

LUCKY RANCH

RESIDENTIAL DEVELOPMENT

GC Package – Construction Overview

23-Lot HOA Community • Manufactured & Site-Built Homes

16 GROSS ACRES	23 TOTAL LOTS	~0.50 ACRES PER LOT
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PERMIT IN PROCESS • RESIDENTIAL • HOA COMMUNITY • MANUFACTURED & SITE-BUILT

West Lucky Ranch Trail & South Rock Crusher Road

Homosassa (Lecanto), Citrus County, FL

20 Minutes to Crystal River Beach • 55 Minutes to Tampa, FL

Parcel ID: 18E19S07-4200 • Section 7, T19S, R18E

Prepared by:

Innova Land and Development Planning LLC

February 2026

Project Price: **\$790,000**

PROJECT OVERVIEW

PROJECT SUMMARY

Lucky Ranch is a 16-acre residential development located at the intersection of West Lucky Ranch Trail and South Rock Crusher Road in Homosassa (Lecanto), Citrus County, Florida. The property is ideally situated approximately 20 minutes from Crystal River Beach and 55 minutes from Tampa, offering an attractive balance of coastal proximity and affordability.

The project is approved for 23 residential lots averaging approximately 0.50 acres each. The community will be structured as an HOA and permits both manufactured homes and site-built units, providing flexibility in construction approach and price point targeting. Site plan, topographic surveys, environmental studies, geotechnical reports, and ecological assessments have all been completed and submitted. The county construction permit is anticipated within approximately 30 days.

This GC Package provides construction cost details and project financials for qualified general contractors interested in the horizontal and/or vertical development of this community.

SCOPE OF WORK SUMMARY

SITWORK + VERTICAL CONSTRUCTION

23 Residential Lots • ~16 Acres • HOA Community

- Site clearing and grading (approximately 16 acres of forested upland)
- Internal road construction with sidewalks, stop signs, ADA-compliant wheelchair ramps
- Potable water distribution system (per 2-sheet water plan)
- Stormwater management system with control weir structures (SWPPP approved)
- Erosion control: stabilized construction entrance, Type III silt fence, wattle inlet protection, turbidity barrier
- Individual septic tank installation per lot (23 units)
- Vertical construction: 23 manufactured home units (purchase, transport, setup)
- Full landscape plan and tree preservation per county requirements
- HOA common area improvements

DOCUMENTS SUBMITTED TO COUNTY

- ✓ Site Plan
- ✓ Boundary & Topographic Survey (R.M. Barrineau & Associates, Inc.)
- ✓ Environmental / Ecological Survey (Atlantic Ecological Services, LLC)
- ✓ Geotechnical Report
- ✓ Construction Permit Application (estimated ~30 days to approval)
- ✓ Revised Construction Plan Set – 27 Sheets (MAI Engineering, Dec 2025)

SITE INFORMATION

PROPERTY LOCATION

Address	W. Lucky Ranch Trail & S. Rock Crusher Rd, Homosassa, FL
County	Citrus County, Florida
Parcel ID	18E19S07-4200
Section / Twp / Range	Section 7, Township 19 South, Range 18 East
Coordinates	28° 50' 33.34"N, 82° 31' 41.96"W
Proximity	20 min to Crystal River Beach; 55 min to Tampa

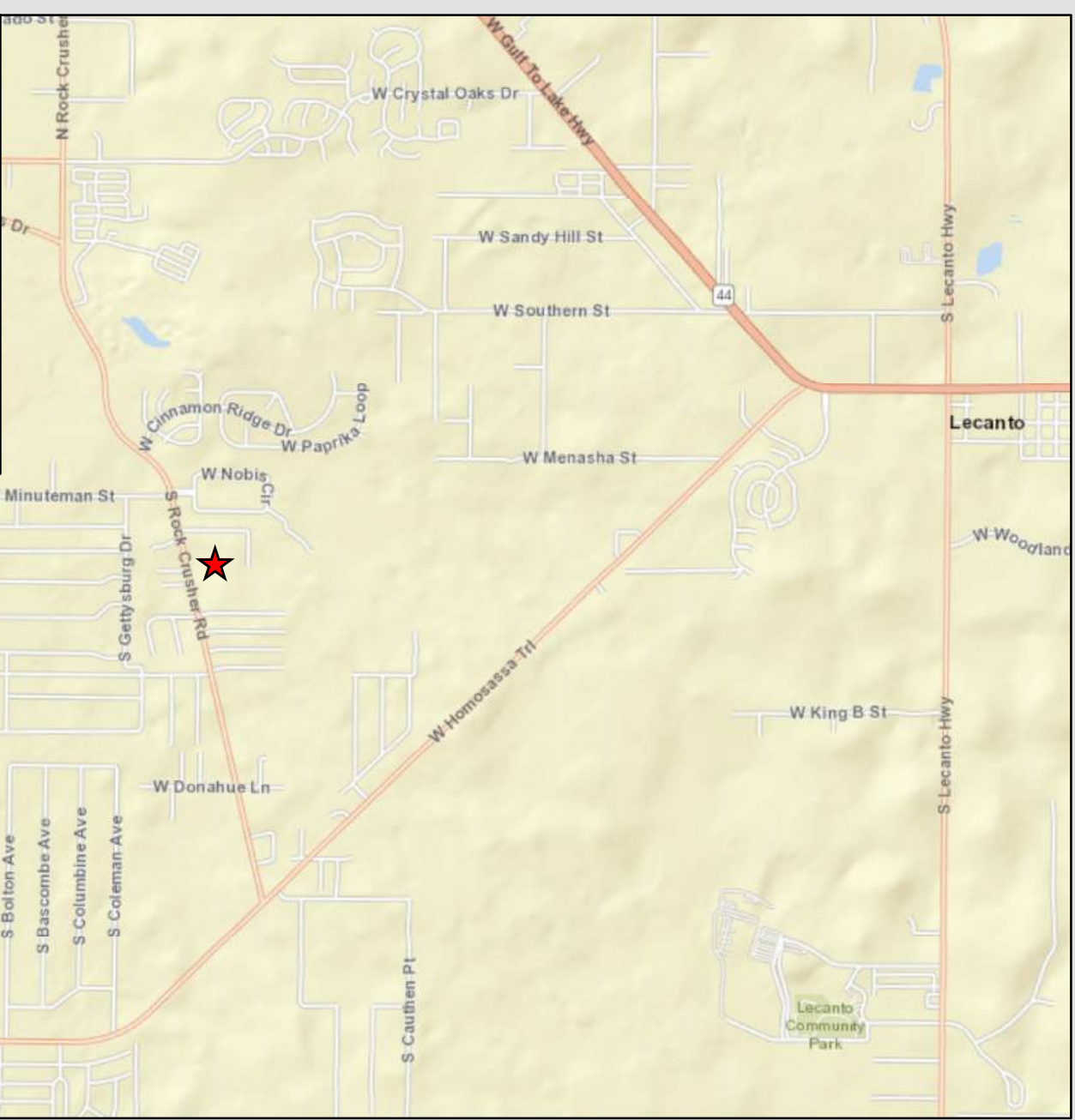
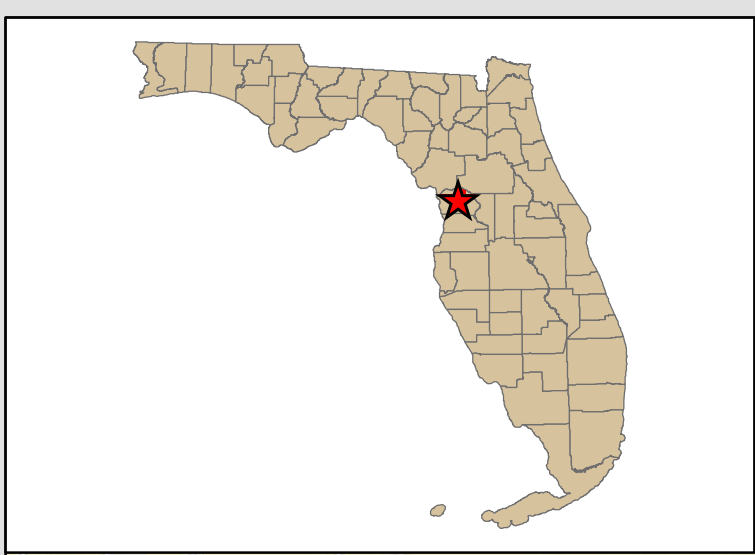
SITE CONDITIONS

Gross Site Area	~16.63 acres (724,403 SF)
Developable Lots	23 lots (~0.50 acres each)
Current Condition	Forested upland – Pine Mesic Oak (FLUCCS 414)
Vegetation	Slash pine, live oak, laurel oak, saw palmetto, beautyberry
Soil Classification	Candler Fine Sand (3/4) – Well-drained, suitable for development
Wetlands	None identified
Flood Zone	Zone X (Minimal Flood Risk)
Topography	Generally flat terrain, minimal grading required

ECOLOGICAL SURVEY FINDINGS

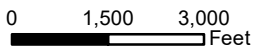
Atlantic Ecological Services, LLC conducted a protected species assessment on October 30, 2024. Key findings:

- 100% gopher tortoise burrow survey completed – no occupied burrows found
- No Florida burrowing owl presence or evidence observed
- No impacts expected to eastern indigo snake, Florida scrub-jay, short-tailed snake, or red-cockaded woodpecker
- Nearest bald eagle nest: 5.5 miles east – no impact
- No protected flora or fauna anticipated to be impacted by development



Latitude: 28° 50' 33.34"N
Longitude: 82° 31' 41.96"W
Section 7
Township 19 South
Range 18 East

Image Source: ESRI 2024
Date: 10-30-24



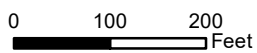
Location Map Lucky Ranch Trail Citrus County, Florida



WWW.ATLANTICECO.COM
904-347-9133 | jody@atlanticeco.com
201 Basque Rd | St. Augustine, FL 32080



Image Source: ESRI 2022
Date: 10-30-24



Soil Map Lucky Ranch Trail Citrus County, Florida



WWW.ATLANTICECO.COM
904-347-9133 | jody@atlanticeco.com
201 Basque Rd | St. Augustine, FL 32080

ENGINEERING PLAN SET

REVISED CONSTRUCTION PLAN SET – 27 SHEETS

Project #2375 • AutoCAD LT 2025 • Digitally Signed December 30, 2025
 Engineer: Quoc H. Mai, P.E. (MAI Engineering)

COMPLETE SHEET INDEX

Sheet	Description
1	Cover Sheet
2	General Notes
3	Topographic Survey
4	Erosion Control Plan
5–6	Tree Table (2 sheets)
7	Overall Site Plan
8–9	Site Plan – Sections 1 & 2
10	Pre-Development Drainage Map
11	Post-Development Drainage Map
12–13	Grading Plan – Sections 1 & 2
14	Cross Sections
15–16	Potable Water Plan – Sections 1 & 2
17–18	Landscape Plan – Sections 1 & 2
19	MOT Index (Maintenance of Traffic)
20	Erosion Control Details
21	General Details
22–26	Utility Details (5 sheets)
27	SWPPP (Stormwater Pollution Prevention Plan)

KEY PLAN COMPONENTS

Site Development

- Overall site layout for 23 lots with typical pavement sections
- Wheelchair ramp details in sidewalks (ADA compliant)
- Stop signs, stop bar markings, and connection to existing pavement
- Concrete sidewalk details

Drainage & Stormwater

- Pre-development and post-development drainage analysis
- Control weir structures (3 different types)
- SWPPP approval obtained

Erosion Control

- Stabilized construction entrance, Type III silt fence
- Wattle inlet protection and turbidity barrier

Utilities & Landscaping

- Potable water distribution plan (2 sheets) with 5 sheets of utility details
- Full landscape plan (2 sheets) with tree inventory tables (2 sheets)

OWNER:

MIKE UNG
FREEDOM CAPITAL ALLIANCE, LLC
29381 SEDGEWAY BLVD.
WESLEY CHAPEL, FL 33544

ENVIRONMENTAL

ATLANTIC ECOLOGICAL SERVICE
201 BASQUE ROAD
ST. AUGUSTINE, FL 32084
WEB: WWW.ATLANTIC.COM
PHONE: (904) 347-9133

ENGINEER:

MAI ENGINEERING SERVICES, INC
2510 US 1 S, SUITE D
CITRUS COUNTY, FL 34448
PHONE: (904) 794-1760
FAX: (904)-794-1768
ATTN: QUOC H. MAI, P.E.

GEOTECHNICAL:

UES
4475 SW 35TH TERRACE,
GAINESVILLE, FL 32608
PHONE: (352) 372-3392

TOPO SURVEYOR

R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
1309 SE. 25TH LOOP
OCALA, FL 34471
PHONE: (352) 622-3133
FAX: (352)-369-3771

ARCHEOLOGICAL

SWCA
2006 RIVERSIDE AVE, SUITE 100
JACKSONVILLE, FL 32204
PHONE: (904) 384-7020

ELECTRIC:

FLORIDA POWER AND LIGHT CO.
2900 CATHERINE STREET
PALATKA, FL 32177
PHONE: (904) 824-7615
FAX: (800)-868-9554
ATTN. TRACY STERN

COMMUNICATION

AT&T
8171 BAYMEADOWS WAY W. 3RD FLOOR
JACKSONVILLE, FL 32256
PHONE: (904) 407-2549
ATTN: KEVIN DOW

WATER UTILITY

CITRUS COUNTY DEPARTMENT OF
WATER REOURCES

1300 S LECANTO HWY
LECANTO, FL 34461
(352)-527-7646

**SOUTHWEST FLORIDA WATER
MANAGEMENT DISTRICT**

2379 BROAD STREET,
BROOKSVILLE, FL 34604
PHONE: (352) 796-7211

SWPPP Approved 1/13/26

An EROSION inspection will be required prior to any land disturbance to verify controls have been installed properly and appropriately. Please submit a request for an inspection, via the permit portal, 24 hours prior to the desired date of inspection.

SITE DEVELOPMENT PLANS

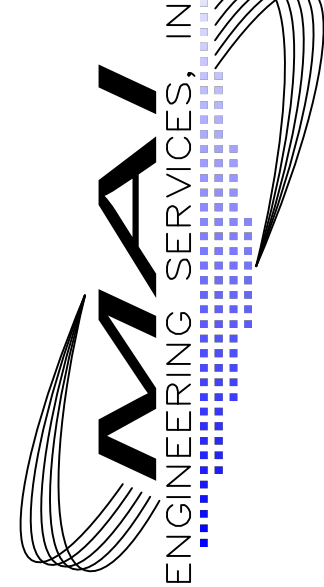
FOR

LUCKY RANCH TRAIL

PARCEL ID. NO. : 18E19S07-42000

SITE ADDRESS: LUCKY RANCH TRAIL, CITRUS COUNTY, 34448

PREPARED BY:

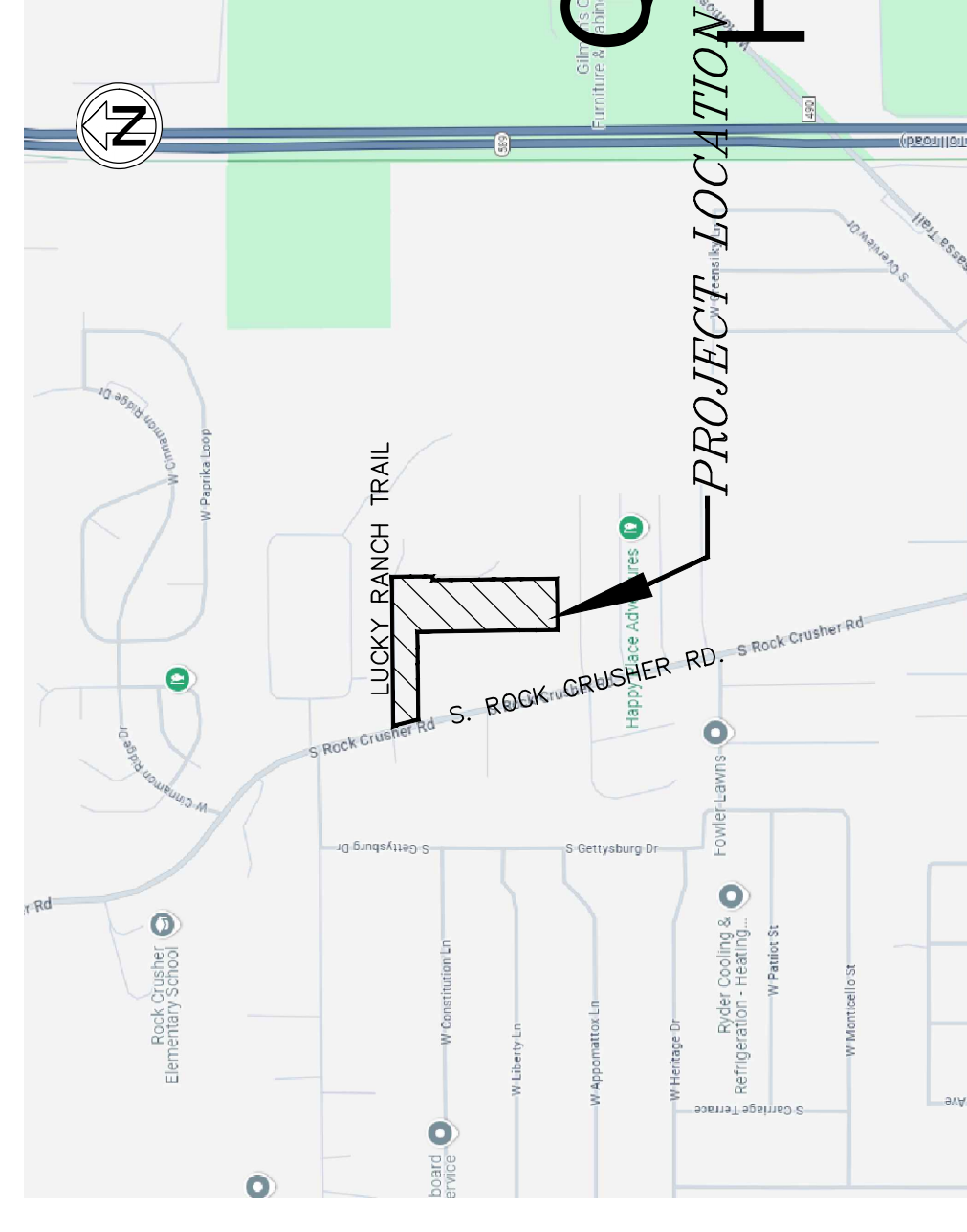


2510 US 1 SOUTH SUITE D
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PHONE (904)794-1760
FAX (904)794-1768
quoc@maingenier.com

DRAWING INDEX

1. COVER SHEET
2. GENERAL NOTES
3. TOPO SURVEY
4. EROSION CONTROL & DEMO PLAN
- 4A.-4B. TREE TABLE
5. OVERALL SITE PLAN
- 5.1-5.2 SITE PLAN
- 6A. PRE-DEVELOPMENT DRAINAGE MAP
- 6B. POST DEVELOPMENT DRAINAGE MAP
- 61.-6.2 GRADING PLAN
7. CROSS SECTIONS
- 8.1-8.2 PORTABLE WATER PLAN
- 9.1-9.2 LANDSCAPE PLAN
10. MOT INDEX
11. EROSION CONTROL DETAILS
12. GENERAL DETAILS
- 13.-17. UTILITY DETAILS
18. STORM WATER POLLUTION PREVENTION PLAN

LOCATION MAP (NTS)



2510 US 1 SOUTH SUITE D
ST. AUGUSTINE, FL 32086
PHONE (904)794-1760
FAX (904)794-1768
quoc@maingenier.com

MAI ENGINEERING SERVICES, INC.
Digitally signed by Quoc H. Mai
DN: cn=Quoc H. Mai, o=MAI ENGINEERING SERVICES, INC., email=quoc@maingenier.com

Date: 2025.12.23 12:30
Time: 12:06:00
-0500'

LICENSED ENGINEER
QUOC H. MAI
FL.#64006 CA#28162

REVISIONS

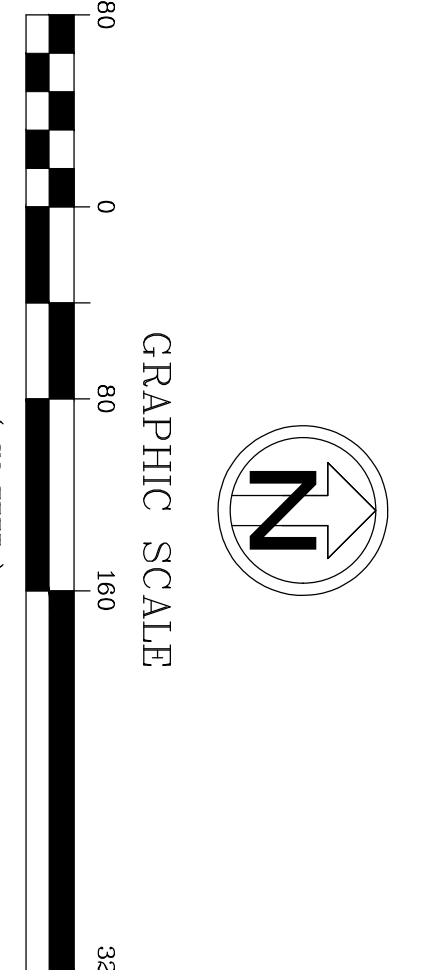
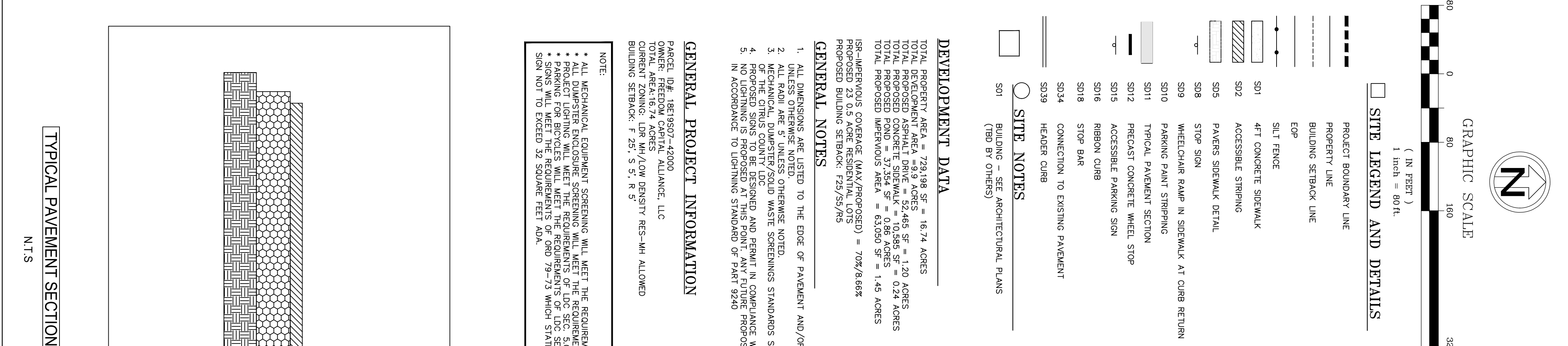
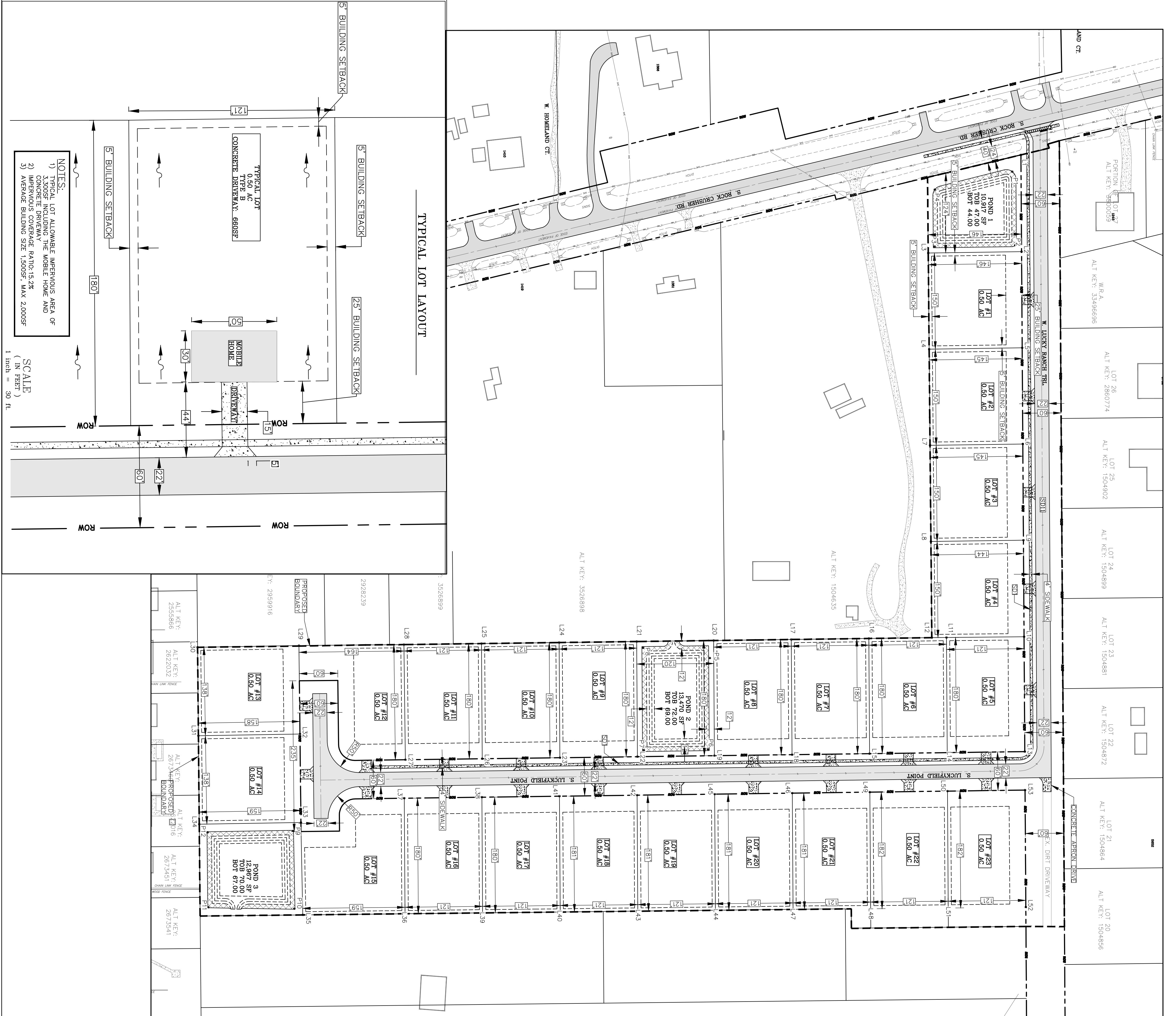
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COVER SHEET

LUCKY RANCH TRAIL
CITRUS COUNTY, FLORIDA
PREPARED FOR
FREEDOM CAPITAL ALLIANCE, LLC

SHEET TITLE
DSGN BY: QHM
CHK BY: AXI
DATE: 12/23/2025
JOB No.: 2375
SHEET No.: 1





SITE LEGEND AND DETAILS

- PROJECT BOUNDARY LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- EOP
- SILT FENCE
- 4FT CONCRETE SIDEWALK
- ACCESSIBLE STRIPING
- PAVERS SIDEWALK DETAIL
- STOP SIGN
- WHEELCHAIR RAMP IN SIDEWALK AT CURB RETURN
- PARKING PAINT STRIPING
- TYPICAL PAVEMENT SECTION
- PRECAST CONCRETE WHEEL STOP
- ACCESSIBLE PARKING SIGN
- REBBER CURB
- STOP BAR
- CONNECTION TO EXISTING PAVEMENT
- HEADER CURB
- STOP SIGN
- BUILDING - SEE ARCHITECTURAL PLANS (TBD BY OTHERS)

DEVELOPMENT DATA

TOTAL PROPERTY AREA = 729,198 SF = 16.74 ACRES
 TOTAL DEVELOPMENT AREA = 93 ACRES
 TOTAL IMPERVIOUS AREA = 1,045,465 SF = 23.8 ACRES
 TOTAL PROPOSED CONCRETE SIDEWALK = 10,585 SF = 0.24 ACRES
 TOTAL PROPOSED IMPERVIOUS AREA = 53,050 SF = 1.45 ACRES
 IMPERVIOUS COVERAGE (MAX/PROPOSED) = 70%/6.66%
 PROPOSED 23.05 ACRE RESIDENTIAL LOTS
 PROPOSED BUILDING SETBACK: F23/SV/RS

GENERAL NOTES

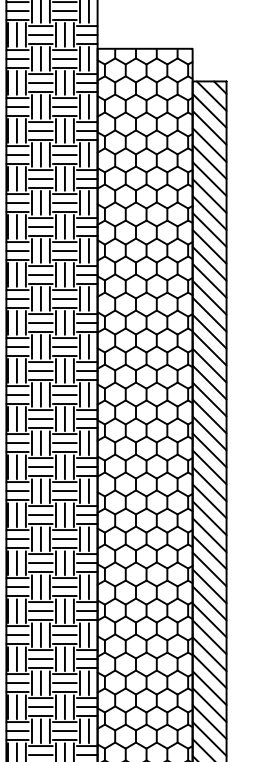
1. ALL DIMENSIONS ARE LISTED TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB. SIDEWALK IS 4FT WIDE UNLESS OTHERWISE NOTED.
2. ALL ROAD ARE 5' UNLESS OTHERWISE NOTED.
3. MECHANICAL DUMPSTER/SOLID WASTE SCREENINGS STANDARDS SHALL BE IN ACCORDANCE WITH CHAPTER 3 OF THE CITRUS COUNTY LDC.
4. PROPOSED SIGNS SHALL BE DESIGNED AND PERMIT IN COMPLIANCE WITH CHAPTER 9 OF THE CITRUS COUNTY LDC.
5. NO LIGHTING IS PROPOSED AT THIS POINT. ANY FUTURE PROPOSED LIGHTING WILL BE DESIGNED AND SUBMIT IN ACCORDANCE TO LIGHTNING STANDARD OF PART 9240

GENERAL PROJECT INFORMATION

PARCEL ID#: 16879307-42000
 PROJECT NAME: LUCKY RANCH TRAIL ALLIANCE, LLC
 CURRENT ZONING: LDR MH/LOW DENSITY RES-MH ALLOWED
 BUILDING SETBACK: F 25', S 5', R 5'

NOTE:

- ALL MECHANICAL EQUIPMENT SCREENING WILL MEET THE REQUIREMENTS OF LDC SEC. 6.06.04.8.9
- ALL DUMPSTER ENCLOSURE SCREENING WILL MEET THE REQUIREMENTS OF LDC SEC. 6.06.04.8.8
- PROPOSED SIGNS SHALL BE DESIGNED AND PERMIT IN COMPLIANCE WITH CHAPTER 9 OF THE CITRUS COUNTY LDC.
- SIGNS WILL MEET THE REQUIREMENTS OF 900 79.71.3 WHICH STATES ON-SITE SIGNS ARE LIMITED TO ONE SIGN NOT TO EXCEED 32 SQUARE FEET ADA.



TYPICAL PAVEMENT SECTION SD1
 N.T.S.

LOTS CONTROL POINT TABLE

NORTHING	EASTING
L1	1642756.3606
L2	1642757.2413
L3	1642611.8341
L4	1642613.3247
L5	1642758.3156
L6	1642759.2900
L7	1642614.6153
L8	1642616.0060
L9	1642760.2643
L10	1642761.2431
L11	1642640.2483
L12	1642617.3966
L13	1642762.4071
L14	1642641.4149
L15	1642504.4226
L16	1642519.2556
L17	1642399.2633
L18	1642400.4303
L19	1642279.4381
L20	1642278.2710
L21	1642151.2786
L22	1642158.4459
L23	1642037.4537
L24	1642036.2866
L25	1641915.2944
L26	1641916.4614
L27	1641796.6355
L28	1641794.3021
L29	1641630.6213
L30	1641472.5624
L31	1641473.8741
L32	1641632.2161
L33	1641633.7438
L34	1641475.1859
L35	1641638.5558
L36	1641796.0797
L37	1641794.8960
L38	1641915.8013
L39	1641917.0233
L40	1642038.0168
L41	1642038.8435
L42	1642157.8357
L43	1642159.0104
L44	1642280.0040
L45	1642278.8279
L46	1642399.8202
L47	1642400.9976
L48	1642521.9943
L49	1642520.8124
L50	1642641.8046
L51	1642642.2933
L52	1642763.9828
L53	1642762.7968

POND CONTROL POINT TABLE

NORTHING	EASTING
P1	1642745.7975
P2	1642747.2465
P3	1642671.8005
P4	1642620.3261
P5	1642506.4544
P6	1642507.4682
P7	1642413.2837
P8	1642412.2167
P9	1641621.2951
P10	1641623.4605
P11	1641489.2899
P12	1641488.1779

REVISIONS

NO.	REVISION
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LICENSED ENGINEER
 QUOC H. MAI
 FL.#64006 CA#28162



2510 US 1 SOUTH SUITE D
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 PHONE (904)794-1760
 FAX (904)794-1768
 quoc@maengineer.com

OVERALL SITE PLAN
LUCKY RANCH TRAIL
 CITRUS COUNTY, FLORIDA
 PREPARED FOR
FREEDOM CAPITAL ALLIANCE, LLC

SHEET TITLE

DESIGN BY:	QHM
CHK BY:	AXA
DATE:	12/23/2025
JOB NO.:	2375
SHEET NO.:	5

PROJECT COST BREAKDOWN

LAND ACQUISITION

Item	Cost
Lot with Studies & Permit in Process	\$790,000

INFRASTRUCTURE COSTS

Item	Cost
Infrastructure (Roads, Utilities, Stormwater, Grading)	\$500,000

PER-UNIT CONSTRUCTION COSTS (MANUFACTURED HOME)

Item	Cost per Unit
Unit Purchase, Transport & Setup	\$153,000
Septic Tank & Miscellaneous	Included above
Impact Fees & Permit Costs	\$8,000
AVERAGE INVESTMENT PER UNIT (Including Land Investment)	\$217,100

TOTAL PROJECT COST SUMMARY

Category	Total Cost
Land Acquisition (with Studies & Permits)	\$790,000
Infrastructure Development	\$500,000
Unit Costs (23 units × \$153,000)	\$3,519,000
Impact Fees & Permits (23 units × \$8,000)	\$184,000
AVERAGE TOTAL PROJECT COST	\$4,993,300

REVENUE & PROFIT PROJECTIONS

PER-UNIT REVENUE ANALYSIS

Item	Amount
Average Sale Price per Unit	\$275,000
Less: Commission & Closing Costs per Unit	(\$14,000)
Net Sale per Unit	\$261,000
Less: Average Investment per Unit	(\$217,100)
NET AVERAGE PROFIT PER UNIT	\$43,900

TOTAL PROJECT PROFIT SUMMARY

Metric	Amount
Total Gross Revenue (23 units × \$275,000)	\$6,325,000
Total Commission & Closing Costs	(\$322,000)
Total Net Revenue	\$6,003,000
Total Project Cost	(\$4,993,300)
AVERAGE PROJECT NET PROFIT	\$1,009,100
ROI	20.21%

FINANCING OPTIONS

Units can be financed individually or the entire project can be funded through investor partnerships or a credit line. Flexible structuring available.

ENTITLEMENT STATUS & NEXT STEPS

COMPLETED / IN PROGRESS

Approval / Document	Authority / Provider	Status
Boundary & Topographic Survey	R.M. Barrineau & Assoc.	✓ Completed (Aug 2024)
Protected Species Assessment	Atlantic Ecological Svcs.	✓ Completed (Oct 2024)
Geotechnical Report	--	✓ Completed
Site Plan	MAI Engineering	✓ Submitted
Revised Construction Plan Set (27 Sheets)	MAI Engineering	✓ Completed (Dec 2025)
SWPPP Approval	Citrus County	✓ Approved
County Construction Permit	Citrus County	○ In Process (~30 days)

DOCUMENTS AVAILABLE FOR REVIEW

- ✓ Boundary & Topographic Survey (2 sheets, R.M. Barrineau, PSM – LS 6897)
- ✓ Revised Construction Plan Set – 27 Sheets (MAI Engineering, Project #2375)
- ✓ Protected Species Assessment Report (AES #24-176, 6 pages + maps)
- ✓ Location, Aerial, Topographic, Soil, and Habitat Maps
- ✓ Geotechnical Report
- ✓ Site Plan Drawings

CONTRACTOR REQUIREMENTS

1. Florida State Certified General Contractor License
2. Experience with residential subdivision and/or manufactured home community construction
3. Ability to provide bonding and insurance per project requirements
4. References from similar completed projects

FOR MORE INFORMATION

Hector Colon Arias, Realtor
352-230-7790

This document is provided for informational purposes. Final scope, specifications, and contract terms to be determined through formal process and negotiation.

Prepared by: Innova Land and Development Planning LLC – February 2026