

Subject: Important Update: Judge Allows Pine Ridge Appeal to Proceed

Dear Pine Ridge Residents,

We're very pleased to share encouraging news regarding our appeal of the County Commission's decision.

On **October 28, 2025**, the **Circuit Court of the Fifth Judicial Circuit** issued an **Order to Show Cause**, meaning the judge has **reviewed our filing and ruled that our petition is not frivolous and has merit**. This ruling allows our **appeal to proceed** and directs both **Citrus County and the Developer (Southern Oaks Property Group)** to file formal written responses within **30 days**.

This is a **significant early victory** for Pine Ridge. It confirms that the court recognizes there are legitimate legal grounds to review whether the County's decision to alter our Comprehensive Plan, complied with Florida law and respected the protections that define our community.

What This Means

This ruling doesn't decide the case but it clears the **first major hurdle** in the legal process. It ensures our challenge will move forward in full, allowing Pine Ridge to present its arguments defending the integrity of our zoning, comprehensive plan and the other promises made to our property owners by our local government.

Over the coming weeks:

- The County and Developer must submit their written responses.
- Our counsel will have the opportunity to reply within 15 days thereafter.
- The Court will then determine whether to schedule oral arguments or rule based on the record.

Why This Matters

The judge's order validates the position Pine Ridge has taken from the start, that the legal protections in place have **real legal force and community value**.

We are not defending a golf course we don't own, we are **defending the entire Pine Ridge community and** the legal framework that preserves our land use, property values, and quality of life.

As we move forward, we'll continue to keep residents informed of key developments. Your support, patience, and unity remain critical as we take each step in this process.

Together, we've cleared the first hurdle and we're on solid legal ground as we continue the fight to preserve the promises that have protected Pine Ridge.

Warm regards,

Ron Walser

Chair, Save the Golf Course Property Committee

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR CITRUS COUNTY, FLORIDA

CASE NO.: 09-2025-CA-756

PINE RIDGE PROPERTY
OWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation,

Petitioner,

vs.

CITRUS COUNTY, FLORIDA, a political
Subdivision of the State of Florida, and
SOUTHERN OAKS PROPERTY GROUP,
LLC, a Florida limited liability company,

Respondents.

ORDER TO SHOW CAUSE

THIS CAUSE came before the Court upon the *Petition for Writ of Certiorari* filed by Petitioner, Pine Ridge Property Owners Association, Inc., seeking to quash the August 26, 2025, decision of the Board of County Commissioners of Citrus County, Florida, whereby the Board approved Application No. AA-2025-00002 submitted by Southern Oaks Property Group, LLC, to modify the Land Development Code Atlas and Master Plan (PUD) of Pine Ridge Unit 3.

Upon consideration of the Petition and the appendix filed in support thereof, the Court finds that the Petition demonstrates a preliminary basis for relief as contemplated by Florida Rule of Appellate Procedure 9.100(h) and that a response should therefore be required from the Respondents.

It is therefore ORDERED AND ADJUDGED:

I. Respondents, Citrus County, Florida, and Southern Oaks Property Group, LLC, must file a written response to the Petition for Writ of Certiorari within **thirty (30) days** of the date of this Order, showing cause why the relief requested should not be granted.

II. The response shall comply with Rule 9.100(h), Florida Rules of Appellate Procedure, and shall be served upon counsel for Petitioner contemporaneously with its filing.

III. Petitioner may file a reply, if any, within **fifteen (15) days** after service of Respondents' response in accordance with Rule 9.100(k).

IV. The Court reserves jurisdiction to determine whether oral argument shall be scheduled and for all other purposes necessary to a full disposition of the Petition.

DONE AND ORDERED in chambers at Brooksville, Hernando County, Florida this 28 day of October 2025.


PAMELA VERGARA
CIRCUIT COURT JUDGE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing was served upon counsel of record and/or parties of record via the Florida e-filing portal or U.S. Mail to the address(es) listed below this 28 of October 2025.

