

Look What's Coming! December 12, 2025	PDC Date	BOCC Date
Longhorn Steakhouse has requested a building permit (BLD2511-1106) for a new 5,780 SF restaurant at 3237 W Norvell Bryant Hwy (CR-486) In Lecanto.		
Duval Preservation Trust Inc. has requested building permits (BLD2511-0703 and BLD2511-0701) to build three Seminole Chickee Huts and a portable outhouse for a historical exhibit at 7801 S Old Floral City Rd. in Floral City.		
The Confluence has requested a building permit (BLD2511-1047) for a new apartment building at 12455 N Water Way in Dunnellon. The application is incomplete at this time.		
St. Anne Episcopal Church of Crystal River has requested an interior remodel permit (BLD2511-0905) at 9870 W Ft. Island Trail in Crystal River.		
Ayr Wellness has requested an interior remodel permit (BLD2512-0235) for a new medical marijuana treatment center at 3177 E Gulf to Lake Hwy (SR-44) in Inverness.		
A and J Gardners Concrete has requested a building permit (BLD2511-0873) for a new metal building shop at 25 E Gulf to Lake Hwy. in Lecanto.		
JH Property Investment LLC has requested a building permit (BLD2511-0978) for a 24'x25' parts shed for company trucks at 2240 N Skeeter Terrace in Hernando.		
Ardurra Group, on behalf of Crystal Ridge Property Group, LLC, has requested improvement plans (IMP2024-00006) for Crystal Ridge Phase 2A . The site proposes approximately 213 single-family residential lots and is part of the previously approved Crystal Ridge Planned Unit Development (CPA/AA/PUD-22-01) lying adjacent to W. Crystal Oaks Dr. and S Rock Crusher Road in Lecanto. The application has been approved so infrastructure construction can commence. A final plat application has not yet been submitted.		
A M Gaudet & Associates, Inc. on behalf of Sterling Residential, LLC and Sterling Commercial, LLC, has requested Improvement Plans (IMP202300008) for Lecanto Preserve Phase One . The site proposes 280 residential lots on approximately 105 acres at 1730 S Darrin Point in Lecanto. Approval for infrastructure construction was issued on 3/31/25. A final plat application has not yet been submitted.		
Pigeon-Ardurra LLC has requested a final plat (FPLT2025-00003) for Black Diamond Town Center . The site proposes two nonresidential lots and infrastructure for this nonresidential site at 3499 W Norvell Bryant Hwy (CR-486) in Lecanto. The applicant has prepared an Improvement Agreement for completion of this project since improvements have not yet been completed.		

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Pigeon-Ardurra LLC has requested a final plat (FPLT2025-00004) for Black Diamond Town Center Phase 2 . The site proposes 2 nonresidential lots and infrastructure for this nonresidential site at 3499 W Norvell Bryant Hwy (CR-486) in Lecanto. The applicant has prepared an Improvement Agreement for completion of this project since improvements have not yet been completed.		
Pigeon-Ardurra LLC has requested Improvement Plans (IMP2024-00005) for Crystal Ridge Phase 1 . The site proposes 234 residential lots and 10 tracts at 5859 W Crystal Oaks Drive in Lecanto. The application was approved with conditions by staff, so infrastructure construction can commence. A final plat application has not yet been submitted.		
Germana Engineering has requested Improvement Plans (IMP2023-00005) for Southern Woods Phase V . The site proposes 74 residential lots on Woodfield Circle in Homosassa. The application was approved with conditions by staff, so infrastructure construction can commence. A final plat application has not yet been submitted.		
Design and Entitlement Consultants, LLC has requested a preliminary plat/improvement plan (PPLT2024-00006) and a final plat application (FPLT2025-00008) for Trailhead Ridge Phase 1A (fka Citrus Springs PUD Property Phase 1A). The plat proposes 238 residential lots at 6906 N Lecanto Hwy (CR-491) in Beverly Hills. Additional information has been requested by staff.		
MAI Engineering Services, Inc. has requested improvement plans (IMP2025-00005) for Lucky Ranch Trail . The application requests 23 lots at 5746 W Lucky Ranch Trail in Homosassa. Additional information has been requested by staff.		
Coastal Engineering has requested a final plat (FPLT2025-00005) for Davis Reserve . The application requests 399 residential lots and 13 tracts at 1999 W Norvell Bryant Hwy (CR-486) in Lecanto, and infrastructure improvements are currently under construction. A resubmittal was received and is being reviewed by staff.		
Coastal Engineering has requested a final plat (FPLT2025-00007) for Bobbie Glen . The application requests 41 lots and 5 tracts at 870 W Bobbie Glen Drive in Hernando, and infrastructure improvements are currently under construction. A resubmittal was received and is under review by staff.		

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Attorney Robert Batsel, on behalf of One Oak Homosassa , has requested an amendment (PUD3116) to an existing Planned Unit Development for nonresidential uses at 8535 W Aquaduct Street in Homosassa. The site was previously approved in 2020 for nonresidential uses and this amendment would change the access points while allowing nonresidential uses on the site. The applicant requested a continuance prior to the scheduled 3/6 PDC hearing.	On hold by applicant	
Coastal Engineering, on behalf of Post Oak Ranch , has requested a Planned Unit Development (PUD2938) to allow 1,750 single-family residential sites in the LDR district. The site lies at 7000 W 7 Rivers Drive in Crystal River. The applicant has placed the application on hold to allow submittal of an accompanying Development Agreement.	On hold by applicant	
Attorney Robert Batsel has requested a Comprehensive Plan Amendment (CPA2024-00005) to amend the Manatee Element in the Comprehensive Plan. The application proposes revisions to residential dock density and design. State and federal agencies have provided comments and the applicant has placed the application on hold to allow time to address those items. The applicant indicates they spoke with the State and can continue the application beyond the initial 6 month extension.	4/18/24 Approval	6/11/24 5:01 pm Transmit Tba - Adoption hearing continued by applicant
Pigeon-Ardurra LLC, on behalf of Bravo Land Group, LLC, has requested a Planned Unit Development amendment (PUD2733) to the Betz Farm Development of Regional Impact (DRI). The amendment proposes 1,466 dwelling units at 3406 N Turkey Oak Drive in Crystal River. The applicant requested a continuance and has recently resubmitted but requested that hearings not yet be scheduled.	On hold by applicant	
Attorney Robert Batsel, on behalf of Phaseonederhaus, LLC , has requested a Planned Unit Development (PUD202500002) to allow a professional office, medical office and research laboratory in the Professional Services/Office district at 5710 W Gulf to Lake Hwy (SR-44) in Crystal River. The application fee is awaiting payment before the site can proceed to public hearing.	Awaiting application fee by applicant	
NV5 Engineering, on behalf of SN 491 Group LLC , has requested a Comprehensive Plan Amendment/Atlas Amendment (CPA/AA2025-00005) to change approximately 2.9 acres from Medium Density Residential to General Commercial at 3255 W Horace Allen St in Lecanto. The applicant has placed the application on hold to consider a PUD submittal.	On hold by applicant	

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Attorney Robert Batsel, on behalf of Seagrass Resort , has requested a Comprehensive Plan Amendment, Atlas Amendment and Planned Unit Development (CPA/AA/PUD-2024-0023) to allow an elevated outdoor seating area, and to revise and replace existing rental units. The site lies at 10386 W Halls River Road in Homosassa. The applicant had provided a resubmittal but has placed the application on hold.	On hold by applicant	
Local Engineering, Inc., on behalf of Aware Investments , has requested a Comprehensive Plan Amendment, Atlas Amendment and Planned Unit Development (CPA/AA/PUD-2024-00020) on approximately 28.7 acres from LDR/GNC to MDR/GNC for 102 dwelling units, retail/commercial sites, and an independent living facility. The site lies at 730 N Lecanto Hwy (CR-491) in Lecanto. The applicant is revising the submittal at this time.	Applicant is revising submittal at this time	
Coastal Engineering Associates, on behalf of Cabot Citrus Farms , has requested a comprehensive plan amendment (CPA/AA/PUD-2025-00002) to create a new land use district and subarea plan for a resort with up to 3 dwelling units/acre and amenities at 2340 W Oak Park Blvd in Homosassa. Application fee payment is pending before public hearings can proceed.	Awaiting application fee from applicant	
Local Engineering Inc., on behalf of Soffron Holdings LLC , has requested an Atlas Amendment (AA-2025-00008) to change the use designation from special business and future development to multifamily and mini-warehouse at 7355 N Florida Avenue (US-41) in Citrus Springs. Applicant continued and has now revised the application. The resubmittal was found to be insufficient by staff so public hearings will be scheduled once sufficiency is met.	tba	
Attorney Darryl Johnston, on behalf of George Southworth, Trustee , has requested a Comprehensive Plan Amendment/Atlas Amendment/Planned Unit Development (CPA/AA/PUD2025-00001) to change approximately 366 acres from AGR, Agriculture, to EXT, Extractive, for a new sand mine at 3856 N Brookshire Pt in Crystal River. The applicant placed the application on hold prior to the BOCC hearing.	Special Master Hearing – 6/27/25 1:00 pm Denial	On hold by applicant
Thomas Engineering Group, on behalf of Take 5 Oil Change , has requested a Planned Unit Development (PUD-2025-00009) at 9318 S Suncoast Blvd (US-19) for the oil change use. The application was found to be insufficient and public hearings will be scheduled once sufficiency requirements are met.	tba	
Wade Trim, as a consultant for Citrus County, has prepared a Comprehensive Plan Amendment (CPA-2025-00008) to propose an interchange map area and Comprehensive Plan standards for a CR-486 Interchange Management Area (IMA) .	11/20/25 workshop	tba

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Furman Civil Designs, on behalf of Stillwater Estates, Inc. , has requested a revision (PUD-2025-00014) to the Stillwater Estates master plan to allow up to 213 RV sites in place of the previously approved 55 cabins at 2862 S MacArthur Terrace in Homosassa. A resubmittal was recently received and is undergoing staff review before public hearings are set.	tba	
Kimley Horn and Associates, on behalf of Mythri Lecanto LLC , has requested a Comprehensive Plan amendment/Atlas amendment and Master Plan (CPA/AA/PUD-2025-00009) to create 8 General Commercial (GNC) lots, and 2 High Density Residential (HDR) lots at 3768 W Norvell Bryant Hwy (CR-486) in Lecanto. The application is awaiting fee payment before public hearings are scheduled.	tba	
Older, Lundy, Koch & Martino Law has requested a Planned Unit Development (PUD-2025-00016) for the Hammarquist Development to allow for 200 apartments and an office area in the PSO zoning district at 6982 S Suncoast Blvd.(US-19) in Homosassa. Additional information has been requested by the applicant before public hearings are scheduled.	tba	
Attorney Sid Ansbacher on behalf of Deltona Corp. has requested a Comprehensive Plan Amendment/Atlas Amendment and Comprehensive Plan Subarea Plan (CPA/AA-2025-00013) for approximately 813 acres around CR-491 and Tram Road in Lecanto. A companion application (CPA-2025-00012) would expand the Planned Service Area to accommodate this application. The application was just received and is undergoing sufficiency review before public hearings can be scheduled.	tba	tba
RBW Services Group has requested a Conditional Use (CU-2025-00016) to allow a 149' monopole cell tower in the RUR zoning district at 4750 W. Justice Ct. (aka 4499 S Trent Ter.) in Homosassa.	1/15/26	
Ashley L. Miller has requested a Conditional Use (CU-2025-00014) to allow additional pygmy goats that exceed the allowance in the Animal Schedule at 11648 S Rural Terrace in Floral City.	1/15/26	
Eucharist Construction, on behalf of the Redemption Point Assembly of God , has requested a Conditional Use (CU-2025-00013) to allow an expansion of this existing church in the MDR zoning district at 4201 S Pleasant Grove Rd. in Inverness.	1/15/26	
Donald McFarland Construction, Inc. has requested to revise an existing Conditional Use from a model home office to a professional office at 2921 E Michael Street in Inverness.	2/5/26	
Citrus County Land Development Division has prepared an Ordinance Amendment (OA-2025-00003) to prohibit medical marijuana treatment centers , at the direction of the BOCC.	11/20/25	12/9/25 5:05 pm Approved

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Attorney Logan J. Opsahl, Esquire, on behalf of Formation Portfolio I LLC , has requested a PUD amendment (PUD-2025-00005) to allow multifamily use on an existing assisted living facility site at 1900 W Alpha Court in Lecanto (Brentwood PUD). The applicant requested a continuance to the 12/9/25 meeting.	8/21/25 Denial	12/9/25 5:01 pm Denied
Sam's Mobile Home Service LLC has requested a Planned Unit Development (PUD2025-00011) to allow a proposed mobile home service and dealership site at 8705 W Candy Lane in Homosassa.	12/4/25 Approval with conditions	1/6/26 5:01 pm
Local Engineering, Inc., on behalf of Gerrits-Citrus , has requested a Comprehensive Plan Amendment/Atlas Amendment and Planned Unit Development (CPA/AA/PUD-2025-00003) to change approximately 4.6 acres from RUR, Rural Residential, to IND, Industrial. The site lies at 6776 N Citrus Avenue and was recently found to be sufficient for public hearings.	12/4/25 Approval with conditions	1/6/26 5:05 pm
Wade Trim, as a consultant for Citrus County, has prepared an Ordinance Amendment (OA-2025-00002) to propose LDC criteria for the Cardinal Interchange Management Area (IMA) . Comprehensive Plan standards have previously been adopted.	11/20/25 Approval with conditions	1/27/26 5:01 pm
Coastal Engineering, on behalf of The Hills of Lecanto , have requested a Planned Unit Development (PUD-2025-00010) for 38 townhomes on approximately 4.7 acres at 2225 N Pine Cone Avenue in Lecanto.	1/15/26	2/26/26 5:01 pm tentative
Corta Lecanto LLC on behalf of Longhorn Steakhouse and Sprouts has requested an amendment to an existing PUD at 3237 W Norvell Bryant Hwy. (CR-486) to allow additional signage for both sites.	1/15/25	2/26/26 5:05 tentative
Citrus County Land Development District has prepared an amendment to the Land Development Code (OA-2025-00004) to clarify subdivision requirements and certified recovery residences as required by recently adopted Florida statutes.	1/15/26	2/26/26 5:10 pm tentative
Coastal Engineering, on behalf of Garden Street Communities Southeast, LLC , has requested a PUD amendment (PUD2025-00007) to allow up to 390 single-family residences and 50,000 SF of commercial at 5800 W Homosassa Trail in Homosassa. The applicant has recently revised the application which is under review by staff.	2/5/26	3/10/26 5:01 pm tentative
Sean Russell, on behalf of the VA Clinic , has requested a Comprehensive Plan Amendment/Atlas Amendment and PUD to accommodate a new VA clinic in the SR-44 Interchange Management Area at 3855 W Gulf to Lake Hwy (SR-44) in Lecanto.	2/5/26	3/10/26 5:05 pm tentative