAHON ON: 6/12/2026 10:36 AM LAST SAVED BY: STEVEN ON: 6/12/2026 10:32 AM

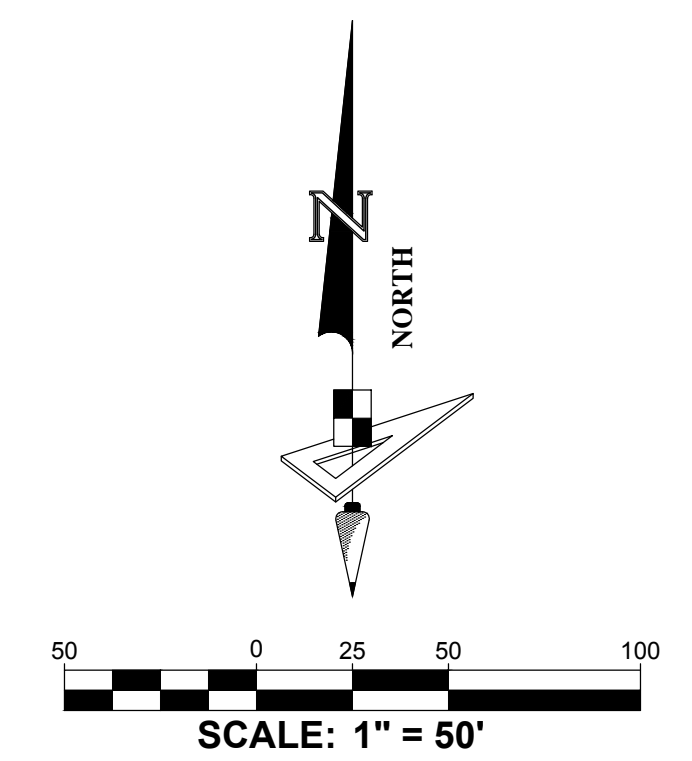




MATCH LINE SEE SHEET 7 OF 13

MATCH LINE SEE SHEET 4 OF 13

MATCH LINE SEE SHEET 8 OF 13



LEGEND

- INV --- Invert
- ORB --- Official Records Book
- Pg(s) --- Page(s)
- RCP --- Reinforced Concrete Pipe
- PB --- Plot Book
- R/W --- Right of Way
- SIR --- Set 1/2" Iron Rod LB7768
- SRD --- State Road Department
- FCM --- Found Concrete Monument
- FIR --- Found Iron Rod
- X --- Wire Fence
- O --- Chain Link Fence
- W --- Wood Fence
- W --- Wetland Line
- OU --- Overhead Utility Line
- Sign
- Utility Pole
- Fiber Optic Warning Marker
- Guy Anchor
- Mail Box
- Location of reading
- Spot Elevation

RIVER OAKS PROPERTIES INC.
Parcel ID: 19E18502 30000
AREA=267.189 ACRES±

STATE ROAD 200
also known as
N CARL G ROSE HIGHWAY

www.GeoPoint.org

GeoPoint

Licensed Business
No.: LB 7768

North Florida
67 Joe Campbell Road
Freeport, Florida 32439
Phone: (850) 740-0650

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528 Northlake Blvd, Suite 1040
Altamonte Springs, Florida 32701
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213 Hobbs Street
Tampa, Florida 33619
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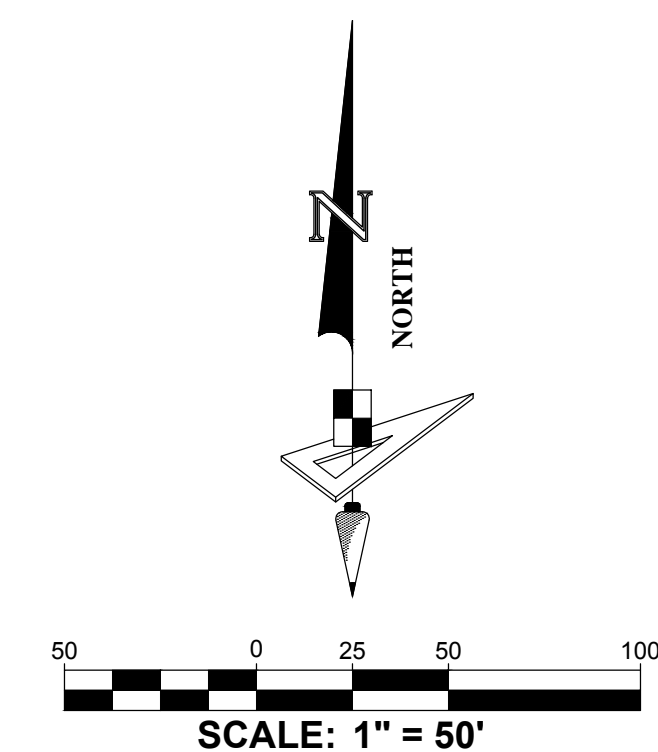
East Florida
4152 West Blue Heron Blvd
Suite 105
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Phone: (561) 444-2720

ALTA/NSPS Land Title Survey
Boundary, Topographic and Tree Location Survey

PREPARED FOR:
Pulte Group
LOCATED IN:
Section 2 and 11, Township 18 S., Range 19 E., Citrus County, Florida

See Sheet 1 for
Certifications,
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SHEET: 06 of 13



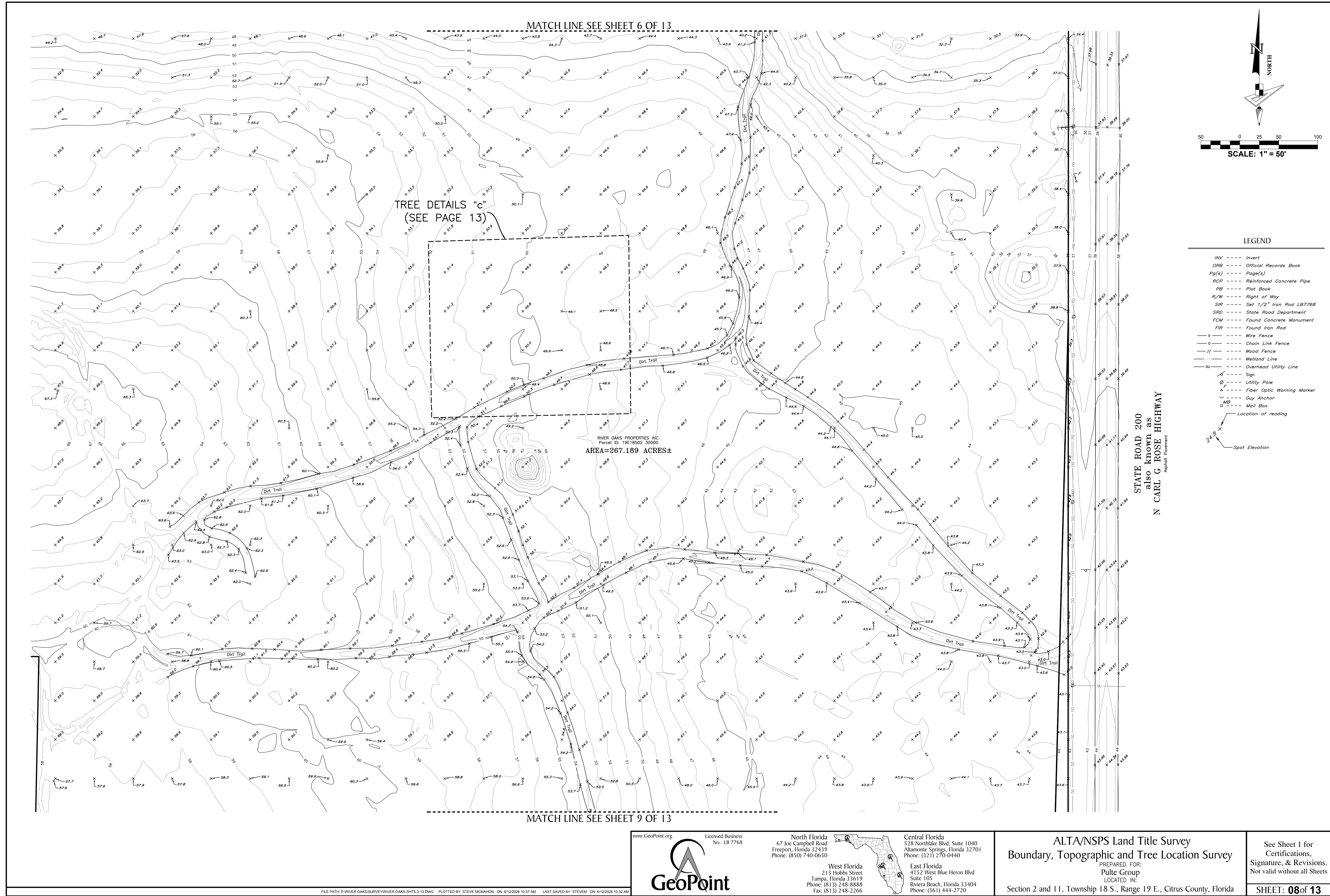
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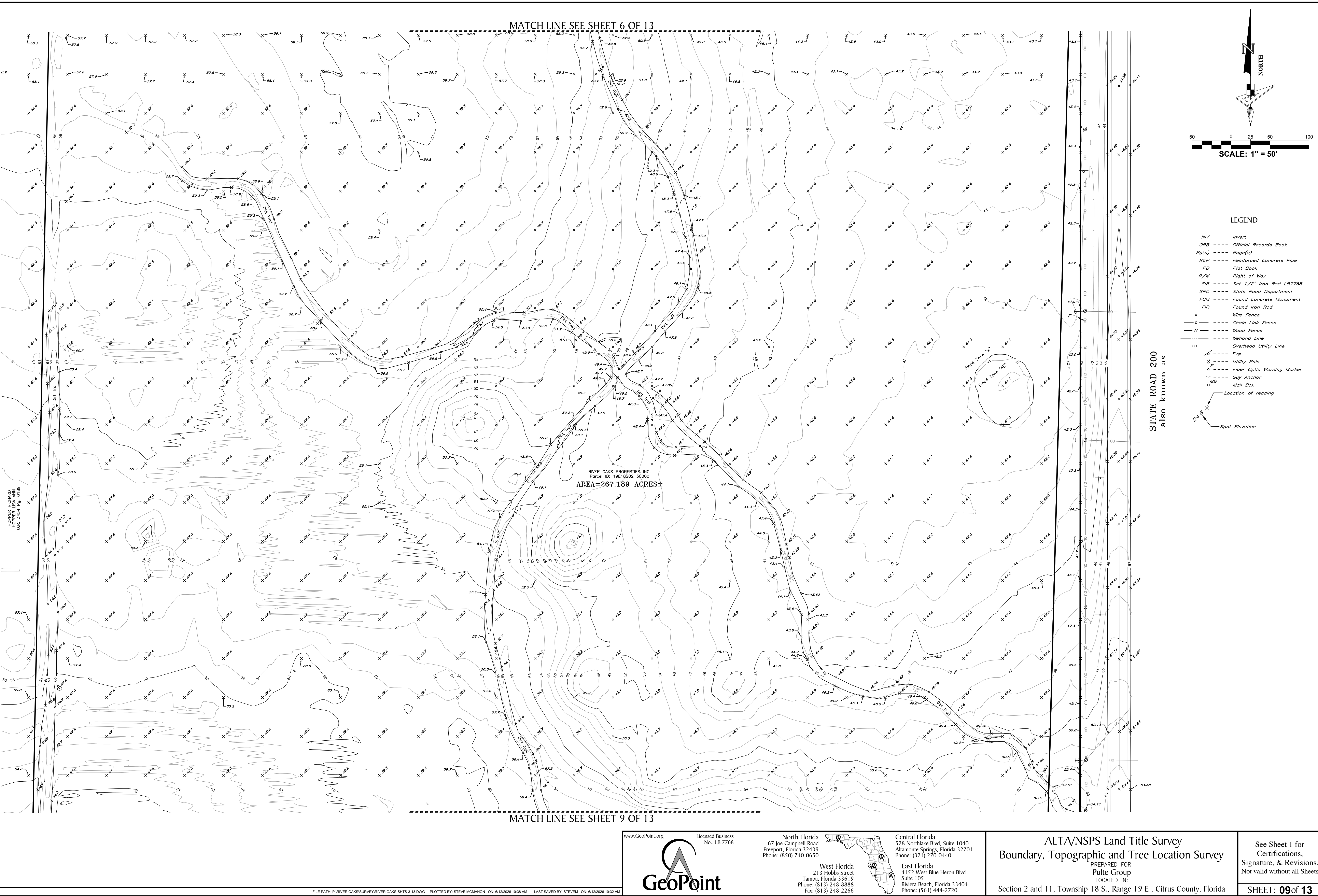
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RCP ---- Reinforced Concrete Pipe
PB ---- Plat Book
R/W ---- Right of Way
S/R ---- Set 1/2" Iron Rod LB77768
SRD ---- State Road Department
FCM ---- Found Concrete Monument
FIR ---- Found Iron Rod
- X— Wire Fence
—O— Chain Link Fence
—//— Wood Fence
—...— Wetland Line
—OO— Overhead Utility Line
- △ Sign
Ø Utility Pole
△- Fibre Optic Warning Marker
— Guy Anchor
MB Mail Box
- Location of reading
- 24.8 Spot Elevation

MATCH LINE SEE SHEET 5 OF 13

RIVER OAKS PROPERTIES INC.
Parcel ID: 19E18S02 30000
AREA=267.189 ACRES±

MATCH LINE SEE SHEET 8 OF 13

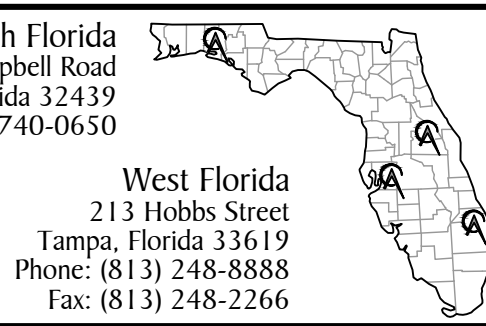




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Phone: (850) 740-0650



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Altamonte Springs, Florida 32701
Phone: (321) 270-0440

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266

East Florida
4152 West Blue Heron Blvd
Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720

ALTA/NSPS Land Title Survey
Boundary, Topographic and Tree Location Survey
PREPARED FOR:
Pulte Group
LOCATED IN:
Section 2 and 11, Township 18 S., Range 19 E., Citrus County, Florida

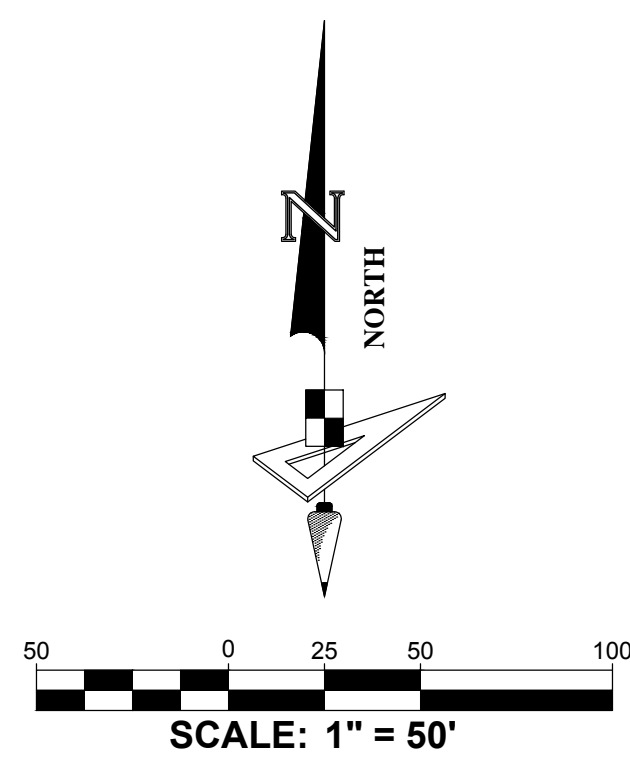
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SHEET: 09 of 13

MATCH LINE SEE SHEET 9 OF 13

MATCH LINE SEE SHEET 11 OF 13

RIVER OAKS PROPERTIES INC.
Parcel ID: 19E18502 30000
AREA=267.189 ACRES±

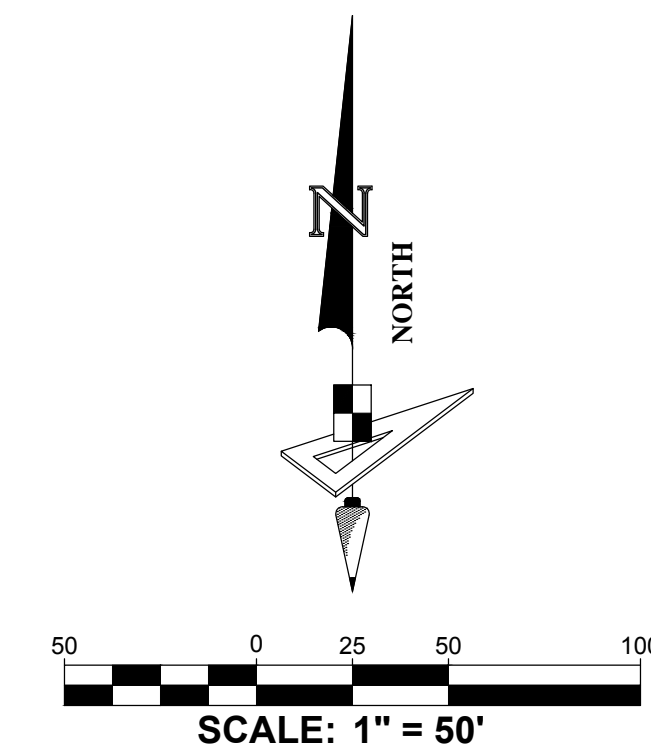


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- △ --- Sign
- Ø --- Utility Pole
- △ --- Fiber Optic Warning Marker
- MB --- Guy Anchor
- --- Mail Box
- Location of reading
- Spot Elevation

MATCH LINE SEE SHEET 10 OF 13

MATCH LINE SEE SHEET 12 OF 13



LEGEND

- INV --- Invert
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- Pg(s) --- Page(s)
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- Wire Fence
- o --- Chain Link Fence
- /// --- Wood Fence
- Wetland Line
- Overhead Utility Line
- o --- Sign
- o --- Utility Pole
- o --- Fiber Optic Warning Marker
- o --- Guy Anchor
- MB --- Mail Box
- o --- Location of reading
- 24.8 --- Spot Elevation

RIVER OAKS PROPERTIES INC.
Parcel ID: 19E18S02 30000
AREA=267.189 ACRES±

Section 2-18S-19E
Section 11-18S-19E

2 2
11 11

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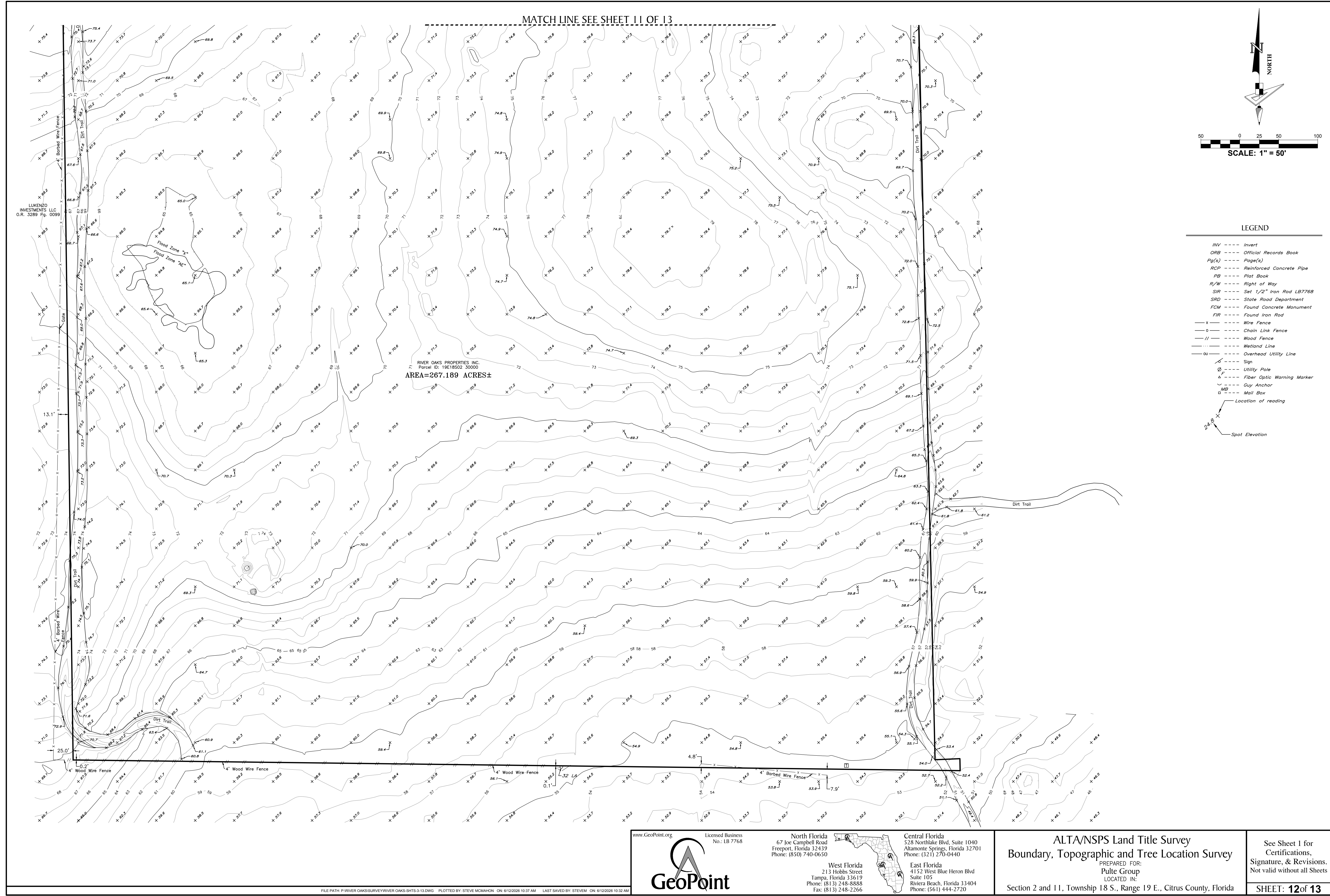
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East Florida
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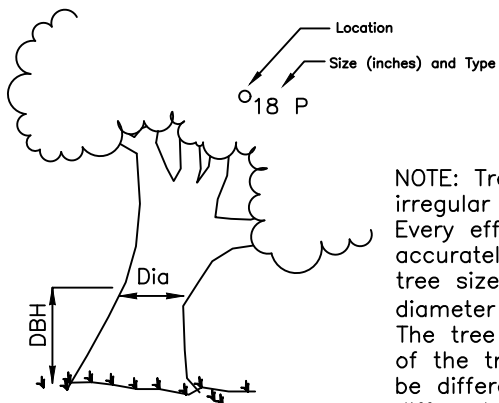
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SHEET: 11 of 13



TREE LEGEND

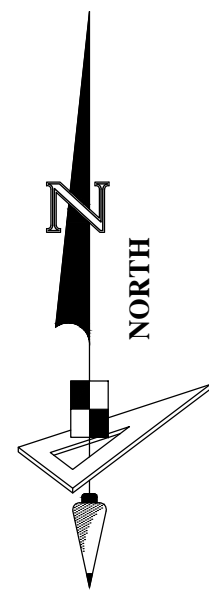
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CP ---- CABBAGE PALM (SABAL PALM)
LA ---- LAUREL OAK (DIAMOND OAK)
LI ---- LIVE OAK
P ---- LONGLEAF PINE
SK ---- SILK
SL ---- SLASH PINE (YELLOW PINE)
TO ---- TURKEY OAK
WO ---- WATER OAK



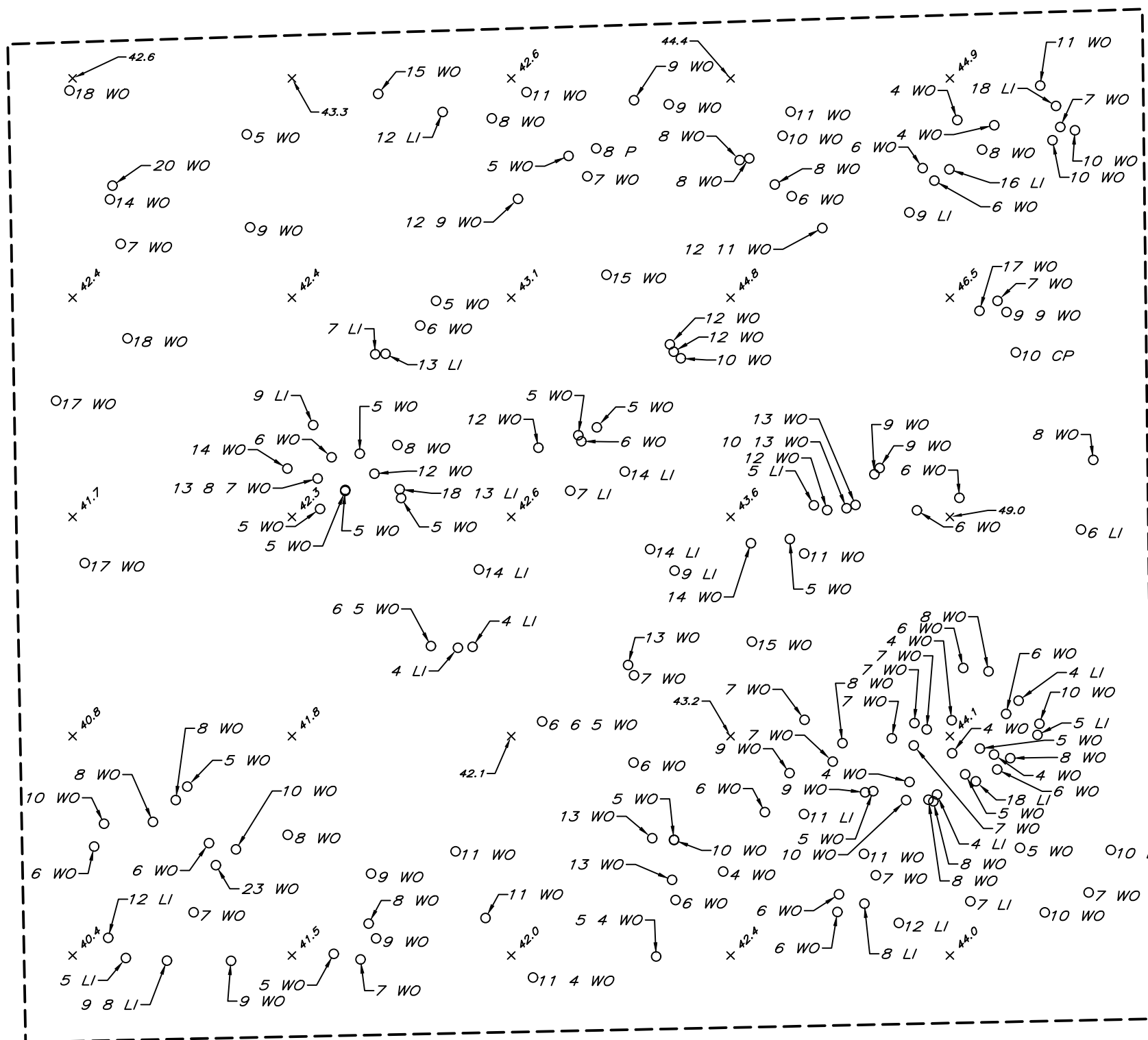
NOTE: Trees by nature are irregular in size and shape. Every effort is made to accurately locate trees. The tree size is determined at diameter breast height (DBH). The tree location is the center of the tree. This location may be different if located from a different direction. All tree locations should be field checked if critical to design.

LEGEND

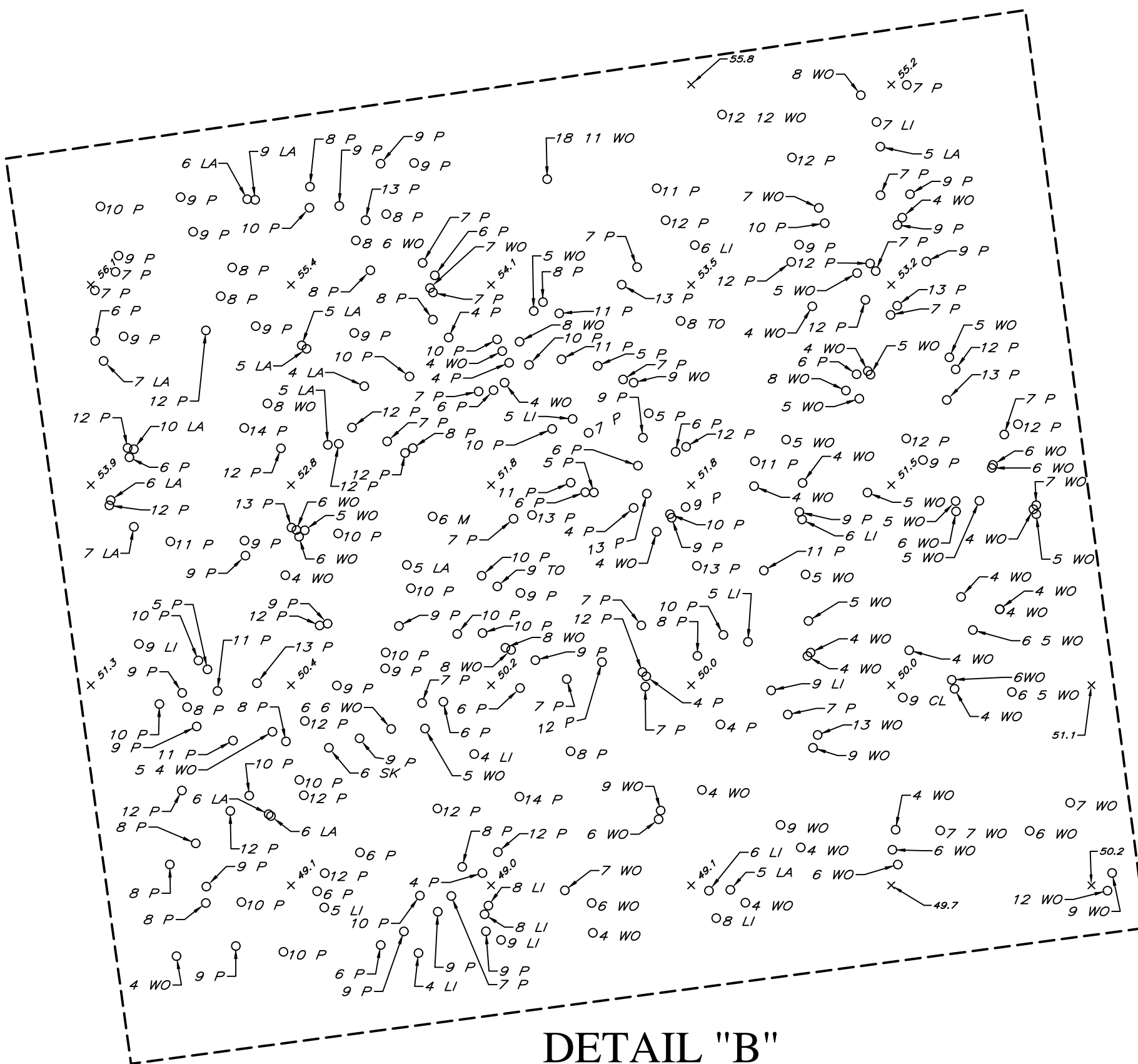
INV ---- Invert
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Δ ---- Fiber Optic Warning Marker
v ---- Guy Anchor
MB ---- Mail Box
Location of reading
Spot Elevation



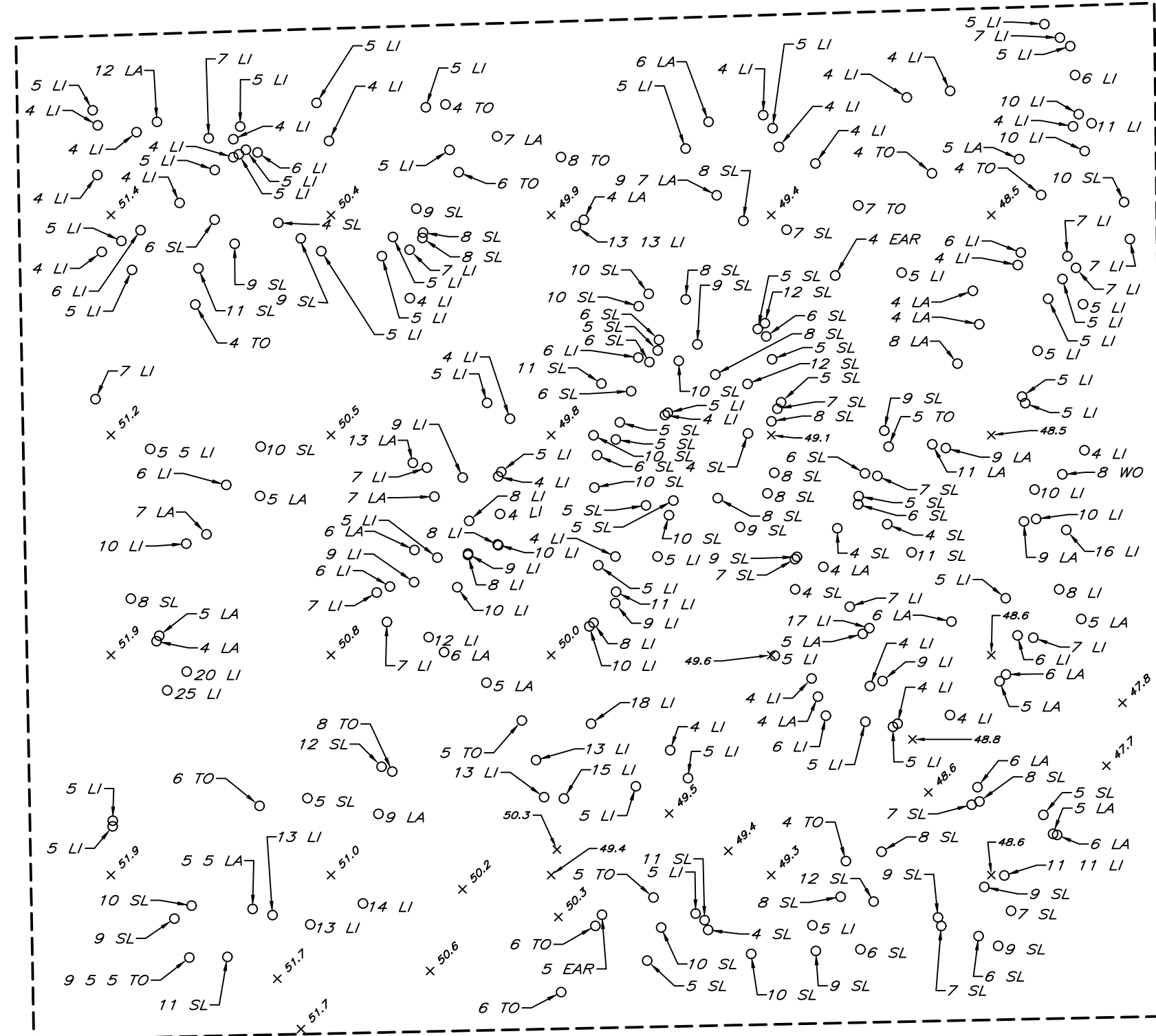
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DETAIL "A"
SCALE: 1"=30'



DETAIL "B"
SCALE: 1"=30'



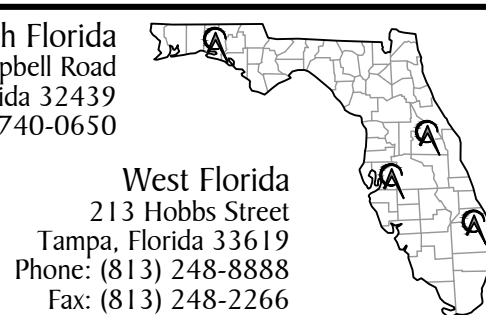
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Certifications,
Signature, & Revisions.
Not valid without all Sheets

SHEET: 13 of 13

FILE PATH: P:\RIVER OAKS SURVEY\RIVER OAKS-SHTS-3-13.DWG PLOTTED BY: STEVE MCMAHON ON: 6/12/2026 10:37 AM LAST SAVED BY: STEVEN ON: 6/12/2026 10:32 AM



April 2, 2026

Joanna Coutu, AICP
Citrus County Dept of Growth Management
3600 W. Sovereign Path
Lecanto, FL 34461

RE: **River Oaks Del Webb (PUD202600002)**
Response to Comments

On behalf of our client, Pulte Home Company, LLC, Kimley-Horn and Associates, Inc. (KHA) is providing the following response to comments from Citrus County.

1. Survey indicates an overlap in legal description with adjacent lots to the east. Please clarify or address.

Response: The hatched area at the northeast corner of the site is an area of unknown ownership due to the subject parcel description being limited to the Northwest ¼ of Section 2-18S-19E. This hatched area is in the NE ¼ of Section 2 and therefore not within the Project boundary, the Property Appraiser site shows this area as a part of our parcel which is why the area is hatched. The hatching will be removed, and a note will be added to the updated survey stating that this area does not have defined ownership.

The hatched area South of Lake View Subdivision on the Barrantes Parcel and the hatched area South of the Barrantes Parcel and North of the Tanglewood plat were included in the Title Description for this parcel. The title description is being updated to remove these overlapped areas. Once updated these areas will be removed from the survey.

The Southerly rectangle, oriented in an East West direction, situated South of Lot 2 of the Chapel Point plat and North of Lot 73 of Tanglewood falls in the Northeast ¼ of Section 11, our subject parcel is described to be in the Northwest ¼ of Section 11, therefore this area is outside of the Project boundary, the Property Appraiser site shows this area as a part of our parcel which is why the area was hatched. The hatching will be removed, and a note will be added to the updated survey stating that this area does not have defined ownership.

Please note, no improvements are being proposed within these areas.

2. Please provide tree preservation plan, addressing trees removed and any remaining as well as reforestation proposed.

Response: Please see attached tree mitigation and preservation plan meeting the required residential, buffer, and mitigation requirements of the land development code.

3. Please provide justification/support for increase in impervious surface from 35% to 65%.

Response: We are requesting an Impervious Surface Ratio (ISR) up to 65% to provide design flexibility for individual lots and project phases, despite the fact that the overall project will have a significantly lower ISR. We have performed ISR calculations for the River Oaks development on a per phase basis. Our ISR calculation methodology included houses and driveways, roadways, sidewalks, multi-use paths, amenity spaces, and wet retention areas as impervious surfaces. Based upon the ISR calculations, the overall project ISR is estimated to be 45%, with Phases 1A, 1B, 2A and 2B anticipated to be 47%, 40%, 41%, 38%, respectively, but individual lots and phases may have an ISR up to 65%.

4. It may be helpful to provide typical lot layouts and/or elevations for building types proposed.

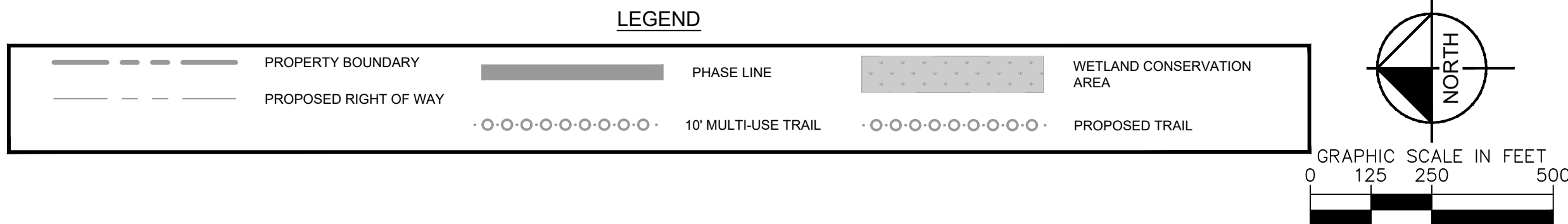
Response: Acknowledged, please see attached typical elevations for proposed 40', 50', and 64' lots.

Should you have any questions regarding any of the comments addressed above, please do not hesitate to contact me at 352-438-3000 or Gene.Losito@kimley-horn.com.

Sincerely,



Gene B. Losito, P.E.
Project Manager
Kimley-Horn and Associates, Inc.



REQUIRED TREES TABLE			
	REQUIREMENT	TREES PROVIDED	INCHES PROVIDED
RESIDENTIAL	2 TREES PER LOT, LOT < 10,890 SF	667 LOTS * 2 TREES PER LOT = 1334 TREES	1334 TREES * 2" MIN = 2668 INCHES
TYPE C LANDSCAPE BUFFER	6 TREES PER 100 LINEAR FEET	18,390 LINEAR FEET OF TYPE C BUFFER / 6 TREES / 100 LINEAR FEET = 1104 TREES TOTAL = 2438 REQUIRED TREES	1104 TREES * 2" MIN = 2208 INCHES 2438 TREES * 2" MIN = 4876 TOTAL INCHES

TREE INCHES FOR MITIGATION		
RESIDENTIAL	1334 TREES	2668 INCHES
TYPE C LANDSCAPE BUFFERS	1104 TREES	2208 INCHES
ENHANCED LANDSCAPE TREES	764 TREES	1528 INCHES
	TOTAL = 3202 TREES	TOTAL = 6404 PROVIDED INCHES
		EXCEEDS 1968 INCHES REQUIRED

1. TREES SHOWN BASED ON SURVEY OF SPECIMEN TREES (24" DBH AND GREATER) PROVIDED BY ARDURRA ON JANUARY 22ND, 2026.
2. CALCULATIONS ARE BASED ON THE CITRUS COUNTY LDC TREE SIZE MINIMUM STANDARD OF 2" CALIPER. LARGER TREE SIZES MAY BE INSTALLED AT THE DEVELOPER'S DISCRETION.
3. TREE PRESERVATION AND MITIGATION CONCEPT PLAN IS PRELIMINARY IN NATURE AND MAY VARY AT FINAL DESIGN SO AS TREE MITIGATION REQUIREMENTS ARE MET.
4. A TOTAL OF 12.10 TREES PER ACRE WILL BE PROVIDED ACROSS THE PROPERTY.
(31 SPECIMEN TREES TO BE PRESERVED + 3202 PROPOSED TREES TO BE PLANTED / 267.19 ACRES) = 12.10 TREES PER ACRE

ELEVATION NOTE:
ELEVATIONS SHOWN ARE BASED
ON THE NORTH AMERICAN
VERTICAL DATUM OF 1988 (NAVD).
SEE SURVEY FOR BENCHMARK
INFORMATION

RIVER OAKS PROPERTY

PRELIMINARY LISTED SPECIES and ECOLOGICAL ASSESSMENT

Prepared for:

**Pulte Group
662 Falkenburg Road
Riverview, FL 33578**

Prepared by:



**Ardurra Group, Inc.
4921 Memorial Highway, Suite 300
Tampa, FL 33634**

July 2025

Project No. 2025-1003-00

INTRODUCTION & METHODOLOGY

The subject parcel occupies 264.8± acres located directly along the west side of N Carl G Rose Hwy and is situated approximately 3.5 miles north of the town of Hernando, within Section 2, Township 18 south, Range 19 east, Citrus County Florida (**Attachment A**).

Ardurra Ecologists conducted an assessment of the subject parcel on June 24, 2025, to document current site conditions, and presence of protected wildlife and plant species as listed in "Florida's Endangered AND Threatened," updated December 2022, published by the Florida Fish and Wildlife Conservation Commission (FWC).

Ardurra evaluated onsite vegetative cover and habitat types relative to the preferred habitats for listed species that could be expected to occur in such cover types based on their documented or known range of occurrence within the state. In addition, a review of the pertinent literature was conducted for those listed species that may be present, including specific automated searches of existing databases, as follows:

- FWC website Waterbird Colony Locator records to determine if that agency has documented any Waterbird breeding colonies on or in the vicinity of the subject area.
- FWC website Bald Eagle Nest Location Data Records (2023) to determine if that agency has documented any Bald Eagle nests on or in the vicinity of the subject area.
- FWC Wildlife Observation Records Databases.
- 1999 Florida Natural Areas Inventory (FNAI) Element Occurrence Records.
- NRCS Soil Data (websoilsurvey.com).
- IPaC Information for Planning and Consultation (U.S. Fish & Wildlife Service).

Field reconnaissance of the property was accomplished via meandering pedestrian transects through representative onsite habitats. Special attention was given to detecting the presence of listed species, which included frequent stops to assess the surrounding area for signs (i.e., tracks, nests, vocalizations) of listed species. In addition, habitat/land use types were classified according to the Florida Land Use Cover and Forms Classification System (FLUCFCS). Land use classifications and limits and listed species observation locations were annotated on a 1"=500' scale, 2023 true color aerial photograph of the property (**Attachment B**). The results of this site assessment are provided in the following sections.

HABITAT/COVER TYPES

Uplands

Longleaf Pine – Xeric Oak (4120)

This forest type differs from a longleaf dominated Pine Flatwoods ecosystem thanks to the presence of a mid-story canopy dominated by turkey (*Quercus laevis*) and blue-jack (*Quercus incana*) oaks. The understory is open, with sparse vegetative cover consisting primarily of saw greenbrier (*Smilax bona-nox*), bracken fern (*Pteridium aquilinum*), saw palmetto (*Serenoa repens*), and blackroot (*Pterocaulon pycnostachyum*). This community is characteristic of the deep, infertile sand soils of the sandhill. The central and northern areas of the property fit this habitat type.

Upland Hardwood Forest (Code 4300)

This class is reserved for those forested areas in which hardwoods have achieved canopy dominance. These include live oaks (*Quercus virginiana*), laurel oaks (*Quercus laurifolia*), and various other hardwoods. The understory is generally open with occasional presence of saw greenbrier and saw palmetto found throughout. Only one area of the subject parcel meets this criteria and occurs in the south-central portion of the site.

Upland Hardwood Forest – Coniferous Mix (Code 4340)

This class is reserved for those forested areas in which neither hardwoods nor conifers can achieve dominance. This code makes up the majority of the site including areas in the northwest, southeast, and north central. Onsite areas under this classification are characterized by a mix of live oak, laurel oak, slash pine (*Pinus elliottii*), longleaf pine (*Pinus palustris*), and loblolly pine (*Pinus taeda*). The understory is generally open with occasional presence of saw greenbrier and saw palmetto found throughout.

Tree Plantations (4400)

Tree plantations refer to areas of planted trees for the purpose of timber production. In this case, slash pine has been planted in rows near the central and southern portions of the property. Historically, much of the site has been used for pine production.

Wetlands

Reservoirs (5300)

Reservoirs are artificial impoundments of water. They are used for irrigation, flood control, municipal and rural water supplies, recreation and hydro-electric power generation. Dams, levees, other water control structures or the excavation itself usually will be evident to aid in the identification. Two small reservoirs are present on the subject property in the northern area. It's obvious that they were once excavated and have little to no tree cover.

Wetland Forested Mix (6300)

This category includes mixed wetlands forest communities in which neither hardwoods nor conifers achieve dominance. This habitat type is present on the westernmost boundary of the property. It contains a mix of loblolly pine, American elms, and bay trees.

Freshwater Marshes (6410)

Only one area on the site is considered a freshwater marsh and is located on the easternmost side adjacent to the highway. In some cases, freshwater marshes occur as a dominant feature surrounded by upland land uses and in other cases, they occur as a mapped inclusion within an associated wetland type (i.e., within cypress swamps). This particular wetland classification was disturbed on the property due to recreational 4-wheeling activity. In vegetated areas, typical species that were observed included pickerelweed, soft rush (*Juncus effusus*), lance-leaf arrowhead (*Sagittaria lancifolia*), grassy arrowhead (*Sagittaria graminea*), maidencane, St. John's wort (*Hypericum fasciculatum*), and chain fern.

Other

Transportation, Communication and Utilities (8000)

This classification is comprised of roads and highways, communication lines, and electrical transmission lines. The east side of the property runs along N Carl G Rose highways and encompasses the utility easement along the roadside.

RESULTS

Wildlife Observations

During the site assessment, Ardurra ecologists noted the presence of **Gopher Tortoises**. No other listed species, or evidence thereof, were noted during the field review of the site.

Gopher Tortoise (*Gopherus polyphemus*)

Pursuant to the FWC publication, "Florida's Endangered Species, Threatened Species and Species of Special Concern," the gopher tortoise is classified as a state threatened species, and as such, tortoises, their eggs and burrows are afforded protection under Rule 68A-27.003, F.A.C. The FWC has published "Gopher Tortoise Permitting Guidelines" (Guidelines) that provide a series of potential permitting options for dealing with conflicts between construction and the presence of tortoise populations and/or their burrows.

Ardurra accessed NRCS data to compile a gopher tortoise suitability map of the subject property (**Attachment C**). Findings from this database search were consistent with field observations and include eight distinct soil types. Six out of the eight soil types are considered to be highly suited, representing approximately 89.7% of the project area. While two out of the eight soil types on site are considered unsuitable.

During field reconnaissance efforts, gopher tortoise burrows were identified in several

locations throughout the property. A formal 100% survey of the property and subsequent FWC permitting will be scheduled during the design and permitting stage of the project and gopher tortoises will be relocated offsite prior to site development.

DISCUSSION OF POTENTIALLY OCCURRING LISTED SPECIES

Southeastern American Kestrel (*Falco sparverius paulus*)

The Southeastern American Kestrel (SEK), which is the non-migratory subspecies of the American Kestrel, is classified as a Threatened species by the FWC due to a decline in nesting and foraging habitats. The more common (non-listed) American Kestrel subspecies over-winters in Florida and migrates north during the breeding season (approximately April through August), leaving only the non-migratory listed Kestrel to be present within Florida during that time period.

As described in the FWC publication “Ecology and Habitat Protection Needs of the Southeastern American Kestrel (*Falco sparverius paulus*) on Large Scale Development Sites” (Stys, 1993), Kestrels typically prefer open fields and improved pastures for foraging purposes and utilize snags (dead trees) for perching and nesting. While kestrels will nest in just about any suitable opening affording sufficient cover and security, they typically utilize cavity trees for nesting. Nest trees usually consist of pine snags with cavities that were created and previously utilized by nesting woodpeckers, but this species is known to utilize utility poles as well.

During the June 2025 site visit **kestrels were not observed** on the property. Given the lack of suitable foraging habitat for the SEK on site (e.g., absence of open field or pasture), no further measures would be recommended and the proposed project would not be expected to have a negative impact on the species.

Florida Sandhill Crane (*Antigone canadensis pratensis*)

This protected wading bird species is listed by the FWC as Threatened. **Sandhill cranes were not observed** within the subject parcels during field reconnaissance.

In south and central Florida, sandhill cranes nest in shallow (6-12 inches deep) freshwater marshes, and typically forage in pastures, shallow ponds, marshes and lake margins for aquatic invertebrates and plants, grass shoots, grains, berries, worms and insects. They are also known to commonly utilize developed areas such as golf courses, residential yards or large open spaces (i.e., parks). While wetlands that possess suitable crane nesting habitat may be utilized on successive years, individual pairs of cranes typically do not use the same nest site from year to year and will choose their nest site depending on hydrologic conditions at the time of nest site selection. Suitable water depth and occurrence or placement of vegetation growth will vary from year to year in many wetland habitats.

In general, the onsite wetlands (freshwater marshes) are **not** suitable for nesting by sandhill cranes. Additionally, the onsite uplands, which consist largely mixed hardwood forests, are not suitable foraging habitat for this species. Therefore, it is unlikely that this species would be expected to utilize the property for foraging or nesting, and no additional surveys or

coordination would be recommended.

Wading Birds – No wading birds were observed during the June survey. Additionally, searches of the FWC Waterbird Colony locator and database also revealed that there are **no** waterbird colonies on or within 1-mile of the project site (**Attachment D**). Given the general lack of foraging habitat provided by the property, impacts to state-listed wading birds would not be anticipated on the subject project.

Bald Eagle (*Haliaeetus leucocephalus*)- Bald Eagles are protected under the federal Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act. Ardurra accessed the FWC website Bald Eagle Nest Location Data and automated records to determine if that agency has documented any Bald Eagle nests on or in the vicinity of the subject property. This search revealed that **there are no documented nests** on-site or within a 1-mile radius of the subject property. Therefore, the proposed project would not be expected to have a negative impact on the species.

Wood Stork (*Mycteria americana*)

No wood storks were observed within the subject parcels. The project site is **not** located within a Wood Stork Core Foraging Area (CFA), which consists of a 15-mile radius from a known Wood Stork breeding colony. The Wood Stork is listed as a State and Federal Threatened species. Based on review of the federal Wood Stork Affect Determination Key relative to the subject property existing and proposed conditions, is anticipated that a “not likely to adversely affect” determination would be reached for this species, given the presence of adjacent habitat surrounding the site for alternative foraging locations, as well as the assumption that impacts to onsite wetlands would generally be avoided with the site plan.

Florida Scrub Jay (*Aphelocoma coerulescens*)

No Florida Scrub Jays or suitable scrub jay habitat was observed on the subject property. However, GIS database searches revealed several suitable scrub habitats within 1-mile of the site. Given that the Florida Scrub Jay has a relatively small home range (~22 acres) and there does not appear to be suitable habitat, the proposed project would not be expected to have a negative impact on the species.

Red-Cockaded Woodpecker (*Picoides borealis*)

The Red-Cockaded Woodpecker (RCW) is a small (~9 inches long) black and white bird that have a large white patch located on their cheek, black head and neck, and a barred black and white back. They are federally endangered with their main threat being habitat loss. RCWs are unique in that they nest in live trees, unlike most woodpeckers that nest in dead tree cavities. More specifically, RCWs make their cavities in live, mature Longleaf Pines. These pines develop heart rot from a fungus that softens the heartwood as the tree ages. This results in easier cavity excavation by RCWs and therefore nest cavities are almost exclusively found in large, mature Longleaf Pines.

Though mature Longleaf Pine trees occur on the subject property, **no** RCWs or their

evidence (cavity trees) were observed during the site visit. Additionally, fire suppression on site appears to have degraded any longleaf/slash pine communities resulting in potential foraging areas with low productivity. Query off available public GIS data revealed that the nearest documented RCW colony is over 7.5 miles to the southwest of the subject property. In consideration of the lack of suitable habitat, absence of evidence of presence, and distance from the subject property to the nearest documented colony, the proposed project would not be expected to have a negative impact on RCWs.

Eastern Indigo Snake (*Drymarchon couperi*)

The Eastern Indigo Snake (EIS) is listed by both the FWC and the USFWS as a Threatened species. Reaching over 8 feet in length, the EIS is the largest of the North American non-venomous snake species. This species has home range requirements of between 280 and 850 acres. No Eastern Indigo Snakes or evidence of their presence were observed during the assessment. Additionally, based on review of the FWC wildlife observation database, there were **no** Eastern Indigo Snake sightings recorded within 1-mile of the subject parcel. Implementation of the USFWS EIS Standard Protection Measures prior to initiation of site clearing and construction would be appropriate for the site. It is expected that these measures would be addressed through the Gopher Tortoise relocation process prior to any construction commencement.

SUMMARY

Based on the results of this preliminary assessment, certain additional studies (e.g., 100% Gopher Tortoise survey, wetland delineation) have been recommended. While the need for additional permitting and potential related agency coordination measures has been identified, it does not appear that issues related to the presence or potential presence of listed species or sensitive habitats should serve as an impediment to development of the subject parcel.

Attachment A

RIVER OAKS

Location Map



- LEGEND -

 RO Boundary



0 1 2 Miles

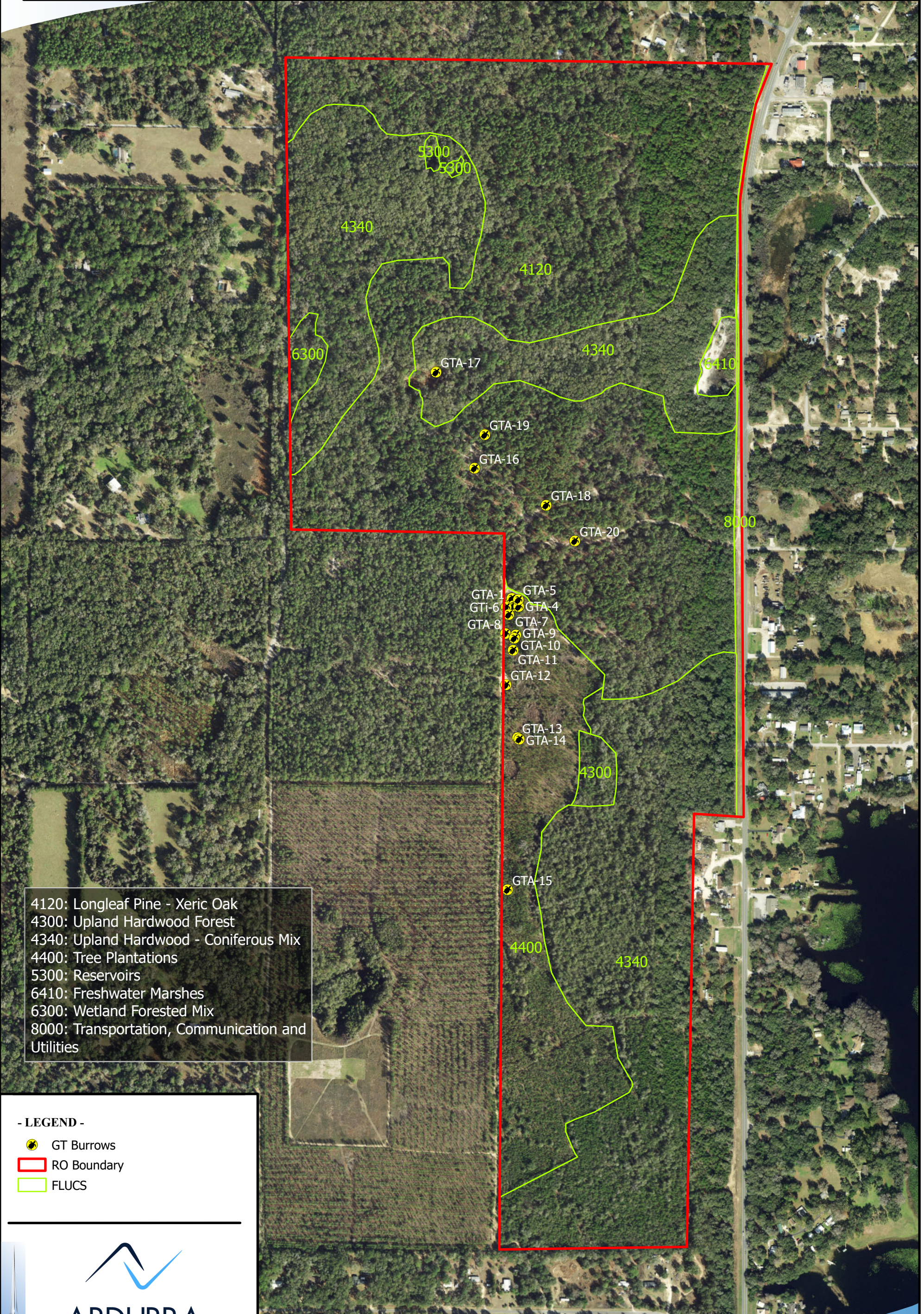
Rec'd Land Dev 2.6.26
PUD-2026-00002

CITRUS COUNTY

GRAPHIC REPRESENTATIONS ARE GENERAL IN NATURE AND SHOULD BE USED FOR PLANNING PURPOSES ONLY

C:\Users\frank\Documents\ArcGIS\Projects\River Oaks\River Oaks.aprx

Attachment B



4120: Longleaf Pine - Xeric Oak
4300: Upland Hardwood Forest
4340: Upland Hardwood - Coniferous Mix
4400: Tree Plantations
5300: Reservoirs
6410: Freshwater Marshes
6300: Wetland Forested Mix
8000: Transportation, Communication and Utilities

- LEGEND -

- GT Burrows
- RO Boundary
- FLUCS



SCALE - FEET

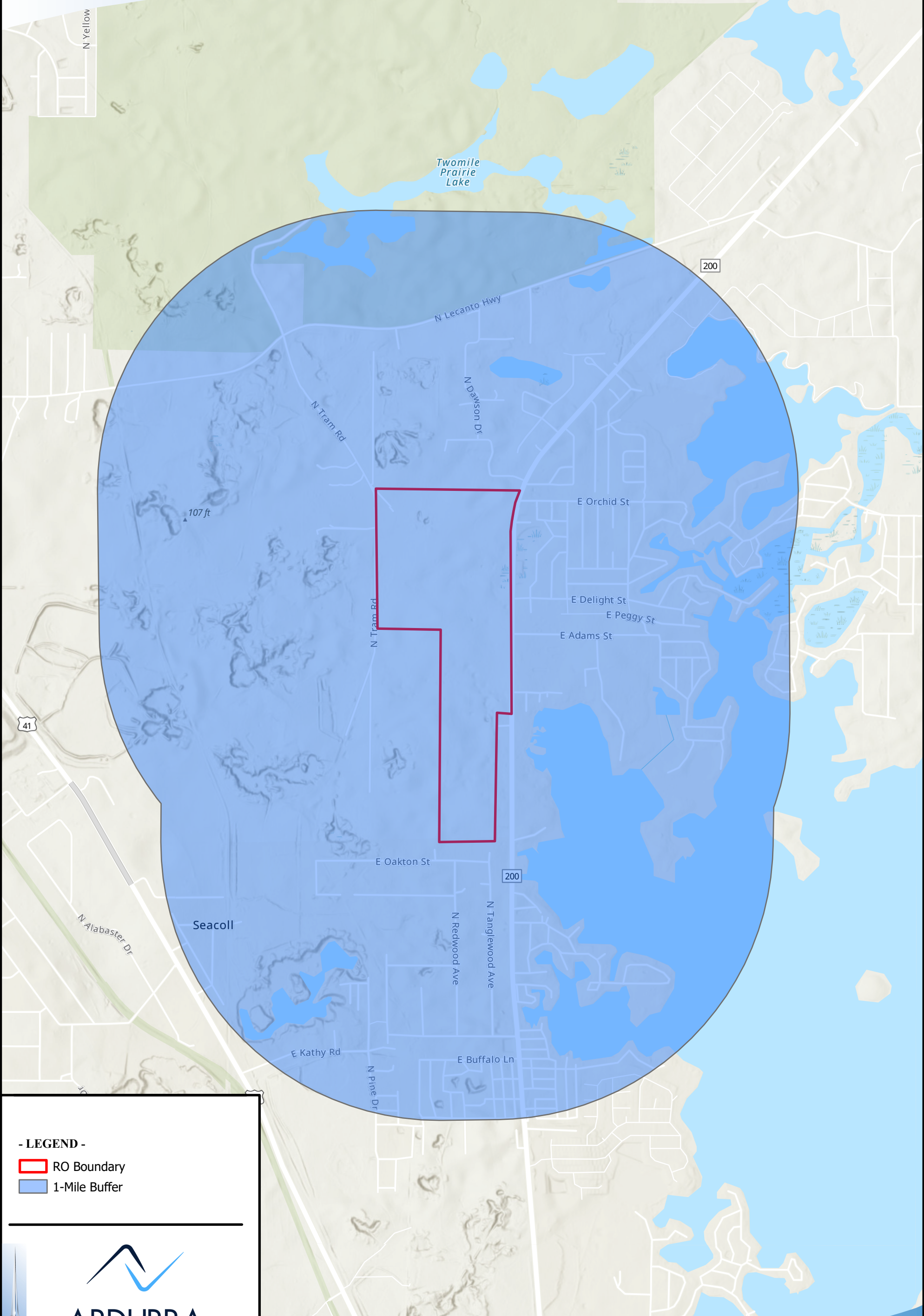
0 800 1,000

Rec'd Land Dev 2.6.26
PUD-2026-00002

Attachment C

RIVER OAKS

1-Mile Buffer Map



- LEGEND -

- RO Boundary
- 1-Mile Buffer



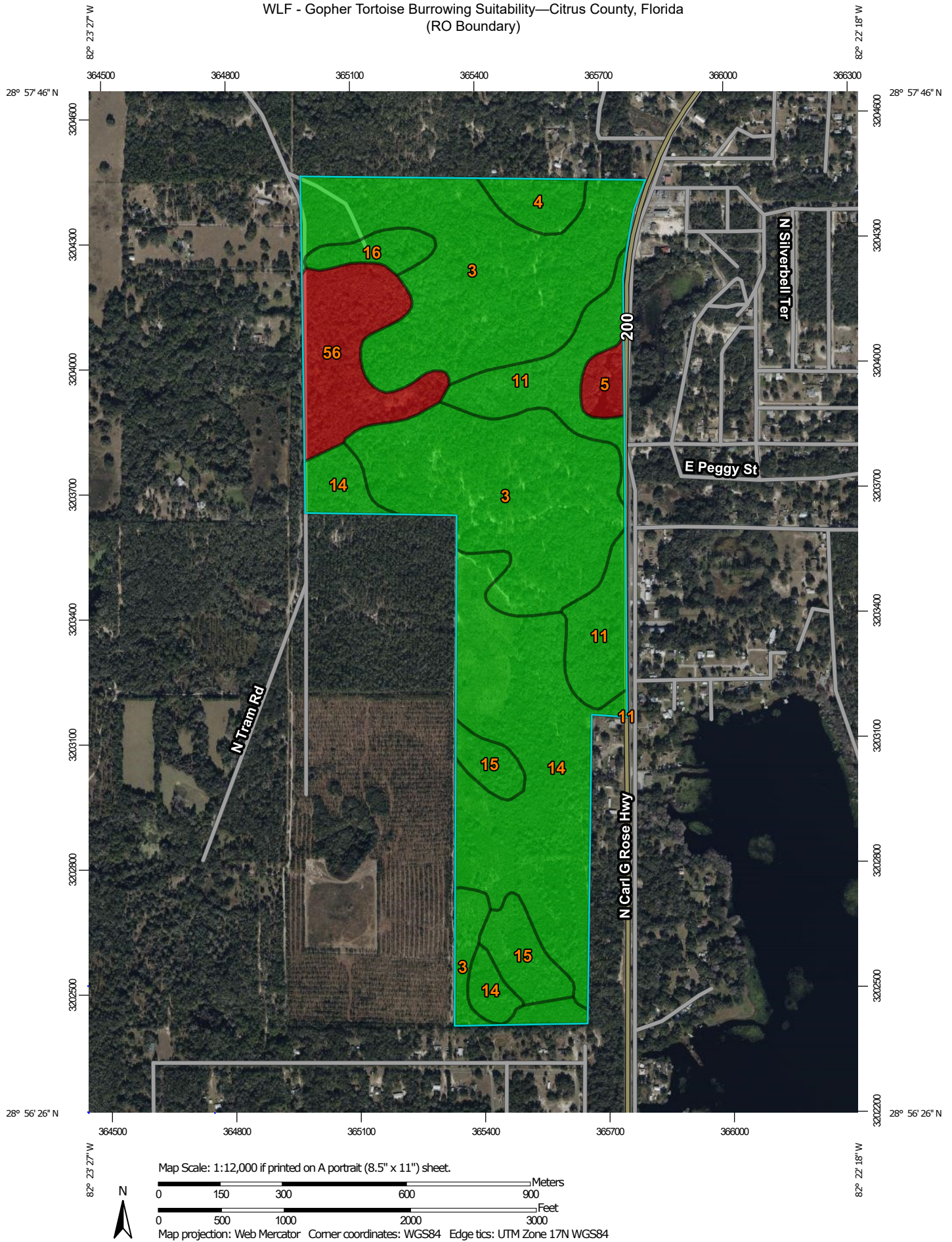
0 1 Miles
Rec'd Land Dev 2.6.26
PUD-2026-00002

CITRUS COUNTY

GRAPHIC REPRESENTATIONS ARE GENERAL IN NATURE AND SHOULD BE USED FOR PLANNING PURPOSES ONLY

Attachment D

WLF - Gopher Tortoise Burrowing Suitability—Citrus County, Florida
(RO Boundary)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 Unsuitable
 Less suited
 Moderately suited
 Highly suited
 Not rated or not available

Soil Rating Lines

 Unsuitable
 Less suited
 Moderately suited
 Highly suited
 Not rated or not available

Soil Rating Points

 Unsuitable
 Less suited
 Moderately suited
 Highly suited
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways

 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Citrus County, Florida
Survey Area Data: Version 24, Aug 28, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 6, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

WLF - Gopher Tortoise Burrowing Suitability

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
3	Candler fine sand, 0 to 5 percent slopes	Highly suited	Candler (85%)		119.9	45.3%
			Astatula (4%)			
			Adamsville (3%)			
			Apopka (3%)			
			Arredondo (2%)			
			Tavares (2%)			
			Millhopper (1%)			
4	Candler fine sand, 5 to 8 percent slopes	Highly suited	Candler (90%)		6.2	2.3%
			Tavares (5%)			
			Apopka (3%)			
5	Basinger fine sand, 0 to 2 percent slopes	Unsuitable	Basinger (80%)	Ponding (0.00)	3.9	1.5%
				Water table (0.00)		
			Placid (4%)	Ponding (0.00)		
				Water table (0.00)		
			Pompano (4%)	Water table (0.00)		
			Felda (1%)	Water table (0.00)		
			Anclothe (1%)	Ponding (0.00)		
				Water table (0.00)		
11	Tavares fine sand, 0 to 5 percent slopes	Highly suited	Tavares (85%)		26.9	10.1%
			Candler (5%)			
			Apopka (4%)			
			Zolfo (3%)			
			Narcoossee (3%)			
14	Lake fine sand, 0 to 5 percent slopes	Highly suited	Lake (85%)		67.2	25.4%
			Arredondo (8%)			
			Tavares (5%)			
15	Lake fine sand, 5 to 8 percent slopes	Highly suited	Lake (90%)		12.3	4.6%
			Tavares (10%)			

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
16	Arredondo fine sand, 0 to 5 percent slopes	Highly suited	Arredondo (82%)		5.3	2.0%
			Candler (7%)			
			Lake (5%)			
			Fort Meade (2%)			
56	Lake, clayey surface, 0 to 5 percent slopes	Unsuitable	Lake, clayey surface (80%)	Soil depth (0.00)	23.2	8.8%
				Texture (0.50)		
			Okeelanta (5%)	Ponding (0.00)		
				Water table (0.00)		
				Texture (0.50)		
Totals for Area of Interest					264.8	100.0%

Rating	Acres in AOI	Percent of AOI
Highly suited	237.7	89.8%
Unsuitable	27.1	10.2%
Totals for Area of Interest	264.8	100.0%

Description

This soil interpretation is intended to provide ratings based on the dominant soil characteristics that influence the suitability of the soil for excavation, maintenance, and preservation of burrows by gopher tortoises (*Gopherus polyphemus*). The information allows the user to identify areas of potentially suitable habitat area prior to the application of conservation practices. The ratings are for the soils in their natural condition and do not consider present land use, existing vegetation, water sources, and the presence or absence of wildlife in the area. The presence or absence of a species is determined at the local level and by many factors including soil characteristics.

The gopher tortoise (*Gopherus polyphemus*) is a burrowing reptile that inhabits open pine forests throughout the southeastern United States. Historically, typical gopher tortoise habitat consisted of open, frequently burned longleaf pine or longleaf pine/scrub oak uplands and flatwoods on moderately well drained to xeric soils. The burrows of a gopher tortoise are the habitat and center of normal feeding, breeding, and sheltering activity. Gopher tortoises excavate and use more than one burrow for shelter beneath the ground surface. Burrows, which may extend for more than 30 feet, provide shelter from canid predators, winter cold and summer heat.

The soil criteria that are taken into account in this soil interpretation are those that have been determined to have the most effect on burrow excavation, maintenance, and preservation. These include the soil texture, percent coarse fragments, depth to a restrictive layer or layer with greater than or equal to 35% clay, ponding or flooding frequency, slope, and depth to seasonal high water table.

Each soil criteria is assigned a numerical rating between 0 and 1. In this rating, 1 represents more suitable soil characteristics, and 0 represents less suitable soil characteristics. Each criterion is calculated separately and the lowest rating is reported as the overall soil suitability rating, representing the most limiting factor in the soil's suitability for gopher tortoise burrows.

Rating classes have been defined as follows:

Highly suited (numerical rating 0.95-1): These soils have no restrictions for use and are favorable for burrowing by gopher tortoise. Colonization and population densities may be above average if other habitat factors are not limiting.

Moderately suited (numerical rating 0.5-0.95): These soils are suitable and somewhat favorable for burrowing by gopher tortoise. Some restrictive features may limit the use of the site to a minor extent. Colonization and population densities may be average to above for the area if the other habitat requirements are met.

Less suited (numerical rating 0.05-0.5): These soils have characteristics that may limit establishment, maintenance, or use of the site by gopher tortoise. Colonization and population densities may be below average or restricted in the area due to the limiting factors even though all of the other species habitat requirements are met.

Unsuitable (numerical rating 0-0.05): These soils have characteristics that may limit establishment, maintenance, or use of the site by gopher tortoise. Areas of

included soils with better drainage may provide suitable soil properties in some locations.

Not Rated: Miscellaneous areas are given a not rated status.

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen, which is displayed on the report. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the Selected Soil Interpretations report with this interpretation included from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Citations:

U.S. Fish and Wildlife Service and Natural Resources Conservation Service. 2012. Gopher Tortoise (*Gopherus polyphemus*) Soil Classifications for the Federally Listed Range using the National Soil Information System Database, Version 1.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



DEL WEBB RIVER OAKS PRODUCT ELEVATION EXAMPLES

Prepared for:

Pulte Home Company, LLC

Prepared By:

Kimley-Horn and Associates, Inc.





















































































July 2, 2025

Subject: **WO-58467899-3456 E ADAMS ST HERNANDO**

Inverness Ops Center:

Please be advised that Duke Energy's Operations Center located **517 Independence Hwy Inverness** serves the electrical system that encompasses the above referenced project.

Duke Energy currently has sufficient capacity to provide electrical service to this project. Service shall be provided in accordance with Florida Public Service Commission and Duke Energy rules and regulations.

It will be necessary for Duke Energy to be provided with a complete set of construction plans as soon as possible so that the necessary engineering work can begin. Early contact with Duke Energy is essential so that resources may be scheduled to ensure availability of service when required.

Sincerely,

Mike Fitzgerald

Mike Fitzgerald

Engineering Tech-III

Duke Energy Florida

Engineering & Technical Customer Relations

Power Grid Operations Florida

517 Independence Hwy, Inverness, FL 34453

Mike.fitzgerald@duke-energy.com

Cell 352-860-4121

[Requirements for Electric Service](#)

[Approved Meter Equipment Enclosure List](#)



**Board of County Commissioners
DEPARTMENT OF WATER RESOURCES
UTILITY PLANNING AND ENGINEERING DIVISION**

3600 W. Sovereign Path, Suite 291

Lecanto, Florida 34461-7788

Telephone: (352) 527-7650 Fax: (352) 527-7644

TTY Telephone: (352) 527-5312

www.bocc.citrus.fl.us

E-mail Address: WaterResources@bocc.citrus.fl.us

07/19/2025

Ryan Clark, P.E.
Kimley-Horn
201 North Franklin Street, Suite 1400
Tampa, FL 33602
Ryan.P.Clark@kimley-horn.com
813-635-5552

RE: SR200 260 Acre Residential Development.
Water and Sewer Service Capacity

Dear Mr. Clark:

In response to your July 15, 2025 inquiry regarding water and wastewater capacity for the above referenced development, Citrus County Utilities currently has potable water treatment and wastewater treatment capacity to serve the above referenced development, as described in your letter.

The public water system serving this vicinity is the Charles A. Black Water System (Public Water System ID. No. 609-4948), having a current FDEP permitted capacity of 14.544 million gallons per maximum day and current maximum day flows of approximately 9.477 million gallons per day. The SWFWMD water use permit for this system expires on July 11, 2043 and includes capacity for growth in its service area.

With respect to to the County's water distribution system, connection to our existing system could be made at several locations. Approximately 6,300 LF to the south along SR200 we have a 12-inch diameter water main running along the east right-of-way line, near the Arbor Lakes subdivision. To the northwest, a distance of approximately 8,850 LF, we have a 12-inch diameter water main running along the north right-of-way line of CR491, near the Quail Run subdivision. Depending on the specific design requirements and phasing of your subdivision, we expect the specifics of connections to our system and any off-site improvement requirements to be established during the developer's agreement stage.

Sewer service to your proposed development might be provided by the County;s Meadowcrest Wastewater Treatment Facility (Permit No.: FLA011845), Brentwood Wastewater Treatment Facility (Permit No.: FLA011845), or both. The Meadowcrest Wastewater Treatment Facility has a permitted capacity of 2,000,000 gallons per annual average day and current annual average daily flows of approximately 922,960 gallons per day. The Brentwood Wastewater Treatment Facility has a permitted capacity of 575,000 gallons per annual average day and current annual average daily flows of approximately 450,412 gallons per day.

With respect to to the County's wastewater collection/transmission system, connection to our existing system could be made at several locations. Approximately 6,770 LF to the south along SR200 we have a 6-inch diameter forcemain running along the west right-of-way line, near the Arbor Lakes subdivision. To the northwest, a distance of approximately 8,990 LF, we have potential connection point to a planned lift station and 8-inch diameter forcemain near the Quail Run subdivision on the north side of CR491. The lift station and forcemain have been designed and permitted but not yet constructed. Depending on the specific design requirements and phasing of your subdivision, we expect the specifics of connections to our system and any off-site improvement requirements to be established during the developer's agreement stage.

Please let me know if you have any questions.

CITRUS COUNTY DEPT. OF WATER RESOURCES



Layne C. Cady, P.E.
Senior Engineer

Curtiss Gray
319 SE Broadway St
Ocala, Florida. 34471
Phone: (352)537-6005
Fax: (352)368-8889
Email: Curtiss.Gray@lumen.com



Will Serve-Letter of Service Availability

July 10, 2025

TO: **Kimley-Horn**

RE: Letter of Service Availability for:
Kimley-Horn
6450 N Carl G Rose Hwy
Inverness, FL
Parcel ID : 19E18S02 30000

Dear: Mr. Flurry,

Recently you approached Lumen about providing a "Service Availability" letter to serve the property Parcel ID 19E18S02 30000 located at 6450 N Carl G Rose HWY, Inverness, Florida. Lumen appreciates the opportunity to provide Kimley-Horn with their future communication needs. In response to the request for a commitment to serve, Lumen will work with Kimley-Horn on determining what the needs will be. Upon such determination, Lumen will undertake an analysis of the construction required and the cost to complete that construction. It is only at that point and given the prevailing Terms and Conditions of the General Customer Services Price List that Lumen will determine whether there would be an Aid to Construction to provide service.

The service you request will be provided for under the prevailing Terms and Conditions of the Local Terms of Service posted on our Lumen web site at www.CenturyLink.com/tariffs.

If there are any further questions, or if I can be of any help, please do not hesitate to call me on telephone number (352) 537-6005. I will work with you on the requirements.

Sincerely,

A handwritten signature in cursive script that reads "Curtiss Gray".

Curtiss Gray

Outside Plant Engineer



7/11/2025

12600 Westlinks Dr #4
Fort Myers, FL 33913
Phone: 239-986-7043

Andrew Flury | Development Services
Kimley-Horn | 201 N Franklin Street, Suite 1400, Tampa, FL 33602
Direct: +1 813-536-7381 |
Connect with us: [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [Kimley-Horn.com](#)
Celebrating 18 years as one of *Fortune's* 100 Best Companies to Work

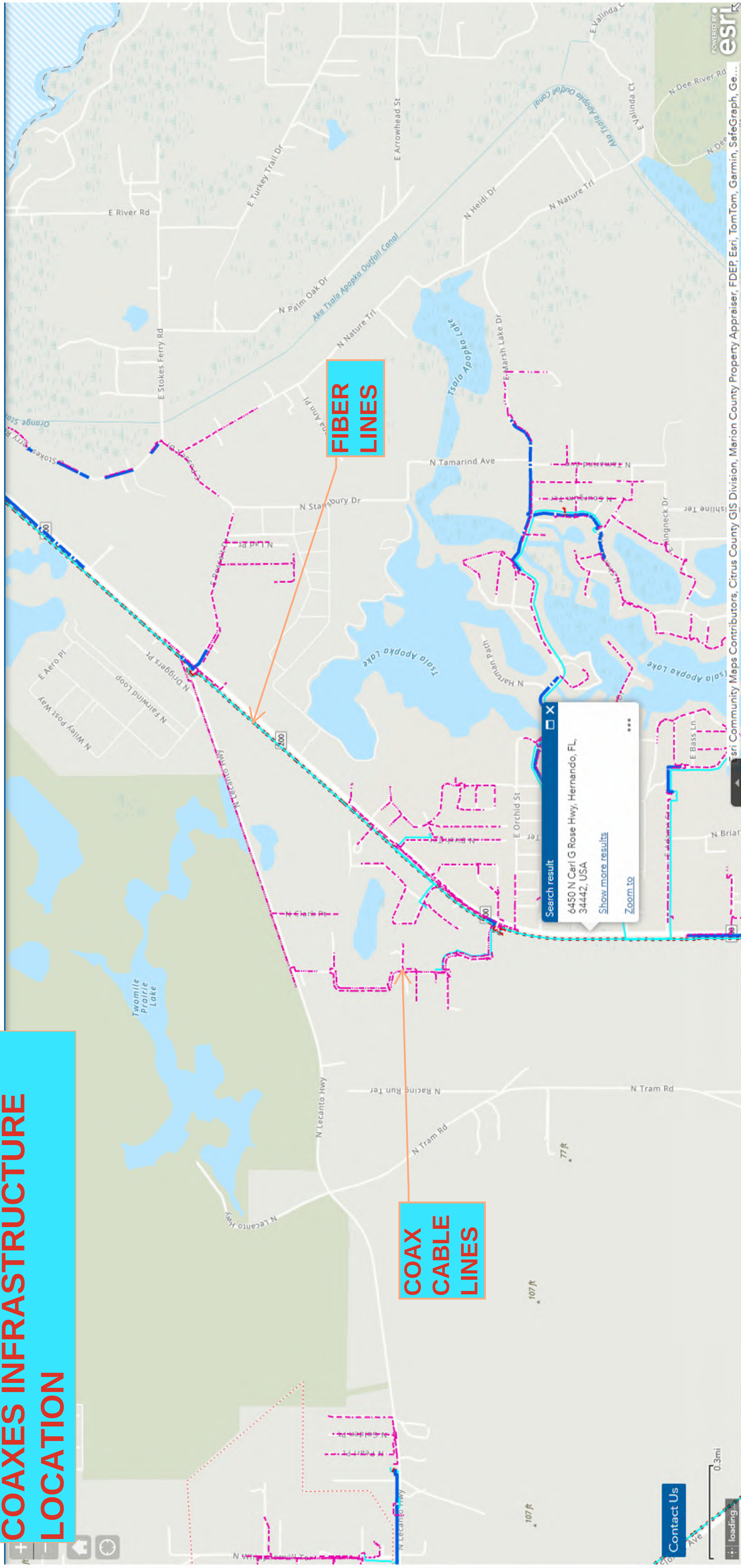
Andrew Flury

Reference: 6450 N CARL G ROSE HIGHWAY
HERNANDO FL 34442

Comcast has reviewed the above reference project and found we have service within this area and service can be provided to the site.

Marc Louis
Marc E Louis
Project Coordinator
Email: marc_louis@cable.comcast.com

COMCAST CABLE FIBERS AND
COAXES INFRASTRUCTURE
LOCATION





**12600 Westlinks Dr #4
Fort Myers, FL 33913
Phone: 239-986-7043**

July 11, 2025

6450 N CARL G ROSE HIGHWAY
HERNANDO FL 34442

PREPARED FOR

Kimley-Horn | 201 N Franklin Street, Suite 1400, Tampa, FL 33602

Direct: +1 813-536-7381 |

Connect with us: [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [Kimley-Horn.com](#)

Celebrating 18 years as one of *Fortune's* 100 Best Companies to Work

Re: No Objection Letter

Andrew

Comcast has reviewed the proposed request for the above referenced property,
and we do not object.

If we need to relocate, we will require full reimbursement.

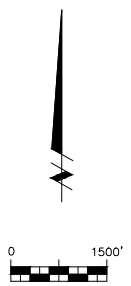
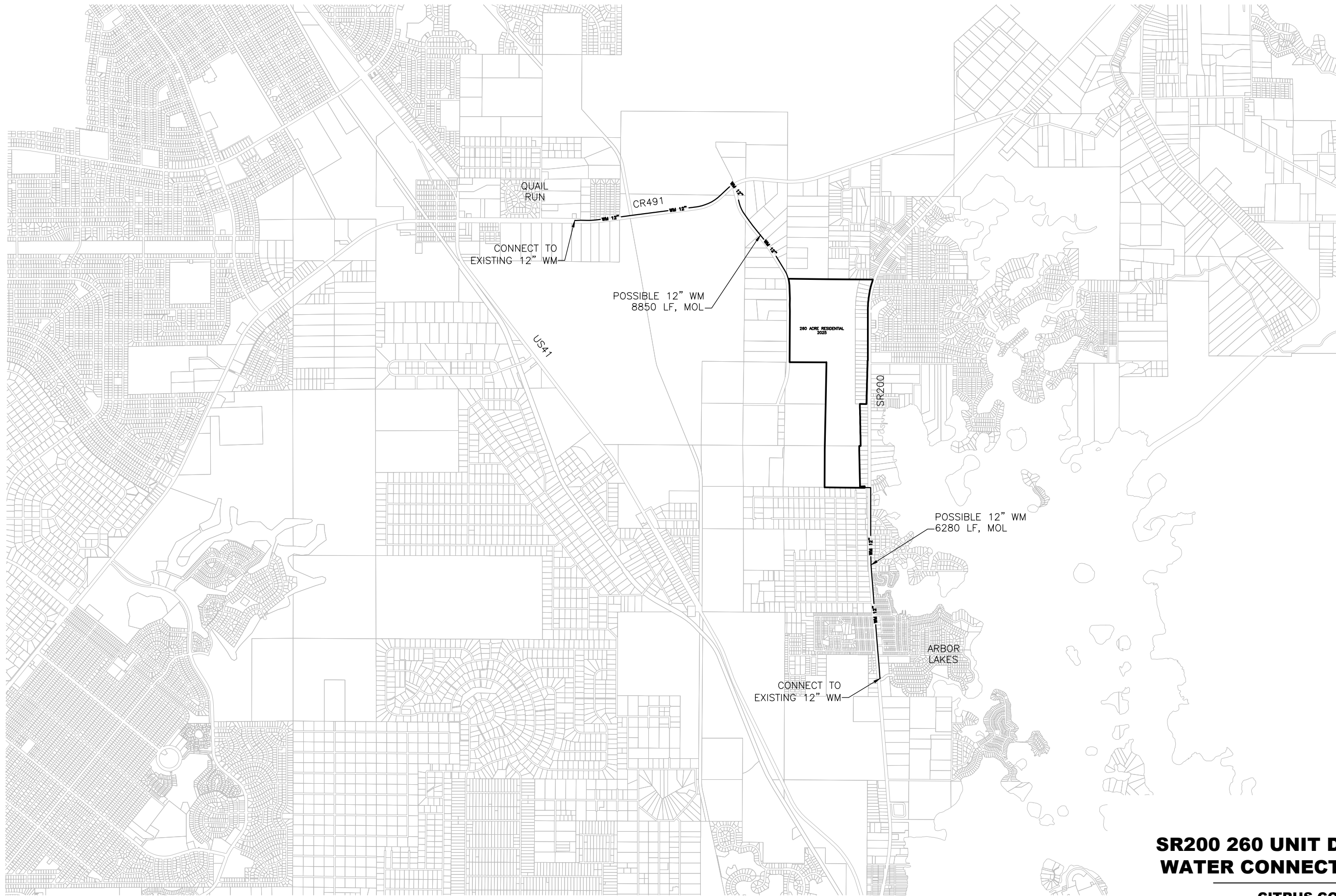
If you have any further concerns, please contact me at (239) 986-7043.

Sincerely,

Marc Louis

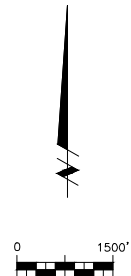
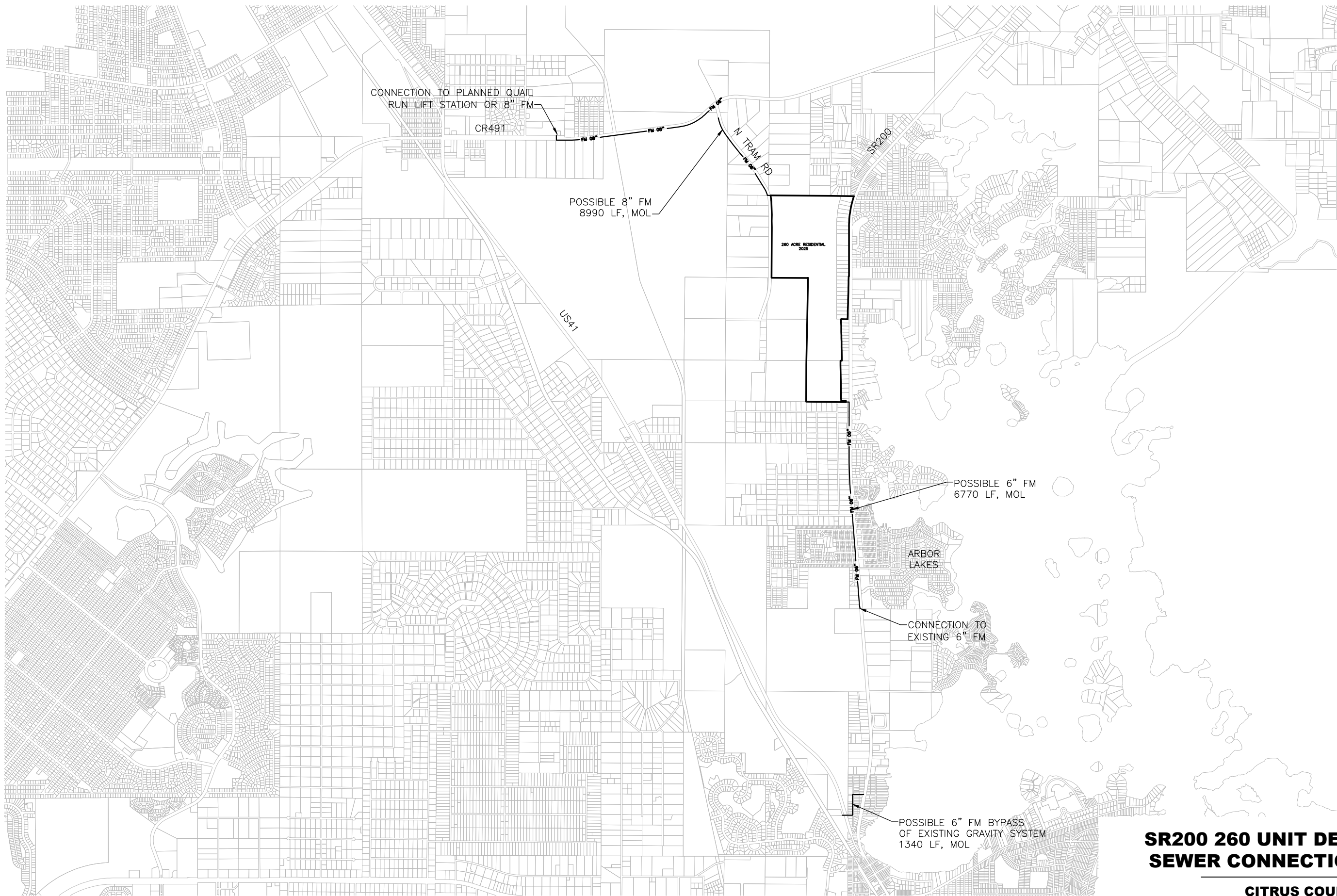
Marc E Louis

Project Coordinator



**SR200 260 UNIT DEVELOPMENT
WATER CONNECTION OPTIONS**

CITRUS COUNTY



**SR200 260 UNIT DEVELOPMENT
SEWER CONNECTION OPTIONS**
CITRUS COUNTY



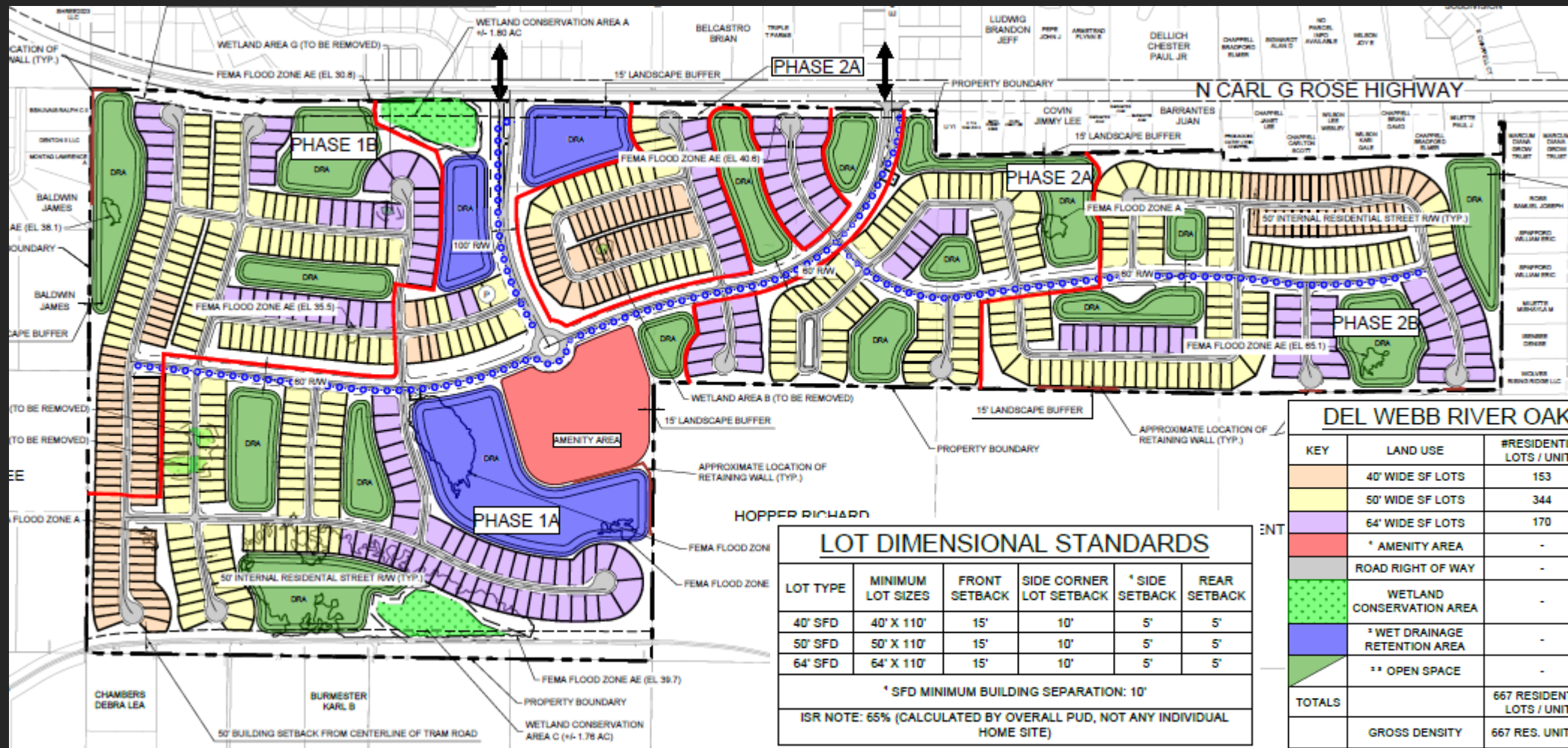
CITRUS COUNTY
DEPARTMENT OF WATER RESOURCES
3600 W. SOVEREIGN PATH
SUITE 291
LECANTO, FLORIDA 34461
(352) 527-7650

Rec'd Land Dev 2.21.26
PUD-2026-00002

FIGURE 02

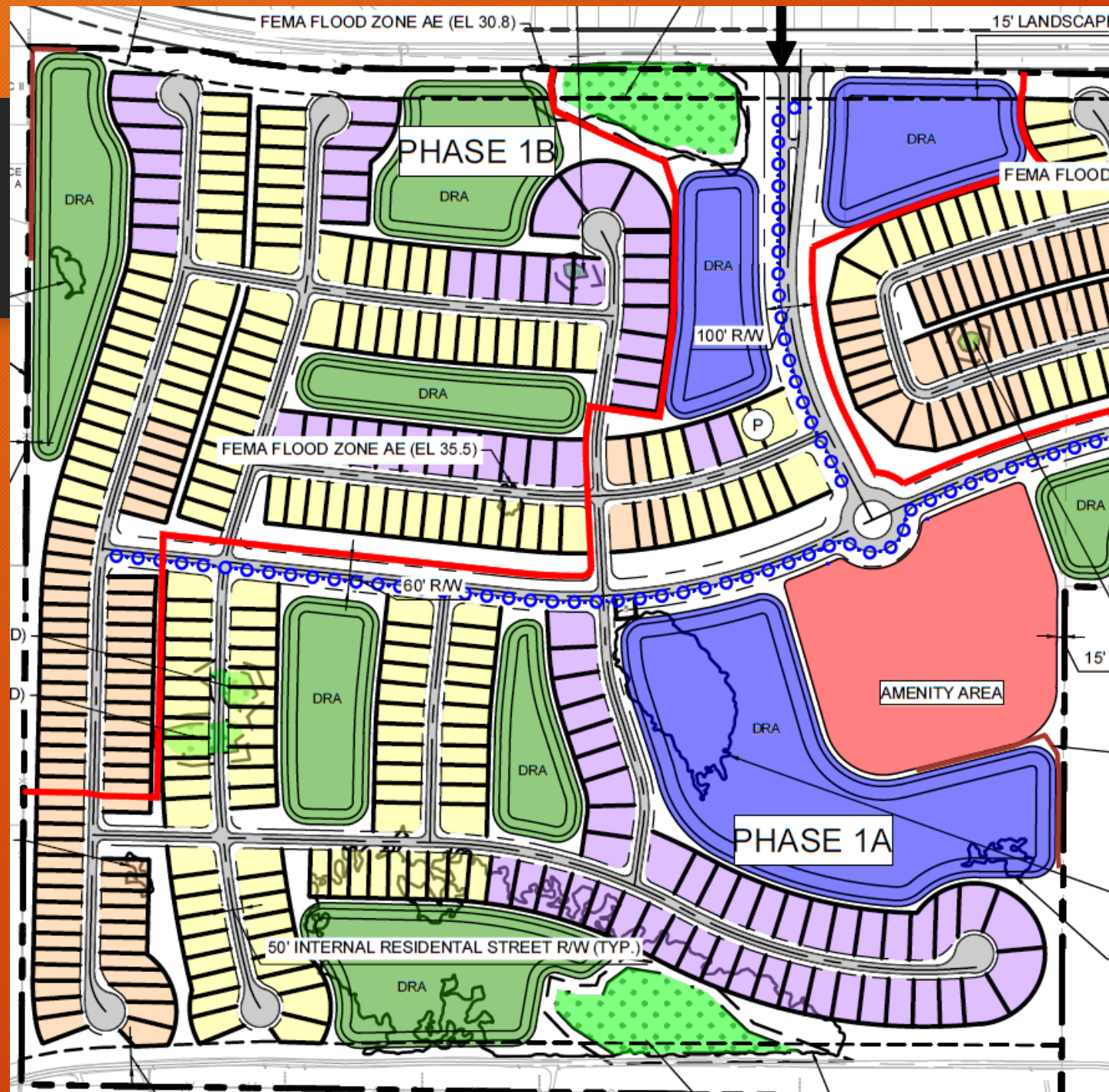
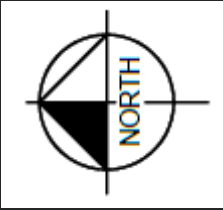
PUD-2026-000002

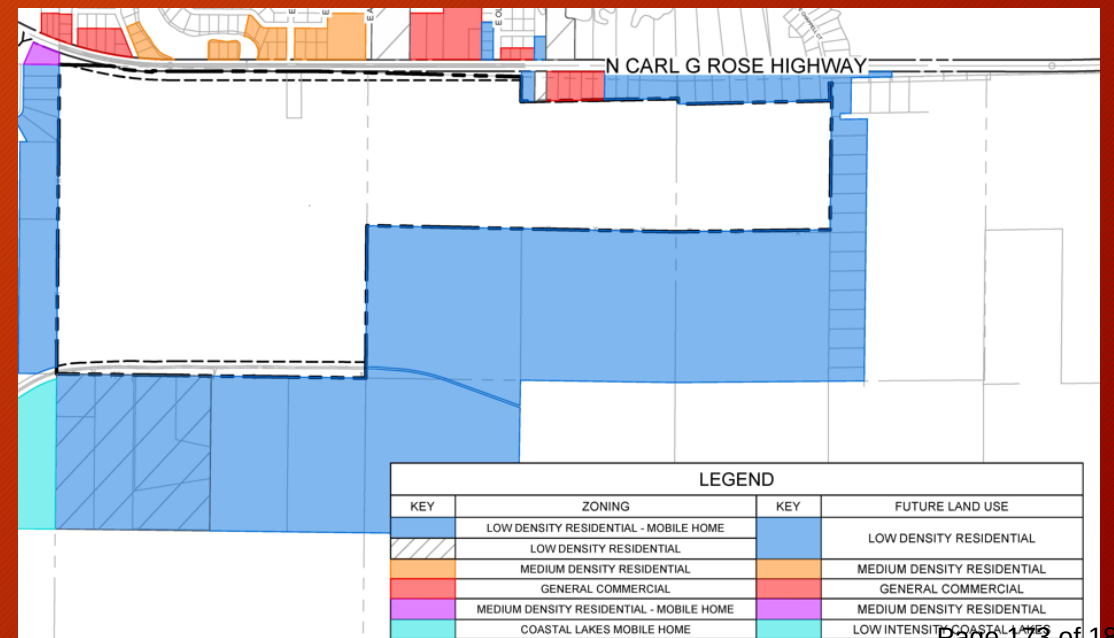
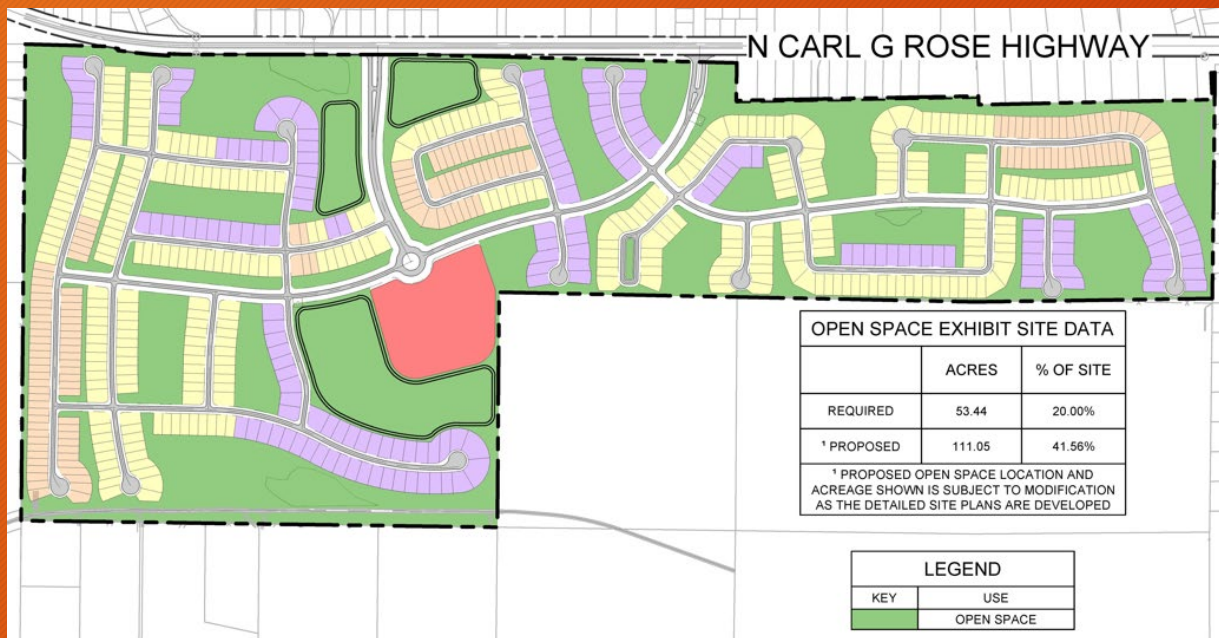
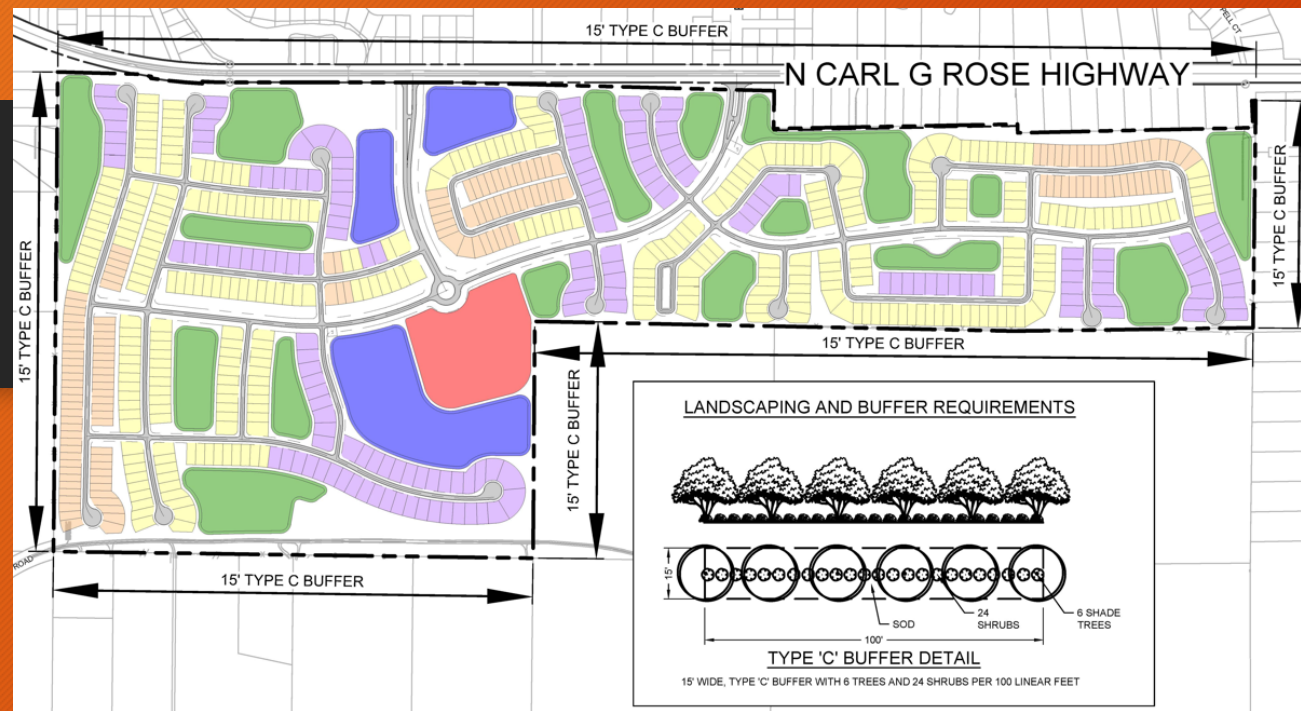
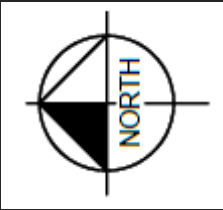
**Pulte Group for River
Oaks Properties Inc. and
Stephen Tamposi**



LOT DIMENSIONAL STANDARDS					
LOT TYPE	MINIMUM LOT SIZES	FRONT SETBACK	SIDE CORNER LOT SETBACK	* SIDE SETBACK	REAR SETBACK
40' SFD	40' X 110'	15'	10'	5'	5'
50' SFD	50' X 110'	15'	10'	5'	5'
64' SFD	64' X 110'	15'	10'	5'	5'
* SFD MINIMUM BUILDING SEPARATION: 10'					
ISR NOTE: 65% (CALCULATED BY OVERALL PUD, NOT ANY INDIVIDUAL HOME SITE)					

DEL WEBB RIVER OAKS SITE DATA				
KEY	LAND USE	#RESIDENTIAL LOTS / UNITS	ACRES	% OF SITE
	40' WIDE SF LOTS	153	17.70	6.62%
	50' WIDE SF LOTS	344	51.50	19.28%
	64' WIDE SF LOTS	170	32.97	12.34%
	* AMENITY AREA	-	8.32	3.11%
	ROAD RIGHT OF WAY	-	44.16	16.53%
	WETLAND CONSERVATION AREA	-	3.56	1.33%
	* WET DRAINAGE RETENTION AREA	-	15.23	5.70%
	** OPEN SPACE	-	53.44	20.00%
TOTALS		667 RESIDENTIAL LOTS / UNITS	226.88	84.91%
	GROSS DENSITY	667 RES. UNITS / 267.19 ACRES = 2.50 DU/AC		
1	AMENITY SITE AREA TO INCLUDE SWIMMING AREA. OTHER ACTIVE RECREATION AMENITIES MAY ALSO BE PROVIDED.			
2	DRAINAGE RETENTION AREAS SHOWN ARE CONCEPTUAL ONLY. CHANGES IN THE SIZE AND LOCATION OF RETENTION AREAS SHALL NOT BE CAUSE TO TRIGGER THE PUD MODIFICATION PROCESS.			
3	OPEN SPACE AREAS MAY BE USED FOR BUFFERS AND LANDSCAPING, DRAINAGE RETENTION AREAS, PASSIVE RECREATION OR SIMILAR USES.			
AREA OF TRAM ROAD: 0.98 AC				
AREA OF PROPERTY WEST OF TRAM ROAD: 3.97 AC				







**DEPARTMENT OF GROWTH MANAGEMENT
PLANNED UNIT DEVELOPMENT
STAFF FINDINGS REPORT
TO THE
PLANNING AND DEVELOPMENT COMMISSION**

APPLICATION NUMBER: PUD-2026-00002 Pulte Group for River Oaks Properties Inc. and Stephen Tamposi

DATE: June 8, 2026

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

Request to amend the Land Development Code Atlas Map and to adopt a Master Plan for a residential development.

LAND DEVELOPMENT CODE ATLAS REQUEST:	From: LDRMH, Low Density Residential District with mobile homes allowed; and LDR, Low Density Residential District To: LDR/PUD, Low Density Residential with a Planned Unit Development for single-family residential use up to six (6) dwelling units per acre
LOCATION:	<u>Section 2 and 11, Township 18 South, Range 19 East, Parcel 30000 (Alternate Key 2701510), Lots 1 through 27 of River Oaks Unrecorded (Alternate Key 3466951 and 2622938), and Parcel 41000 (Alternate Key 1590906), which addresses are 5960, 5988, 6014, 6036, 6058, 6082, 6110, 6132, 6150, 6174, 6200, 6222, 6246, 6268, 6294, 6320, 6338, 6450, 6464, 6482, 6508, 6532, 6550, 6576, 6598, 6622, 6648 and 6680 N Carl G Rose Hwy. Hernando, FL</u> A complete legal description is on file with the Land Development Division.
ACREAGE:	Approximately 226.88 acres
FUTURE LAND USE MAP DESIGNATION:	LDR, Low Density Residential District
SURROUNDING FUTURE LAND DESIGNATIONS:	North – LDR, Low Density Residential District South - LDR District East – LDR District; GNC, General Commercial District; MDR, Medium Density Residential District West – LDR District
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:	North - LDRMH, Low Density Residential District with mobile homes allowed; MDRMH, Medium Density Residential District with mobile homes allowed; GNC, General Commercial District South – LDRMH District; GNC District East – LDRMH District; GNC District; MDR District; LDR, Low Density Residential District West – LDRMH District and LDR District

SURROUNDING EXISTING LAND USES:	North - Single-family residential uses (improved and vacant) South – Single-family residential uses (improved and vacant) East - N. Carl G. Rose Hwy.(SR-22) Vacant commercial; single-Family residential uses (improved and vacant) West – N. Tram Road; single-family residential uses; agricultural acreage
--	---

CHARACTERISTICS OF THE SUBJECT PROPERTY - According to the *Soil Survey of Citrus County* (1988), the soil type in the area is primarily Lake Fine Sand (0 to 5 percent slopes). Limitations to building site development are slight. The subject property is primarily located in Flood Zone X, as found on the Flood Insurance Rate Map 12017C0209D. There are also some isolated areas of AE and A flood zone

BACKGROUND AND ANALYSIS

The application proposes a master plan for a residential subdivision with a density of up to 2.5 dwelling units per acre (670 lots) and an associated amenity area. The proposed lots are 40', 50', and 64' wide with a maximum Impervious Surface Ratio of 65% (the master plan states the 65% ISR is plat wide, but the narrative indicates it is a maximum per lot and that the ISR plat wide is much lower).

The site is currently vacant and heavily wooded. There was a previous master plan on a portion of the property that allowed up to 350 age-restricted residential units via application PDO-06-03 (Ordinance No. 2006-A09). The site was never platted and the PDO had since expired. The master plan was then removed in 2020 via application PUD-20-09 (Ordinance No. 2020-A37), returning the site to its underlying LDR and LDRMH designations.

The subject property abuts N. Carl G. Rose Hwy (SR-200), a State-maintained principal arterial roadway. It also abuts N. Tram Road to the rear, which is a County-maintained roadway that is not proposed for access with this application.

Concurrency

- a) Sanitary Sewer – The site will utilize central sewer from Citrus County Water Resources. A letter has been provided indicating capacity and any offsite transmission system improvements will be established through a developer's agreement, which is currently being negotiated.
- b) Potable Water – The site will utilize central water from Citrus County Water Resources. A letter has been provided indicating capacity and any offsite transmission system improvements will be established through a developer's agreement, which is currently being negotiated.
- c) Solid Waste – The applicant has indicated adequate capacity in the Citrus County landfill.
- d) Drainage – The applicant has indicated that SWFWMD and County requirements will be met for this project.

Consistency with Comprehensive Plan – The applicant has referenced multiple policies to confirm consistency with the Comprehensive Plan, including the following:

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

[Staff comment – The site lies in the Planned Service Area and will have both central water and central sewer available. However, there do appear to be some environmental limitations, such as gopher tortoises, specimen trees, and wetlands on site. The applicant is proposing to remove those wetlands located in the interior of the development area and conserve two that are along the periphery. They are also proposing to remove several large specimen trees located within stormwater retention areas.]

Policy 17.15.12 All residential and all commercial development shall provide sidewalks and/or bikeways for convenient access to individual dwelling units, churches, schools, parks, activity centers and other facilities....Local streets serving less than 40 residential units may construct sidewalks along one side of the roadway; all other streets and roadways shall have sidewalks along both sides, Sidewalks shall be at least five feet wide if located along one side of a street and shall be at least four feet wide if located along both sides of a roadway.

[Staff comment- The applicant has confirmed that this standard will be met with a multi-use trail along the three main internal roadways.]

Policy 17.15.9 The County shall establish standards to address compatibility between adjacent land uses and within neighborhoods and larger districts. Compatibility standards shall address, at a minimum, land use density, land use intensity, and buffering. Additional standards may include drainage, landscaping, parking, access, lighting, and signage to ensure that new development and redevelopment is consistent with the character of its environs.

[Staff comment – The proposed subdivision consists of lots that are much smaller than many of the surrounding properties. There are some lots between the subject property and SR-200 that are similar in size, but most of the adjacent parcels exceed 10 acres. The applicant is proposing a 15-foot Type C buffer around the development with the exception of along Tram Road.]

Policy 17.3.4 Residential density allowances will be based upon community design criteria and urban service availability. Medium and high density residential developments shall meet County established standards for public facilities, access, and suitability/capability. Central water and sewer facilities will be required for all development of four units per acre or greater. Residential land use densities of more than two units per acre shall have a central water system if septic tanks are used.

[Staff comment – This policy, while not submitted by the applicant since the proposed density in the low density residential area is 2.5 dwelling units/acre, would also appear to be addressed by the application.]

Impacts on Affordable Housing – The site has not been proposed for use as affordable housing.

Compatibility with Adjacent Land Uses – The application site lies in the Low Density Residential district and is surrounded by other LDR designated properties. The proposed residential lots are smaller than many of the surrounding residential parcels that are more consistent with Medium Density Residential, but enhanced buffers are proposed to assist with compatibility (see density discussion further in this report).

The site lies adjacent to an area proposed to be included in the Holder Industrial Park Subarea Plan (CPA-AA-2025-00013), which is intended to contain high intensity industrial uses, including a possible data center. There are also a few existing commercially designated lots between the proposed development and SR-200.

Environmental – The site does appear to have some environmental limitations onsite as previously noted. A tree preservation plan detailing specimen tree mitigation and a biological survey will be required at the time of platting, as outlined in the LDC, as well as evidence of wetland mitigation for those wetlands proposed to be removed.

Consistency with the Land Development Code (LDC):

Access Management/Transportation/Stormwater: The site would take access from SR-200, a State-maintained Principal Arterial roadway via two access points. There is not a proposed connection point to Tram Road to the west. The proposed Master Plan shows proposed wet and dry stormwater retention areas.

The Technical Services Division has reviewed the application with the following comments/conditions:

- a. This project proposes taking access from Carl G Rose Highway, which is a State roadway. The applicant will need to contact FDOT for roadway connection location approvals.
- b. No connection to Tram Rd is proposed or approved at this time.
- c. Internal roadways will need to be privately owned and maintained.
- d. Right-of-way stub outs will need to be provided to adjacent unplatted parcels for future cross access connections, per LDC Sections 7110.G.1.
- e. Stormwater design will be reviewed at time of Improvement Plan submittal and must meet either SWFWMD, FDEP, and/or LDC standards.

Residential Density: The site proposes single-family residential uses at approximately 2.5 dwelling units/acre, while the Low Density Residential district allows 2 units/acre and up to 6 units/acre with a PUD.

Location	Density	Notes
East – SR-200, Unrecorded subdivisions	0.5 - 1.7 acre lots SR-200	Nonresidential and vacant residential
West – Acreage	2.7 – 20.7 acre parcels	Across Tram Road
SW – Acreage	40 acre lots	Directly abutting site
South – Tanglewood subdivision	1 – 1.2 acre lots	
North – Hill-N-Dale/unrecorded	0.7 acre lots – 30 acre parcel	Approx. 75' from site
Proposed	0.10 acre (4,400 SF), 0.13 acre (5,500SF), 0.16 acre (7,040SF) lots	Overall density 2.5 du/ac

Residential Development Standards: The application proposes lots with 40 feet, 50 feet, and 64 feet widths. The lots and parcels in the area, some of which are quite large as noted in the table above, do not appear to have lot widths less than 100 feet.

This application is proposing setbacks that would meet or are less than existing LDC standards, with a 15' front setback, 10' side front for corner lots, and 5' side and rear setbacks. The 5' side and rear setback are consistent with the LDC.

The LDR district has a maximum Impervious Surface Ratio (ISR) of 35%. This application proposes 65% ISR for individual residential lots. The applicant has indicated, however, that development as a whole will have an ISR of around 45%.

It is noted that the adjacent GNC district is not intended for residential use and therefore has a maximum ISR of 70%. The proposed industrial development across Tram Road, if approved, could also have a nonresidential ISR of 70%.

A maximum height of two stories is specified on the master plan for residential uses, and a 35' building height throughout the PUD.

- Deviation on setback (reduced rear setback from 5' to 15' front and 10' side front).
- Deviation on lot width (40' minimum proposed).
- Deviation on ISR (65% for residential lots).

Open Space/Recreation/Buffers: The proposed Master Plan includes 53.44 acres of open space, drainage, buffers and landscaping, passive recreation and similar uses, which represents approximately 20% of the overall PUD. This does not appear to include 3.56 acres of wetlands.

Perimeter buffers are proposed as follows:

DIRECTION/ USE	LDC STANDARD	PROPOSED
East	10' B abutting nonresidential 5' sodded strip abutting residential	15' unspecified buffer
West (Tram Road)	No buffer required	None specified
Southwest	5' sodded strip	15' unspecified buffer

South	5' sodded strip	15' unspecified buffer
North	5' sodded strip	15' unspecified buffer

Type C buffers in the LDC have a minimum 15' width (20' width preferred) and, at a minimum, 6 trees and 24 shrubs per 100' foot length. The proposed Master Plan does not specify plantings or if existing vegetation will be preserved.

A central amenity area of approximately 8.32 acres is proposed, with potential amenities noted including a swimming area and other unspecified active recreation amenities may be provided. This amenity area has been placed so that it does not directly abut residential sites and instead is buffered by a wet DRA on one side, a dry DRA on the other, and abuts the vacant lot to the south. The applicant has not provided a detailed conceptual plan for this amenity area.

PROPOSED FINDINGS OF FACT

Staff reviewed this application under the standards of Section 4300, Planned Unit Developments (PUD), of the LDC. The PDC may consider modified conditions of approval pursuant to LDC Section 4302, PUD Approval Procedures, when in the public interest and expressed in formal findings of fact. The reviewing body shall recommend approval, approval with modifications and/or conditions, or denial of the amendment to 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 proposed uses, and the development deviations requested of an increased residential density and decreased lot sizes, may be considered within a PUD application, but may not be compatible with the larger lots in the general area.*
- 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 smaller lot sizes and increased impervious surface ratio as proposed are more intense than the surrounding area. The applicant has proposed to address compatibility concerns with a perimeter buffer.*
- 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.** *N/A at this time. Any accessory structure would be consistent with the LDC.*
- 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.** *N/A at this time. The applicant is aware that any future amendments may require public hearing(s).*
- 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 application requests reduced lot size, setbacks, and increased ISR that are more intense than the general area.*

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.

- a. **Planted turf grass and landscaping on residential lots shall be limited to a maximum of 50% of the upland portion of the lot.**
- b. **Turf grasses and landscape vegetation shall be common to the area and drought tolerant.**

These standards would be required.

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. *As noted, the application proposes reduced residential lot sizes, reduced setbacks, and increased impervious surface, with perimeter buffers.*

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. *Deviations for lot size, setbacks, and ISR are outlined elsewhere in this report. A two-story residential height limit is noted from the elevations provided.*

I. Approval of the proposed PUD development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant. *All information is included in the application packet provided to the reviewing body.*

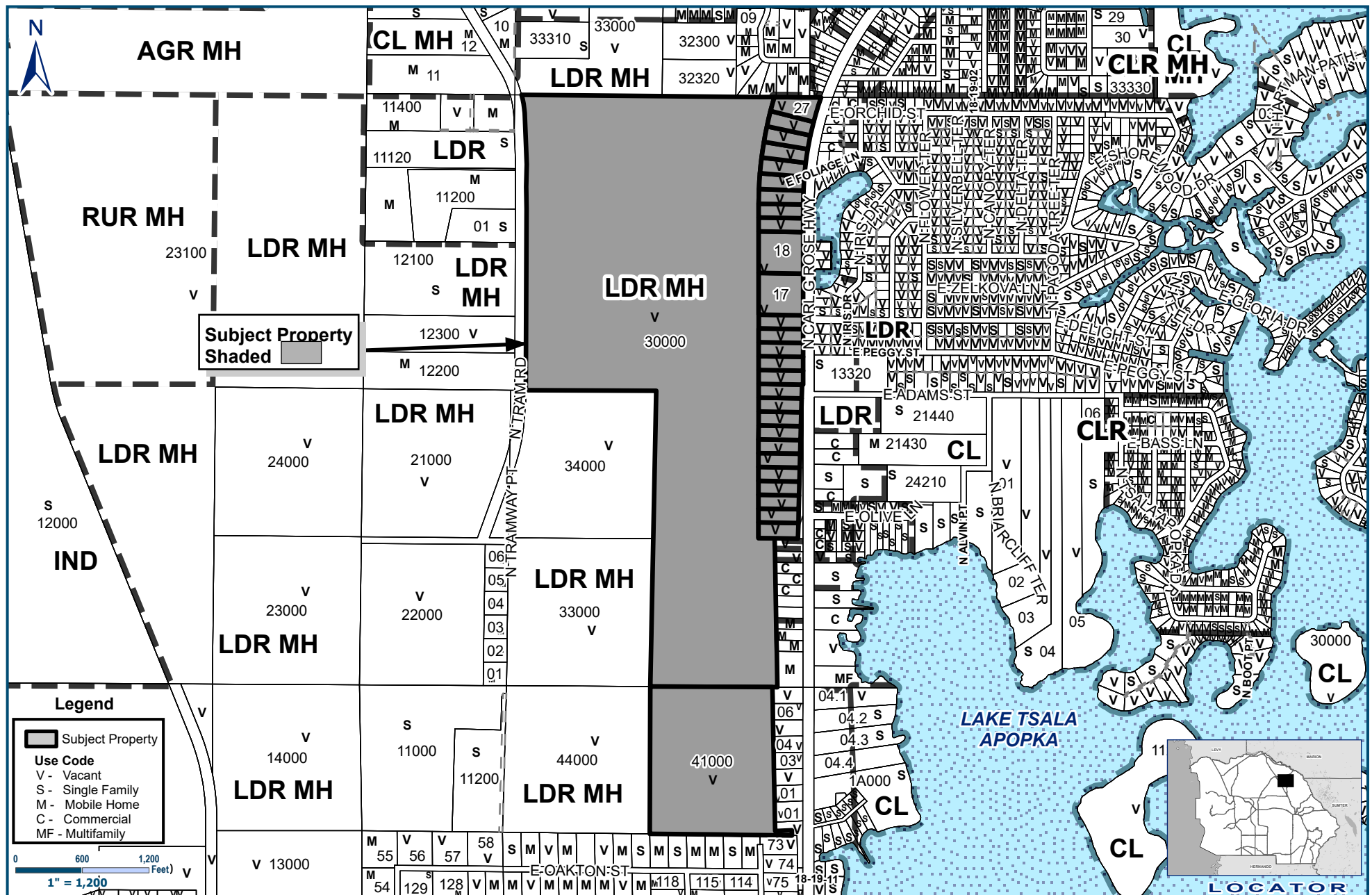
J. A planned unit development will terminate within three years of the date of approval if either a site development plan or preliminary subdivision plat application is not filed with the county. If one of these applications is not filed within the specified time frame, the PUD shall be null and void. *The applicant has not requested a deviation from this standard.*

Recommended conditions if this application is to be approved:

1. The application site may be developed as outlined on the Master Plan dated February 6, 2026, unless otherwise outlined in these conditions. The site may utilize up to 667 single-family detached dwelling units and associated amenity area(s) for active recreational activities.
2. Access to the site shall be via two access points to N. Carl G. Rose Hwy. (SR-200), as outlined on the Master Plan. Specific locations and design of these access points are subject to approval by the Technical Services Division and/or FDOT.

3. The site will be served by central water and central sewer.
4. The site must provide 15' wide landscape buffers, equivalent to a Type C buffer, as shown on the Master Plan and along Tram Road.
5. Development standards will be as outlined on the February 6, 2026, Master Plan, with all residential lots maintaining a minimum lot width of 40' (lots along a curve must demonstrate this width at the building setback line). The maximum ISR in the residential area is 0.65 on plat-wide basis.
6. Residential tree standards, as outlined in the LDC, must be met.
7. Recreational amenities shall be provided as generally outlined on the Master Plan, subject to LDC standards and permitting approval (when required).
8. Access Management conditions are as follows, in addition to the general standards outlined in the Land Development Code and Comprehensive Plan:
 - a. This project proposes taking access from Carl G Rose Highway, which is a State roadway. The applicant will need to contact FDOT for roadway connection location approvals.
 - b. No connection to Tram Rd is approved at this time.
 - c. Internal roadways will need to be privately owned and maintained.
 - d. Right-of-way stub outs will need to be provided to adjacent unplatted parcels for future cross access connections, per LDC Sections 7110.G.1.
 - e. Stormwater design will be reviewed at time of Improvement Plan submittal and must meet either SWFWMD, FDEP, and/or LDC standards.
9. A biological survey will be required prior to approval of Preliminary Plat/Improvement Plans, and any protected species will need to be addressed as outlined in the LDC or by the State of Florida.
10. Where standards are not specified herein, the Citrus County Land Development Code (or current code standards) will apply.
11. 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.

JH/cfc



Application #: PUD-2026-00002

Applicant: RIVER OAKS

Proposal: LDR-MH to PUD up to 2.5 du/ac

Location: 6450 W Carl G Rose Hwy., Hernando

LDC Atlas: LDR & LDR/MH

S-T-R - 02-18-19

Planner Initials: _____ Date: _____

Geographic Information Systems

Prepared By : Susan O'Connell

Date: April 23, 2026

Source: Enterprise Geodatabase

Map Number: PUD-2026-00002

Cynthia P. Skelhorn
Director

This information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide current data to its users and to ensure that the data is accurate. However, all information provided must be independently verified by the user. Citrus County shall not be liable for any claims, demands, or losses of any kind in connection with the use of this information, including but not limited to, damages or losses caused by reliance upon the accuracy or timeliness of this information and the copying, supplying, or distributing of these materials.

