

FOR SALE—VACANT LAND

# MASTER PLANNED 800 UNIT COMMUNITY

SUNMARK REALTY, INC.  
PO Box 420  
Pineland, FL 33945  
www.sunmarkrealty.net  
sunmarkrealty@gmail.com

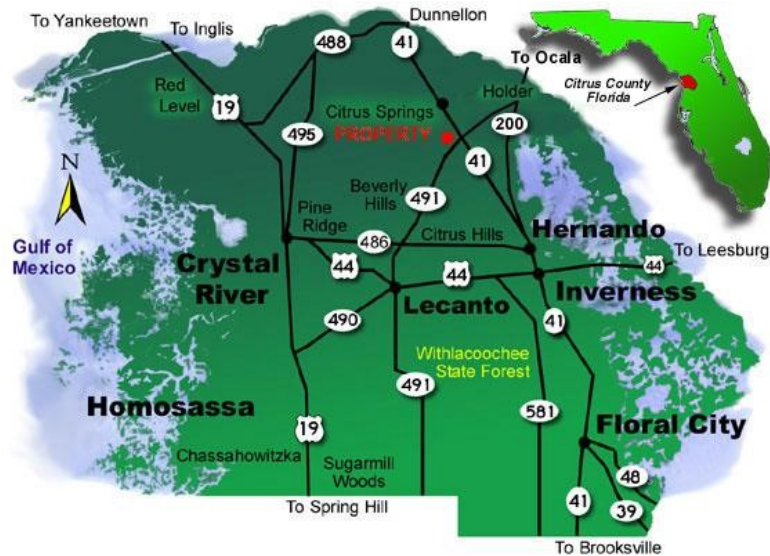


## Opportunity:

Large 193 acre development tract with an approved Planned Unit Development (PUD) for 800 single family residential lots. The proposed subdivision is situated 20 minutes from I-75 in the northern part of Citrus County on Florida's West Coast. The property is close to area schools, community parks and multiple golf courses. The site has utilities available adjacent to the site.

The area has multiple tourist destinations including the world famous Black Diamond golf course, Crystal River with pristine natural springs and Manatee viewing areas and the "Old Florida" towns of Inverness and Homosassa.

Great opportunity for a residential builder to develop a residential community or retirement community to service Citrus County and the surrounding markets.



SAGE N. ADDRESS, ALC, CCIM  
Tampa Director  
PH: 813-416-4254  
sage\_address@hotmail.com

NOEL ADDRESS, CCIM  
Owner / Managing Director  
PH: 239-283-1717  
naddress@comcast.net



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[sunmarkrealty@gmail.com](mailto:sunmarkrealty@gmail.com)

**DOCUMENTS ENCLOSED:**

Property Details

Aerials of Property

Utilities Map

Site Plan for PUD

Site Plan

Site Elevations

Ordinance No. 2022-A22



**SAGE N. ANDRESS, ALC, CCIM**  
Tampa Director  
PH: 813-416-4254  
[sage\\_andress@hotmail.com](mailto:sage_andress@hotmail.com)

**NOEL ANDRESS, CCIM**  
Owner / Managing Director  
PH: 239-283-1717  
[nandress@comcast.net](mailto:nandress@comcast.net)



**PROPERTY DETAILS:**

**ZONING:** LDR (Low Density Residential). PUD (Planned Unit Development) approval for 800 units. The PUD was approved March 22nd, 2022 as defined in Ordinance No. 2022-A22 and No. 2022-A23. See attached Ordinance document.

**UTILITIES:** Electric currently at the boundaries of the site provided by Duke Energy. 6” water line along N. side of property & 4” force sewer main available at Middle School adjacent to property. 12” water main running along Hwy 491.

**LEGAL DESCRIPTION:**

- 16.13 Acres—Alt Key 1458765
- 28.87 Acres—Alt Key 1935822
- 148+/- Acres—Alt Key 2279842
- 6919 N Foxdale—Alt Key 1384087
- 7107 N Foxdale—Alt Key 1383951

**ACCESS POINTS:** The property has two access points on the west side of the property onto Foxdale Drive. The site has access onto Citrus Springs Blvd on the north side of the property and full access onto Hwy 941 on the south side of the property.

**GEOTECHNICAL:** The property has elevations ranging from 80 to 120 ft. above sea level. A full BIOTIC EVALUATION was completed in 2022. The site soil consists mainly of a mixture of Fine Sands with the ground cover consisting of Terrestrial, Shrub & Brushland and Utility uses.

**ENVIRONMENTAL:** Minimal to no wetlands present on-site. Groundwater information show historical groundwater levels around +20 to +36 ft. A full Environmental Report was completed in 2022.

**CULTURAL RESOURCES ASSESSMENT:** A full Cultural Resources Assessment was completed in December 2021. Given the results of background research and field survey, including the excavation of 50 shovel tests, no archaeological sites or historic resources were identified within the APE. As such, no cultural resources that are listed, determined eligible, or that appear potentially eligible for listing in the NRHP are present within the APE.

**TAXES:** 2022 on 193 acres: \$27,538.18 (excluding two lots).

**OWNER:** Apollo Beach Investments LP

**PRICE:** \$8,900,000

NORTH ACCESS POINT FROM CITRUS SPRINGS BLVD



SOUTH ACCESS POINT FROM HWY 491



CITRUS SPRINGS MAIN ENTRANCE





CITRUS SPRINGS

CITRUS RIDGE COMMUNITY PARK AND BASEBALL FIELDS



CITRUS SPRINGS DOG PARK



NATIONAL WETLANDS INVENTORY MAP - MINIMAL ON-SITE WETLANDS

**National Wetlands Inventory**  
surface waters and wetlands

ABOUT GET DATA PRINT FIND LOCATION

BASEMAPS > Measure

MAP LAYERS >

- Wetlands
- Riparian
- Riparian Mapping Areas
- Data Source
  - Source Type
  - Image Scale
  - Image Year
- Areas of Interest
- FWS Managed Lands
- Historic Wetland Data

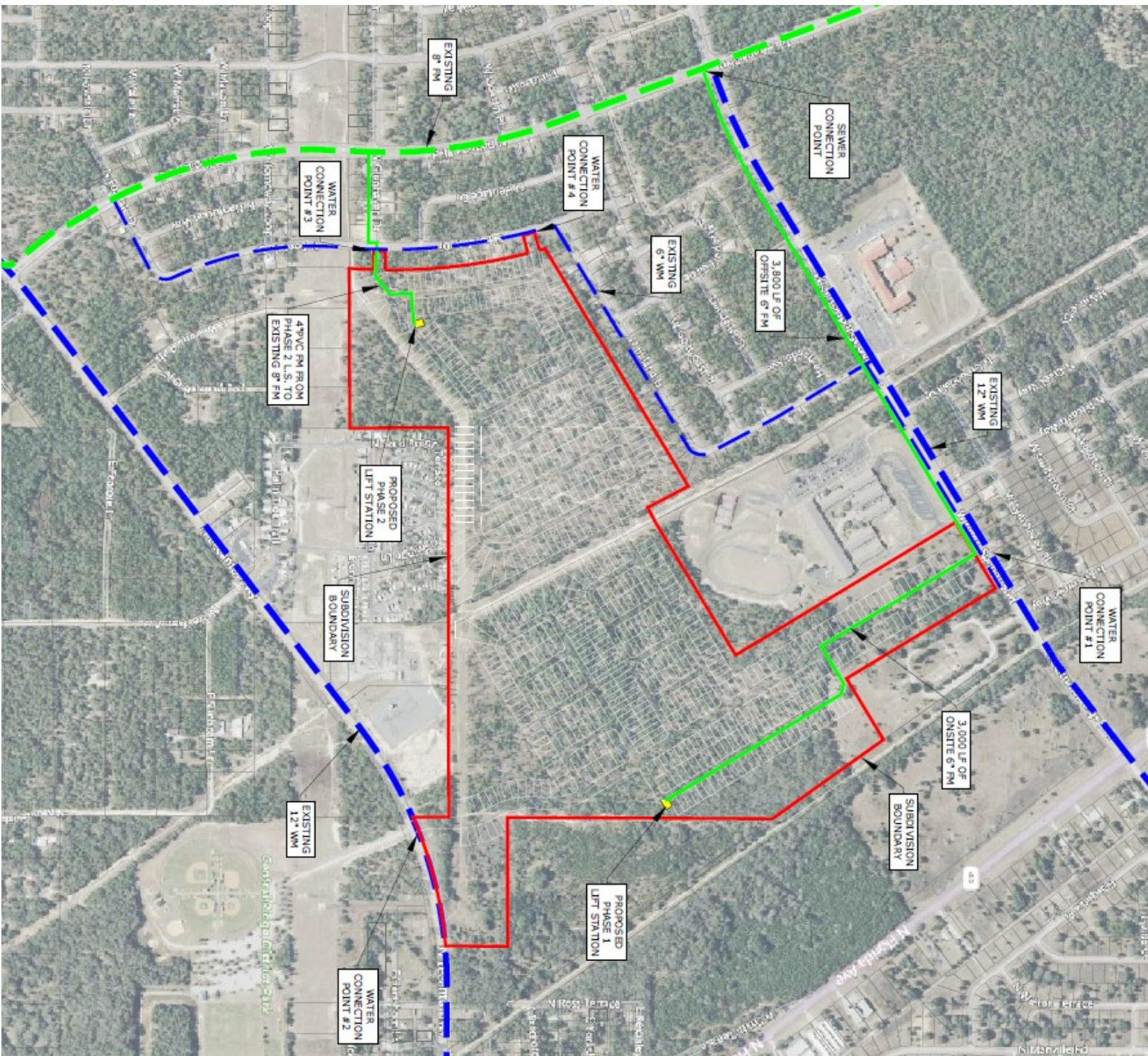
1:18,056  
28.959 | -82.430

Holder Harrison Central Ridge District Park

U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands\_team@fws.gov | Esri, HERE,...

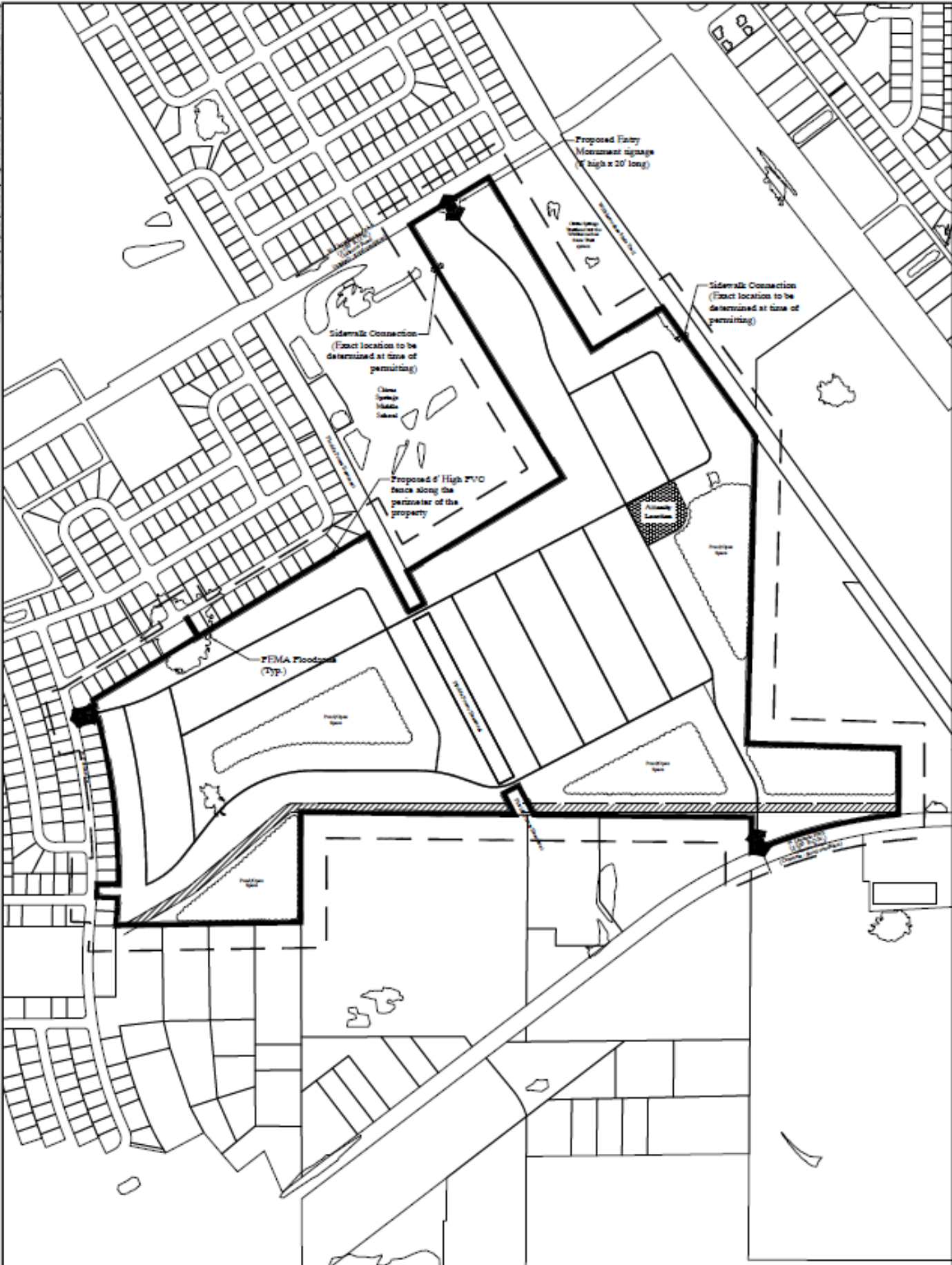
POWERED BY esri

# CITRUS SPRINGS UTILITY MAP



# PUD SITE PLAN - APPROVED THROUGH ORDINANCE No. 2022-A22

July 10, 2022 - 2: Project\Orma Spring 193 area\193\2022-05-15-193-A22.dwg



0 500 1,000  
SCALE: FEET



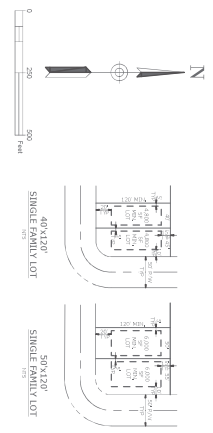
**EISENHOWER  
PROPERTY GROUP**  
111 SOUTH ARMENIA AVE  
SUITE 201  
TAMPA, FL 33609

	E.I.P.
	NO. 0-1-E

CITRUS SPRINGS BLVD. 193 AC PROPERTY

PD SITE PLAN

JOB NO.  
06-21-2021



**SITE DATA:**

APPLICANT: ECO CITRUS SPRINGS DEVELOPMENT, LLC  
 ADDRESS: 17460 N. 13600  
 PHONE: (813) 397-2726

ENGINEER: COASTAL ENGINEERING ASSOCIATES, INC.  
 ADDRESS: BRONXVILLE, FL 34621  
 PHONE: (352) 796-9423

SUBSECTOR: COASTAL ENGINEERING ASSOCIATES, INC.  
 ADDRESS: BRONXVILLE, FL 34621  
 PHONE: (352) 796-9423

SECTION/TOWNSHIP/RANGE:  
 2S & 31 T 29 S 18 E  
 9S & 11 T 29 S 18 E

PARCEL, A.L.T. # 2278842, 1939322 & 1484905

TOTAL ACRES: 419.8 AC

CURRENT ZONING: LDR/MSD FOR SINGLE FAMILY RESIDENTIAL

BUILDING SETBACKS:  
 FRONT 20' (UT ON CORNER LOT SECONDARY ROWS)  
 REAR 15'

**FLOOD PLAIN:** A FLOOD ZONE ON SPECIAL APPLICANT'S MANAGEMENT PLAN (SMP) REMAINS IN THE MAP. THE FLOOD ZONE NUMBER IS 120127C (0.025). COASTAL ENGINEERING ASSOCIATES, INC. HAS CONDUCTED A FIRM. MOST OF THE PROJECT IS LOCATED WITHIN FLOOD ZONE X. SEVERAL SMALL AREAS OF ZONE AE ARE ALSO LOCATED ON THE PROPERTY.

**NO WETLANDS AND/OR SURFACE WATERS ARE PRESENT.**

LAND USE	ACRES	DWELLING UNITS	DENSITY
SINGLE FAMILY	56.50	415	
RECREATIONAL	2.03		
ROADS	19.18		
DRAINAGE BUFFERS, & OPEN SPACE	40.29		
TOTAL AREA	118.00	415	APPROX 3.49 UNITS/ACRE

**DEVELOPMENT PHASING**

Phase 1A: 127 Units  
 31 (40' x 120')  
 96 (50' x 120')

Phase 1B: 61 Units  
 35 (40' x 120')  
 26 (50' x 120')

Phase 1C: 111 Units  
 62 (40' x 120')  
 49 (50' x 120')

Phase 1D: 116 Units  
 80 (40' x 120')  
 36 (50' x 120')

TOTAL (40' x 120') = 208  
 TOTAL (50' x 120') = 207  
 TOTAL LOTS PHASE 1 = 415

DATE	REV. BY/REV. NO.	REVISION

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

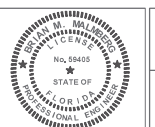
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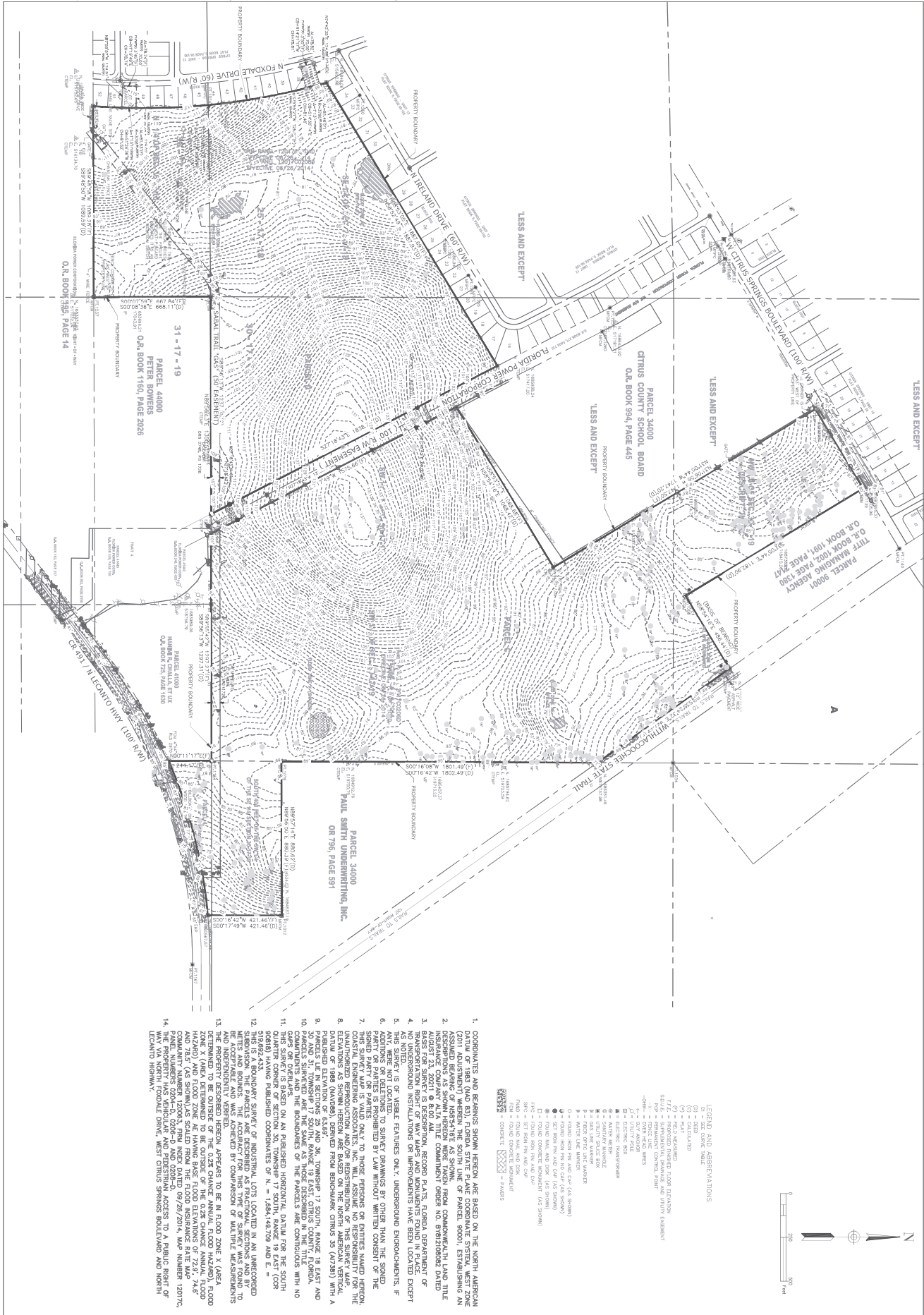
**Coastal** Engineering  
 Planning  
 Surveying  
 Environmental  
 Transportation  
 Construction Management

966 Candlish Blvd  
 Brooksville, FL 34601  
 (352) 796-0423 • Fax (352) 796-0359  
 EB-0001142



**OVERALL SITE PLAN**

**CITRUS SPRINGS 193 TRACT**



1. COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE (201) ADJUSTMENT WHEREIN THE SOUTH LINE OF PARCEL 9001, ESTABLISHING AN INSURANCE COMPANY ALTA TITLE COMMITMENT ORDER NO. BR91210002 DATED BASIS FOR SURVEY IS DESCRIPTION, RECORD PLATS, FLORIDA DEPARTMENT OF LAND MANAGEMENT, SECTION 17, TOWNSHIP 17 SOUTH, RANGE 18 EAST AND 30 AND 31 TOWNSHIP 17 SOUTH, RANGE 19 EAST, CITRUS COUNTY, FLORIDA, DATUM OF 1988 (NAVD88), DERIVED FROM BENCHMARK CITRUS 35 (4728) WITH A PUBLISHED ELEVATION OF 63.890. 36, TOWNSHIP 17 SOUTH, RANGE 18 EAST AND 30 AND 31 TOWNSHIP 17 SOUTH, RANGE 19 EAST, CITRUS COUNTY, FLORIDA, COMMENTS AND THE BOUNDARIES OF THE PARCELS ARE CONTIGUOUS WITH NO GAPS OR OVERLAPS.
2. ALL POINTS ON AN ESTABLISHED HORIZONTAL DATUM FOR THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 17 SOUTH, RANGE 19 EAST (COR 9087) HAVING PUBLISHED COORDINATES OF N = 1484146.709 AND E = 1484146.709.
3. THIS IS A BOUNDARY SURVEY OF INDUSTRIAL LOTS LOCATED IN AN UNRECORDED SUBDIVISION BOUNDARY DESCRIBED AS FRACTIONAL SECTIONS AND BY BE ACCEPTABLE AND WAS CHECKED BY COMPARISON OF MULTIPLE MEASUREMENTS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOOD HAZARD (FLOOD HAZARD) AND FLOOD ZONE XE (RISK OF FLOOD ELEVATIONS OF 72.2', 74.4' AND 76.5' AS SHOWN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 2202-0002-0000 AND DATED 09/26/2014, MAP NUMBER 12077C, PAMUNTI SUBDIVISION, 2002-0002-0000 AND DATED 09/26/2014, MAP NUMBER 12077C, THE PROPERTY HAS VEHICULAR AND PEDESTRIAN ACCESS TO A PUBLIC RIGHT OF WAY (CITRUS SPRINGS BOULEVARD) AND NORTH LECANTO HIGHWAY.

LEGEND AND ABBREVIATIONS

- (1) - BOUNDARY
- (2) - EASEMENT
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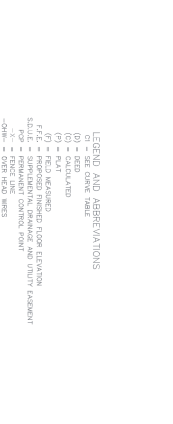
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DRAWING SHOULD UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL ENGINEER

**Coastal** Engineering Associates, Inc.  
 966 Candler-Roth Boulevard • Brooksville • Florida 34601  
 (352) 796-6423 • Fax (352) 799-8359  
 EB-0001142



EXISTING CONDITIONS

CITRUS SPRINGS 193 TRACT

DATE	REV. BY	REV. NO.	REVISION

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"





# Board of County Commissioners

## DEPARTMENT OF GROWTH MANAGEMENT

3600 W. Sovereign Path, Lecanto, FL 34461-8070

(352) 527-5226 Fax (352) 527-5317

Web Address: [www.citrusbocc.com](http://www.citrusbocc.com)

In reply, refer to: PL2-22-91

April 19, 2022

**VIA EMAIL: [sluce@eisenhowerpropertygroup.com](mailto:sluce@eisenhowerpropertygroup.com) and [kami.corbett@hwhlaw.com](mailto:kami.corbett@hwhlaw.com)**

**SUBJECT: Application CPA/AA/PUD-21-15 EPG Land, LLC**

Dear Mr. Luce and Ms. Corbett:

The Board of County Commissioners approved application CPA/AA/PUD-21-15 on March 22, 2022, via Ordinances No. 2022-A22 and 2022-A23.

We have received a letter from the State Land Planning Agency that they have identified no provision that necessitates a challenge (copy attached).

Our Geographic Information Systems (GIS) Division is advised by way of this letter to revise the Future Land Use Map, the Land Development Code Atlas, and our Hansen database pursuant to the enclosed ordinances.

It was a pleasure working with you regarding this application. If you have any questions, do not hesitate to contact the Land Development Division (352-527-5239).

Sincerely,

Joanna L. Coutu, AICP  
Director  
Land Development Division

JLC/cb

Enclosures: Ordinances 2022-A22 and 2022-A23

Copy of letter dated April 18, 2022 from Florida Dept. of Economic Opportunity

cc: Cynthia Skelhorn, Director, GIS Division  
Susan O'Connell, GIS Division  
Herb Mack, Property Appraiser's office ([hmack@citruspa.org](mailto:hmack@citruspa.org))

Administration  
Suite 113  
(352) 527-5226  
FAX 527-5317

Building  
Suite 111  
(352) 527-5310  
FAX 527-5394

Code Compliance  
Suite 147  
(352) 527-5350  
FAX 527-5523

Land Development  
Suite 140  
(352) 527-5239  
FAX 527-5428

ORDINANCE NO. 2022-~~122~~

AN ORDINANCE OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE CITRUS COUNTY LAND USE ATLAS MAP BY REDESIGNATING APPROXIMATELY 192.4 ACRES FROM THE HEAVY INDUSTRIAL DISTRICT TO THE LOW DENSITY RESIDENTIAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT FOR RESIDENTIAL USES; PROVIDING FOR CONFLICTS; PROVIDING FOR MODIFICATION THAT MAY ARISE FROM CONSIDERATION AT THE PUBLIC HEARINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on June 12, 2012, the Board of County Commissioners adopted the Citrus County Land Development Code as Ordinance No. 2012-06; and

WHEREAS, certain Atlas Amendments are necessary to maintain consistency with the Citrus County Comprehensive Plan; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AS FOLLOWS:

1. The following described lands are hereby redesignated on the Citrus County Land Use Atlas Map:

CPA/AA/PUD-21-15 – Steve Luce of EPG Land LLC for Apollo Beach Investments Limited Partnership

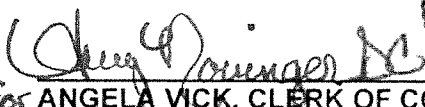
Re-designation of approximately 192.4 acres from the Heavy Industrial District (IND) to the Low Density Residential District (LDR) with a Planned Unit Development (PUD) for single-family residential uses, modifying the Land Use Atlas Map as presented in CPA/AA/PUD-21-15 and as further described in Exhibit "A", legal description, Exhibit "B", master plan, and Exhibit "C", conditions, attached hereto and incorporated herein by reference.

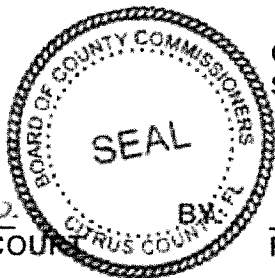
2. The Atlas of the Land Development Code of Citrus County, Florida is hereby amended to reflect the changes described in Sections 1 of this Ordinance.
3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

4. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The Board of County Commissioners hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared illegal, invalid or unconstitutional and all ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.
5. It is the intent of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and filed by the Clerk to the Board.
6. This ordinance shall become effective simultaneous with the effective date of the associated Comprehensive Plan Amendment.

**DONE AND ADOPTED** in regular meeting by the **BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA**, this 22<sup>nd</sup> day of March, 2022.

ATTEST:


  
for ANGELA VICK, CLERK OF COURT



CITRUS COUNTY, FLORIDA, A POLITICAL  
SUBDIVISION OF THE STATE OF FLORIDA

  
RONALD E. KITCHEN, JR., CHAIR

APPROVED AS TO FORM FOR THE  
RELIANCE OF CITRUS COUNTY ONLY

  
DENISE A. DYMOND LYN,  
COUNTY ATTORNEY

APPROVED

MAR 22 2022

BOARD OF COUNTY  
COMMISSIONERS

**EXHIBIT C**  
**CPA/AA/PUD-21-15**  
**CONDITIONS OF APPROVAL**

1. The Planned Unit Development (PUD) shall allow for up to 800 single-family detached units, as generally outlined on the Master Plan and accompanying narrative date-stamped received October 26, 2021, by the Land Development Division. Construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code, unless as specifically outlined within these conditions.
2. The project must be served by central water and central sewer.
3. Stormwater Management Design must meet the requirements of the Citrus County Land Development Code in effect at the time of permitting.
4. A Tree Preservation Plan and a biological survey, as outlined in the LDC, must be submitted and approved at the time of Improvement Plans.
5. A minimum 10-foot wide Type "B" buffer with a 6' PVC fence shall be provided along the property boundaries where the site abuts the school, dog park, substation site, and trail, as delineated in the LDC.
6. Landscaping and design and maintenance shall follow the principles of *Florida Friendly Landscaping™* and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff. Turf grasses and landscape vegetation shall be common to the area and drought tolerant.
7. Minimum lot widths shall be 40'. Setbacks shall be as follows: Front 20' (corner lot second fronts 10'), Side 5', Rear 15'.
8. Impervious Surface Ratio maximum shall be 55%, calculated on a plat-wide basis and demonstrated at the time of platting.
9. Revise the Master Plan to include the 50-foot Sabal Trail gas pipeline easement which runs along the south property line (OR Book 2748, Pg 1726).
10. At the time of platting, the applicant must demonstrate provision for active recreation and required open space, as delineated in the LDC and Comprehensive Plan.
11. At the time of platting, the applicant shall provide authorization for encroachment/development on the Duke Energy powerline corridor, as well as access to the public school site and/or trail site (as applicable).
12. At the time of platting, the applicant will need to provide trip generation rates for the proposed development to determine if auxiliary lanes will be required. The proposed roadway connection on CR-491 will need to line up directly across from the driveway

entrance for Central Ridge Park (intersection improvements may be required), unless otherwise authorized by the County Engineer.

13. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.
14. 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.

## PROPERTY DISCLAIMER

•**Licensed Real Estate Brokers** • Information contained herein has been obtained from the owner of the property and from other resources that we deem reliable including County Appraiser's Office and Zoning and Planning Departments. We have no reason to doubt the information's accuracy, but we do not warrant or represent that the information contained in this Brochure is accurate and definitive. **It is your responsibility to independently confirm the property's information accuracy and completeness.** Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the stability of the property for your records and purchase. This offer may be amended or withdrawn at any time without notice. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors.

## OFFICES

### TAMPA OFFICE

24754 SR 54  
LUTZ, FL 33559



### BOKEELIA OFFICE

PO BOX 420 (7101 CAPRI LN)  
BOKEELIA, FL 33922



Noel E. Address, CCIM

Owner/Director

PH: 239-283-1717 or Direct: 239-994-0624

nandress@comcast.net

Sage N. Address, ALC, CCIM

Tampa Director

PH: 813-416-4254

Sage.sunmark@outlook.com

