

Workshop 1: Where are We Now?

Summary Memorandum
12/16/2025

Introduction

The purpose of this memorandum is to summarize the first Community Workshop conducted as part of the Citrus County Comprehensive Plan Update. This workshop marked the first of three planned community workshops designed to gather input on the community's vision for the future of unincorporated Citrus County. The workshop was held on Monday, December 8, 2025, from 5:30 p.m. to 7:30 p.m. at the Lecanto Government Building (3600 W. Sovereign Path, Lecanto, Florida 34461). A total of 59 Citrus County residents participated in the workshop; the general geographic distribution of attendees is illustrated in Attachment A. The workshop format consisted of three components: an introductory presentation, an interactive PollEV survey, and 10 engagement activities.

Presentation

Workshop 1 began with a presentation from Chris Dougherty, the project manager for the Comprehensive Plan update, which included an introduction to the project team, an overview of the project, the project timeline, the project website, a snapshot of Unincorporated Citrus County, a review of the workshop activities, and live results of the PollEverywhere (PollEv) survey. The presentation can be found in Attachment B.



PollEv Survey

The first major activity of the workshop was a PollEv survey. PollEv is a live polling and audience engagement platform that integrates live survey results into a PowerPoint presentation. Attendees at the workshop scanned a QR code to take the PollEv Survey online or take the same survey using a hard copy. The PollEv survey questions can be found in Attachment C. 42 attendees responded using the online survey and 15 attendees responded using the hard copy survey. Results of the attendees responses were displayed in the PowerPoint presentation in real time. While the responses of the people who filled out the hard copy were entered into PollEv following the Workshop.

What is the Zip Code of Your Place of Residence?

The first question/prompt of the PollEv survey was “What is the zip code of your place of residency?” The results of this question can be seen in Table 1. Based on the responses, the highest percentage of attendees (19.3%) were from the 34465 zip code which represents the Beverly Hills area.

Table 1. What is the Zip Code of your Place of Residence?

Zip Code	Count	Percentage of Attendees
34423	1	1.8%
34428	2	3.5%
34429	3	5.3%
34433	5	8.8%
34442	9	15.8%
34446	10	17.5%
34448	2	3.5%
34450	6	10.5%
34452	2	3.5%
34461	5	8.8%
34465	11	19.3%
34466	1	1.8%
Total	57	100.0%

Describe Citrus County in ONE Word

The second question/prompt of the PollEv Survey was “Describe Citrus County in ONE Word.” The results of this prompt are provided in the form of a word cloud, which is shown in Figure 1. The more times a single word is used the larger the font size becomes in the word cloud, the most used word during the second question was the word “friendly” which was entered a total of six times to describe Citrus County.

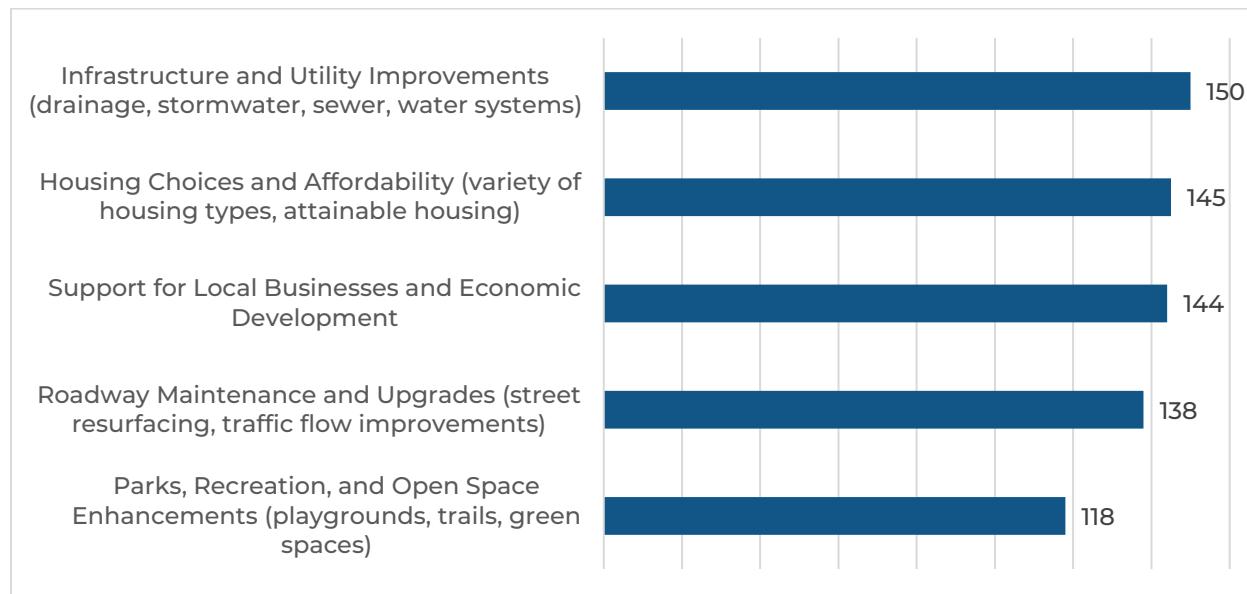
Figure 1. Describe Citrus County in ONE Word



Rank your Priorities for Land Use and Development Improvements in the Future

The third question/prompt of the PollEv Survey was “Rank your priorities for land use and development improvements in the future”. There were a total of five priorities that the respondents could rank; “Roadway Maintenance and Upgrades”, “Infrastructure and Utility Improvements”, “Parks, “Recreation, and Open Space Enhancements”, “Housing Choices and Affordability”, and “Support for Local Businesses and Economic Development”. Figure 2 includes the results of the ranking exercise which were summarized by a points system. Point ranking were determined by assigning five points for a rank of 1, four points for a rank of 2, three points for a rank of 3, two points for a rank of 4, and one point for a rank of 5. The most supported priority was “Infrastructure and Utility Improvements” which received a total of 150 points.

Figure 3. Rank your Priorities for Land Use and Development Improvements in the Future



How should Citrus County Address Additional Housing Needs?

The fourth question/prompt of the PollEv survey was “How should Citrus County address additional housing needs?” Respondents had five total options “New residential construction”, “Rehabilitation of existing housing stock and/or addressing code violations”, “Affordable and workforce housing”, “Housing for seniors”, and “Expand use of accessory dwelling units (ADUs)”. The results of this question are displayed in Table 2. “Affordable and workforce housing” was selected the greatest number of times which was chosen 25 times.

Table 2. How should Citrus County Address Additional Housing Needs?

Response	Count	Percentage of Attendees
Affordable and workforce housing	25	43.9%
Rehabilitation of existing housing stock and/or addressing code violations	13	22.8%
New residential construction	6	10.5%
Expand use of Accessory Dwelling Units (ADUs) (cottage, mother-in-law suite, garage apartment)	3	5.3%
Housing for seniors	2	3.5%
No Response	8	14.0%
Total	57	100.0%

Which Environmental Issue should Citrus County Prioritize in the Comprehensive Plan?

The fifth question/prompt of the PolIEv Survey was “Which environmental issue should Citrus County prioritize in the Comprehensive Plan?” There were a total of six choices the respondents could choose “Climate change and sustainability”, “Preserving and restoring natural habitat”, “Protecting water resources”, “Reducing pollution and waste management”, and “Promoting energy-efficient and green building practices”. Table 3 provides the results of the fifth question/prompt. The most common choice was “Protecting water resources,” accounting for 24 selections.

Table 3. Which Environmental Issue should Citrus County Prioritize in the Comprehensive Plan?

Response	Count	Percentage of Attendees
Protecting water resources	24	42.1%
Preserving and restoring natural habitats	18	31.6%
Promoting energy-efficient and green building practices	6	10.5%
Reducing pollution and waste management	3	5.3%
Climate change and sustainability (reducing carbon emissions, promoting renewable energy)	1	1.8%
No Response	5	8.8%
Total	57	100.0%

Workshop Stations & Activities

The activities consisted of 10 stations where workshop attendees could interact with the project team members after the presentation. These 10 activities included seven community assessment boards that focused on various topics relevant to the Comprehensive Plan, a “What do you love about Citrus County?” banner, a “Funding

Improvements" board and a Community Idea Wall. An explanation of each board and the feedback received at the workshop is summarized below. Attachment D includes photographs of the responses to the 10 boards.

Community Assessment Boards



The seven community assessment boards reflected seven different topics that are relevant to the Comprehensive Plan. All seven community assessment boards were divided into two different sections; the first section was "What do you LIKE about Citrus County's current 'topic of board'?" and the second section was "What would you like to CHANGE about Citrus County's 'topic of board'?" These boards provided an opportunity for attendees to freely respond to each topic and provide the project team with what was currently working well and what needed to change for each topic.

Roads

The Roads Community Assessment Board was meant to reflect Citrus County's transportation system. Respondents like the manageable traffic in Citrus County and want to see more multi-modal options (E.g. sidewalks and bike lanes), paved roads, improved intersection, maintenance of existing facilities, and planned roadway expansion. The results of the Roads Community Assessment Board include the participants' comments and a checkmark if a fellow community member agreed with that comment (as shown in Table 4).

Table 4. Roads

Comment	Checkmark
What do you LIKE?	
(Know) how to patch patches	
Fewer lights	
Low traffic	
Low tension driving	
You can easily get where you need to go	
Manageable traffic	
What would you like to CHANGE?	
Sidewalks + Bike lanes	5
The mini farms has 2 major roads, hunter hill and cross street velveteen that cause a high particulate silica county that goes directly to black diamond + pine ridge and neighboring communities, HEALTH IS THE RESPONSIBILITY of future development & must be paved.	

Comment	Checkmark
Stay ahead of the people coming to our area so the infrastructure can handle the traffic w/o having bottlenecks so traffic flows (i.e. Road expansions and lanes)	
Funding provided by county so there is more money for roads in many places load shape	
Need to pave residential/rural dirt roads - Suncoast parkway has caused too much traffic + damage and private people not able to maintain	
Separated bike lanes - Roads include bike lanes (separate from road)	
More accessibility on roads (specifically 44 between croft + 491)	
More right turn lanes	
Developers to more financially responsible for new + improved roads	
More multimodal options	1
Improved intersections (modifying turn lanes)	
Consider roundabouts where appropriate	2
Pave unpaved roads	
Increase resurfacing initiative	
More neighborhood solar lights	
Traffic signal coordination	

Utilities

The Utilities Community Assessment Board was meant to reflect Citrus County's various utility systems (E.g. potable water, sewer, and drainage systems). Respondents like the potable water system and the County's septic to sewer program. Respondents wanted to see the powerlines buried, more competition for various utility systems, more sustainable solid waste management, and more septic to centralized sewer conversions. The results of the Utilities Board are summarized in Table 5.

Table 5. Utilities

Comment	Checkmark
What do you LIKE?	
Freshwater from the springs	
Low cost potable water	
Expansion of the septic to sewer program	
Well water	
What would you like to CHANGE?	
Bury the powerlines	8
Better floodplain management	1
Fiber for internet	1
More central sewer	1
Universal trash collection	
More choices for electric	1

Comment	Checkmark
Bring in competition for internet & cable	
More septic to sewer conversion	
Reduction of cost on homeowner for sewer connection	
Keep well water	
Keep septic tank	
Caution on solar panels (possibly toxic)	
Discuss getting incinerator (landfill) - turn waste to energy	
More recycle awareness, drop off (increase)	
Increase type of recycle goods (glass, Styrofoam)	

Economic Development

The Economic Development Community Assessment Board was meant to reflect Citrus County's jobs, taxbase, and job training programs. Respondents like the shopping and dining choices in Citrus County. Respondents want to see more skills based training, higher paying jobs, 3rd places (informal social spots where people gather, build community, and relax, like cafes, parks, libraries, or local pubs), citizen control, and economic opportunities. The results of the Economic Development Board are shown in Table 6.

Table 6. Economic Development

Comment	Checkmark
What do you LIKE?	
Good shopping	
Improve pedestrian trails, sidewalks	
Increase career class jobs and healthcare	
Increased quality dining options	
Increased as footage of commercial (pays higher taxes)	
What would you like to CHANGE?	
More local (mom and pop) businesses	4
More kids entertainment	2
Promote unique economic development opportunities	
Improve existing commercial areas	
Increase manufacturing + technical businesses	7
Expand and protect the rural ag. economy	1
Increase citizen power on decision making	3
Increase skills training w/ the high school	1
Increase revenue bond availability	
Increase warehouse businesses	2
Promote economic development opportunities	1
Increase higher paying jobs	1
Increase funding for apprenticeships	
Limit the number of big corporate businesses	1
Food truck park	1
3rd place, places to gather (i.e. Island at pigeon forge)	

Comment	Checkmark
Quantum AI data center	
Expand eco-tourism	
Movie theater	

Conservation & Preservation “Water”

The Conservation & Preservation “Water” Community Assessment Board was meant to reflect Citrus County’s natural water system including its coastal resources, river, and lakes. Respondents like the County’s water restoration projects and want to see more connectivity and protection of the County’s water resources. Table 7 includes the results of the Conservation & Preservation “Water” Board.

Table 7. Conservation & Preservation “Water”

Comment	Checkmark
What do you LIKE?	
All our natural bodies of water	2
Preservation	3
Restoration Projects	5
More Restoration of natural springs	2
Low density residential	
What would you like to CHANGE?	
More education for salt vs. freshwater recreation	
Prohibit clearcutting	1
Less bottling of Spring Water	1
Address chemical pollution in water table	1
Remove flood controls on Tsala Apopka chain of Lakes	2
Restoration Focus on Tsala Apopka chain of lakes (improve fishery)	
Preserve more	3
Addressing chemical spraying/landscaping	2
More flood controls countywide	1
Connectivity between preserves	4
Prevention of invasive grass species	3
Prevention of drought issues in lakes	
Desalination Plant	1
Algae Bloom Spraying	1

Conservation & Preservation “Land”

The Conservation & Preservation “Land” Community Assessment Board was intended to reflect the multiple conservation areas in Citrus County like the Withlachoochee State Forest. Respondents like the rural feeling, the protection of plants and animals, and that Citrus County is the geographic center of Florida. Respondents would like to see more tree preservation, education, agritourism, and conservation/preservation areas. Table 8 provides a summary of the results of the Conservation & Preservation “Land” Board.

Table 8. Conservation & Preservation “Land”

Comment	Checkmark
What do you LIKE?	
Rural Feeling	
Peaceful Natural	
Protection for Animals	
Balance of protected lands	
Highest population is trees	
Geographic Center of Florida	
What would you like to CHANGE?	
Cookie cutter development/big box stores	
Clear Cutting (Residential & Commercial)	2
Increase conservation/preservation	2
Integrate conservation into economy (Nature Retreats/Agrotourism)	1
Better water runoff protection	
Increase Tree Preservation (Introduce Fines) jail.	5
Create wildlife corridors between preserves	2
More Protection for local bees	
Keep Agriculture	
Fertilizer education	
Maintain/Increase Conserved land	1
Program of conservation easements	1
Adequate funding for managing	
Education Programs	
Stop Large Development	
Stop Clearcutting	

Recreation & Open Space

The Recreation & Open Space Community Assessment Board was envisioned to reflect Citrus County's park, greenway, and blueway system. Respondents like the variety and maintenance of the park system and the ease of accessing waterways. Respondents want to see more protection, more active recreation, and more multimodal access. Results of the Recreation & Open Space Board are shown in Table 9.

Table 9. Recreation & Open Space

Comment	Checkmark
What do you LIKE?	
Accessible	
Variety	
Boat Ramps	
Liberty Park	
Maintained	
Bike Trails	
Many State & Fed Lands	

Comment	Checkmark
More Community Parks	
Tree Canopy	
Hiking Trails	1
Woodlands/Wildlife	1
Whispering Pines	1
Wallace Brooks	
Boating	
Kayaking	
What would you like to CHANGE?	
Protect it	3
Expand	
Natural Infrastructure	
No/Yes RV's	
Whisp Pines	1
Multi Modal	1
Manatee Protection (prop case)	
Prevent development impacts	
Keep lands open, quiet, with min impacts	1
Park Infrastructure Upgrades	
More Active, Less Passive	
Gulf Access	1
Better Identifying Parks	
Dog Swimming	
Local Park	
Bike Rental	
Partner w City (Soccer)	
Regular Music to enjoy weekly that is free	
A regular Sunday in the park	
grow our agriculture - farming/ranches stronger	
Connectivity sidewalks	1
ADA Accessible (Wheelchair)	

Growth & Development

The Growth & Development Community Assessment Board was meant to reflect both residential and non-residential development in Citrus County. The Growth & Development Board had two maps as well; one board reflected the currently adopted Future Land Use Map (Figure 4) and the other map was the existing land use (Figure 3) which represents the generalized land use category of each parcel based on Department of Revenue Land Use codes generated by the Property Appraiser. Respondents like the biking trails, the small-town character, new commercial development, and increased health care options. Respondents would like to see more small-scale development, a mixture of housing development, vertical mixed use, and high wage jobs. The results of the Growth and Development Community Assessment Board are outlined in Table 10.

Table 10. Recreation & Open Space

Comment	Checkmark
What do you LIKE?	
Suncoast Parkway	
Preserved lands + waterways	2
Biking Trails	4
Small town Character	1
New Retail	
Low Density Housing	1
Local Small Businesses (Mom + pop)	
Less Congested than the big City	
Focused Eco-Tourism	
Increased Healthcare options	
What would you like to CHANGE?	
Separated Bike Facilities	
Slow down the mega developments (measured)	
Mixture of Housing types -> workforce housing	
More access for boats -> Limit feeds	
Vertical Mixed Use	
Land use compatibility	
sop large housing development	
Focus growth @ Activity centers (focused urbanism, reduce trip length, connectivity, internal capture)	
Need more Industrial (along the Suncoast)	
High wage jobs (tech, Financial inst)	
Architectural Standards for Commercial	
More ADUs -> less red tape	
Maintain the Homosassa Fishing Village Character	

Figure 3. Future Land Use Map

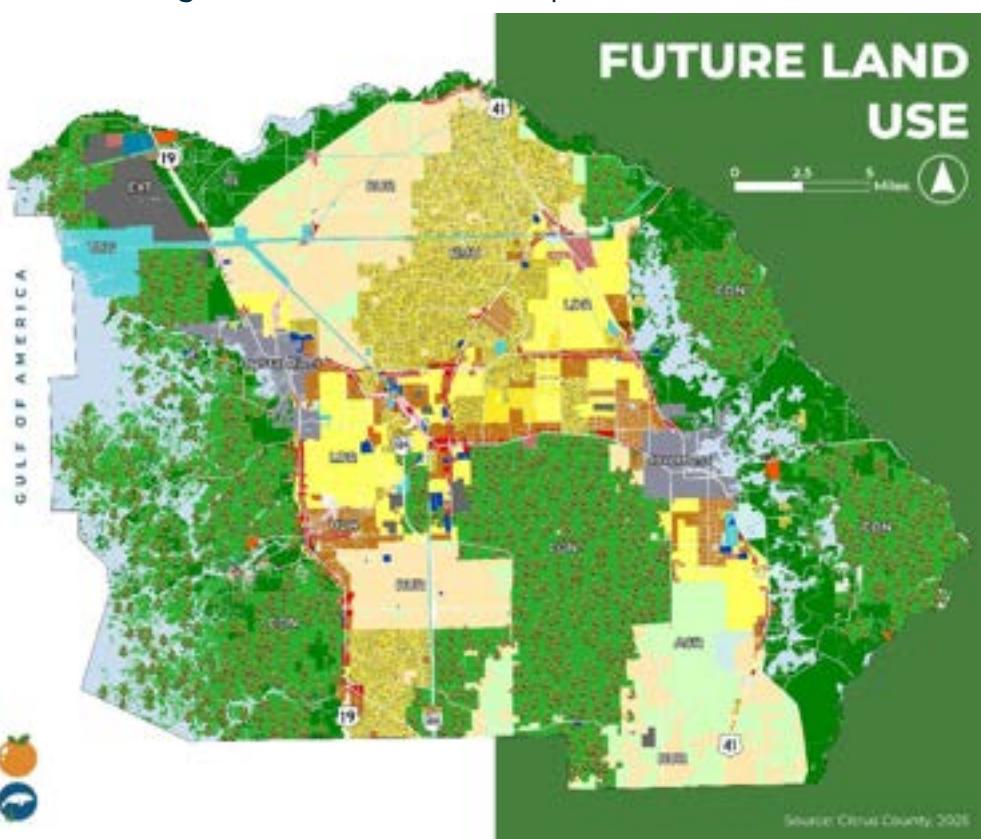
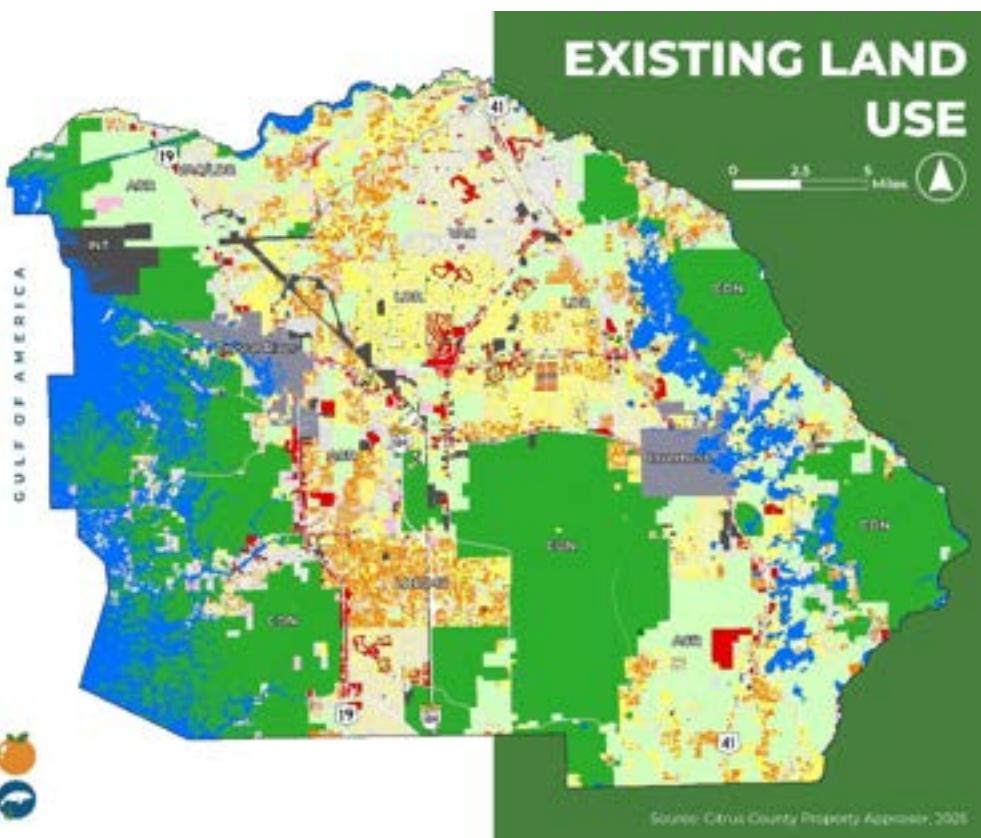


Figure 4. Existing Land Use Map



Funding Improvements

The “Funding Improvements” Board asked attendees of Workshop 1 how Citrus County should pay for the improvements they identified in the Community Assessment Boards. Respondents identified public private partnerships (PPPs), economic development, various taxes, and government entities that could fund future improvements to Citrus County’s various infrastructure systems. Table 11 provides a list of funding sources identified by workshop participants.



Table 11. How do we Fund these Improvements?

Comment	Checkmark
Bring in higher paying jobs	
Tax Abatements for Industry	1
Economic Development -> via better educational opportunities	
Grants	1
Public Private Partnerships (PPP)	3
Budget	1
Budget integrity focus on core needs	
Sales tax for infrastructure only	1
State paid	2
Need to plan for no property taxes in FL	
Create a place like the island at Pigeon Forge, TN (23 acres) - call it the hub at citrus (businesses/hotel anchor - pays for it - big fountain w/ spouts choreograph to music/lights)	
Connect economic incentives to desired outcomes of CP 2050 to direct developers	
MPO/MPOAC investments in multimodal transportation solutions	
Higher impact or other fees for development	

“What do you Love about Citrus County?” Banner

The “What do you love about Citrus County?” Banner provides workshop attendees the opportunity to identify anything they love about Citrus County even if it was not identified in one of the other workshop activities. Many of the banner’s respondents identified Citrus County’s small-town charm, rural character, nature, access to

waterways, and the community, as things they love about Citrus County. All responses to the “What do you love about Citrus County?” Banner are included in Table 12.

Table 12. What do you Love about Citrus County?

Comment
So many things to do
So many clubs
Good communication on issues BOCC
Still rural/agricultural
Great Places for boating
Restaurants
People friendly
Rural character
Conservation areas
Water access
Rural/quiet
Access to waterways
Lots of community outreach
Bike ability - Bike trails and roads
Rural, Quiet
Small towns
Nature
Values
Historic Buildings \$ areas
Small business - local
Waterways
Lots of restaurants
Rural & still small
Friendly atmosphere
Access to waterways
Not a lot of traffic + congestion
Bike trails off the roads with E-bikes a lot more people are going to be using for transportation
Drum circles
Hometown feeling
Including the community in meetings/development planning like this
Water access for paddling
Small enough county to know our community and become involved
The U.S. Forest + all the open areas for hiking
The W.S. trail for cycling + walking
Friendly people
Lots of public events (entertainment)
Library system
Lots of volunteer opportunities

Comment
Small town character
Small town close to nature
Better than average fishing
Wildlife
Small/rural county - waterways, woodlands small population, not crowded, not noisy, not too heavy traffic yet, but starting to get too heavy
We have an opportunity now to balance hometown feel and charm with growth
Small county, I know people everywhere I go ... or they know me
Rural community and agricultural opportunities
Rural, quiet, natural!!!
Accessible public lands
Many springs, rivers, and paddling opportunities
Close Enough to affect Far enough away to Breathe

Community Idea Wall

The purpose of the Community Idea Wall was to allow attendees to provide feedback on anything that not covered at the workshop with any of the other activities. Many of the comments on the Community Idea wall were related to the protection of potable water, economic development, and the protection of agricultural resources. Community ideas are shown in Table 13.

Table 13. Community Idea Wall

Comment	Checkmark
County owned land used for local farmers markets and local artisans	1
Mandatory ban on harmful chemicals that harm our water table	1
Control powder silica pollution from drifting from minifarms to black diamond and citrus springs. Pave hunter hill and velveteen, county and city vehicles use these roads	
Agriculture Element in Comp Plan	1
Architectural & Aesthetics Review Board	2
Food Co-op (community run)	
If building-town square w/ mom and pop shops only	
Something/place for outdoor concerts	2
Mandatory use of only slow release fertilizers	
Protect the aquifer	
Extend bike trails	
Enhance & protect historic areas & buildings	
Island at Pigeon Forge, TN . Here - The Hub of Citrus (Margaritaville hotel is here google) – w/ fountain, anchor stores, small business, rides, etc.	
Have smaller local areas for gathering for music & farmers markets on regular basis so its expected and just part of each community	1

Comment	Checkmark
Protect our agriculture/farming – encourage save what's left, aim to grow	

Key Considerations

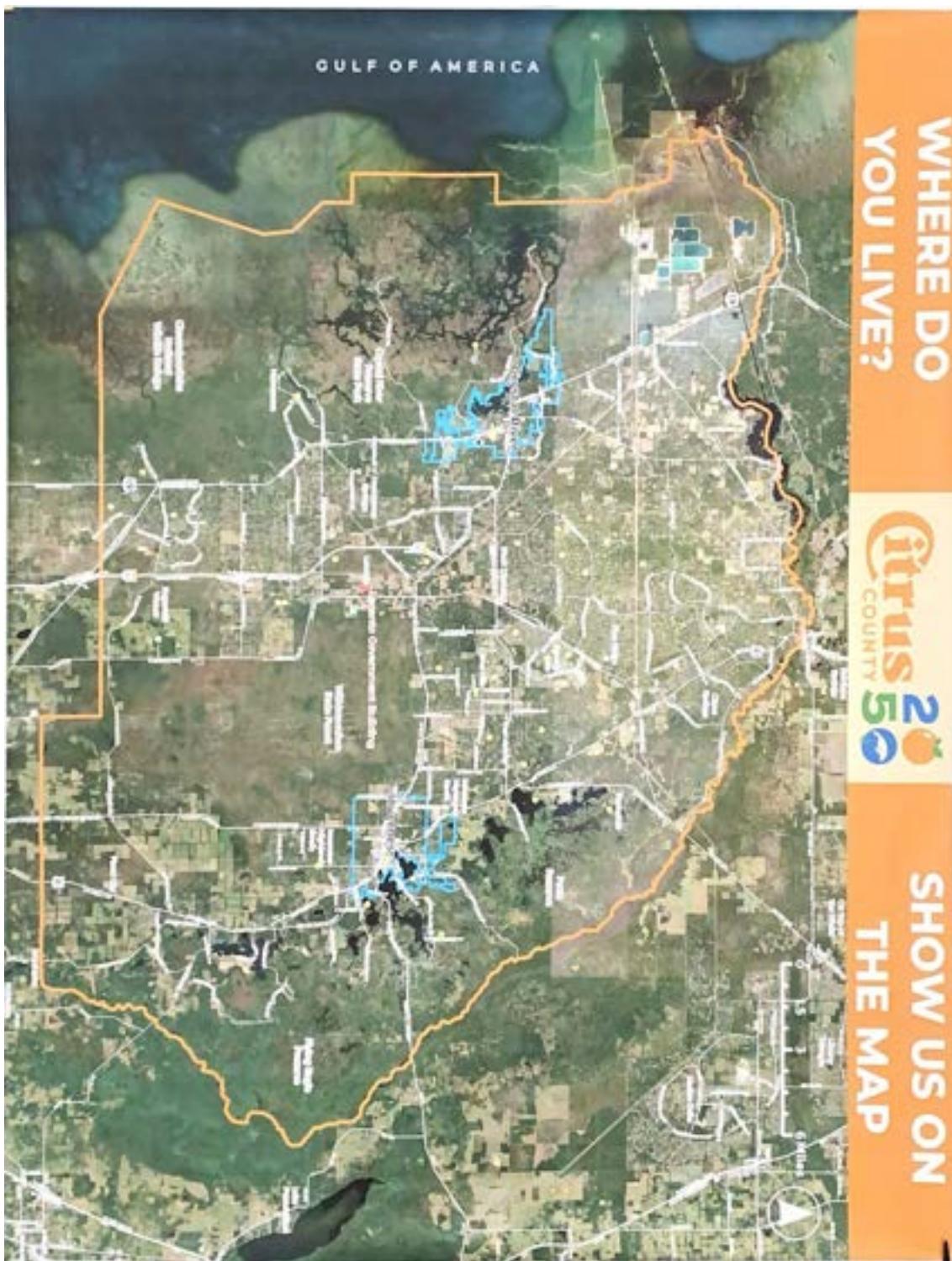
Community Workshop 1 featured an interactive PollEv Survey, seven Community Assessment Boards, a “Funding Improvements” Board, a “What do you Love about Citrus County?” Banner, and a Community Idea Wall. Based on feedback provided by the public at Community Workshop 1 the five key considerations for updating the Comprehensive Plan were developed:

- Preserve the rural character and small town charm of Citrus County
- Ensure adequate infrastructure for current and future residents
- Protect the natural and agricultural resources of Citrus County
- Economic development in Citrus County should focus on local businesses and high paying jobs
- Ensure a variety of affordable housing choices in Citrus County

Attachments

Attachment A: Live Work Play Map.....	17
Attachment B: PowerPoint Presentation	18
Attachment C: PollEv Survey Questions.....	34
Attachment D: Responses to the Workshop Boards.....	35

Attachment A: Live Work Play Map



Attachment B: PowerPoint Presentation



AGENDA

- Meet the Team
- The Plan Update
- Project Timeline & Outreach
- Community Snapshot
- Discussion



INTRODUCTIONS

Citrus County



Comprehensive Plan

MEET THE TEAM



Steve Howard
County Administrator

Eric Landon
Growth Management Director

Gina Eason
Permitting Ombudsman

Inspire

PLACEMAKING COLLECTIVE



Chris Dougherty
Project Manager



Gaby Castro
Deputy Project Manager



Haiden Lewis
Planner/GIS Lead



Jose Fernandez
Planner

THE PLAN UPDATE

Citrus County

Comprehensive Plan



THE PLAN UPDATE



What is a Comprehensive Plan?

A document designed to guide the future actions of a jurisdiction. It presents a **vision** for a community's future through long range goals, objectives, and policies.

The Comprehensive Plan also serves to:

- View the "big picture"
- Coordinate local decision making
- Give guidance to landowners and developers
- Establish a factual basis for policy decisions
- Involve a broad array of interests in a discussion about the long-range future
- Build an informed community

Citrus County

Comprehensive Plan

MAIN COMPONENTS



Data & Analysis



Goals, Objectives, & Policies

Citrus County

Comprehensive Plan

CURRENT PLAN ELEMENTS



1. Housing



5. Infrastructure
(Solid Waste; Sanitary Sewer; Potable Water; Drainage)



9. Utility



13. Manatee



2. Recreation & Open Space



6. Multimodal Transportation



10. Land Use



14. Library



3. Conservation



7. Private Property Rights



11. Intergovernmental Coordination



15. Economic Development



4. Coastal, Lakes, & River Management



8. Aviation



12. Capital Improvements



17. Port

WHY UPDATE?

- Required by Florida Statutes every **7 years**
- Reflect **changes** in state law
- Update **Future Land Use Map Series**
- Reflect **current conditions**
- Plan proactively for **new development**
- Reassess **decision-making practices**
- Evaluate **public facility** levels of service standards
- Address existing and future **opportunities**
- Update the community's **vision** and **2050 priorities**



Citrus County

Comprehensive Plan

PROJECT TIMELINE & OUTREACH

Citrus County



Comprehensive Plan

PROJECT TIMELINE



PROJECT WEBSITE



- ✓ Take a **survey**
- ✓ Share your vision on the **idea wall**
- ✓ Stay **informed!**



SCAN ME!

bit.ly/plancitrus

COMMUNITY SNAPSHOT

Citrus County

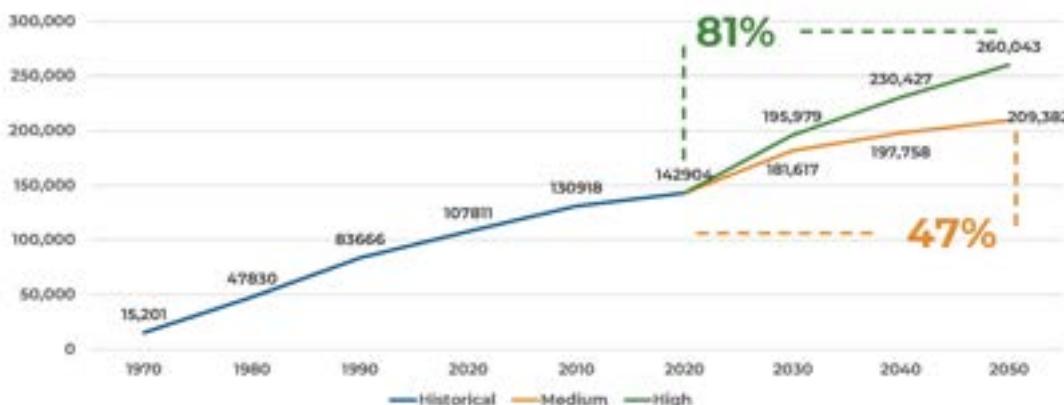


Comprehensive Plan

COMMUNITY SNAPSHOT



Population Growth for Unincorporated Citrus County

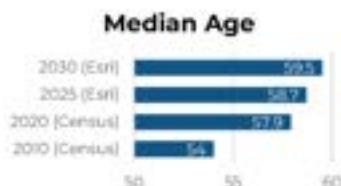


SOCIOECONOMIC

**Population
(2025 Countywide)**
167,981

Age 65+
39.2%

Unemployment Rate
6.0%

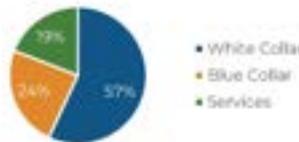


58.7

Median Age

Compared to
43.6 statewide
49.5 in Hernando County
48.2 in Levy County
50.7 in Marion County
69.2 in Sumter County

Employment



14%

Bachelor's Degree or Higher

Compared to
23% statewide
15% in Hernando County
12% in Levy County
16% in Marion County
23% in Sumter County

Source: Esri 2025; ACS (2019 – 2021)

HOUSING

\$56,779

Median Household Income

Compared to
\$78,205 statewide
\$68,105 in Hernando County
\$52,107 in Levy County
\$61,917 in Marion County
\$78,205 in Sumter County

\$289,825

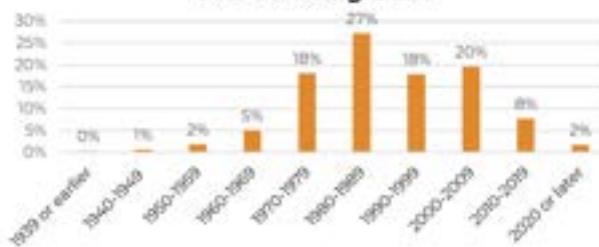
Median Home Value

Compared to
\$416,969 statewide
\$322,096 in Hernando County
\$203,106 in Levy County
\$298,225 in Marion County
\$422,101 in Sumter County

Home Ownership



Year Housing Built



Source: Esri 2025; ACS (2019 – 2021)

COMMUTING CHARACTERISTICS

 **2.15**
average household size

 **83,004**
workers age 16 - 65

 **27.8**
average commute time
(in minutes)

 **76.3%**
drive alone to work
(8.5% carpooled)

 **0.9%**
walk to work

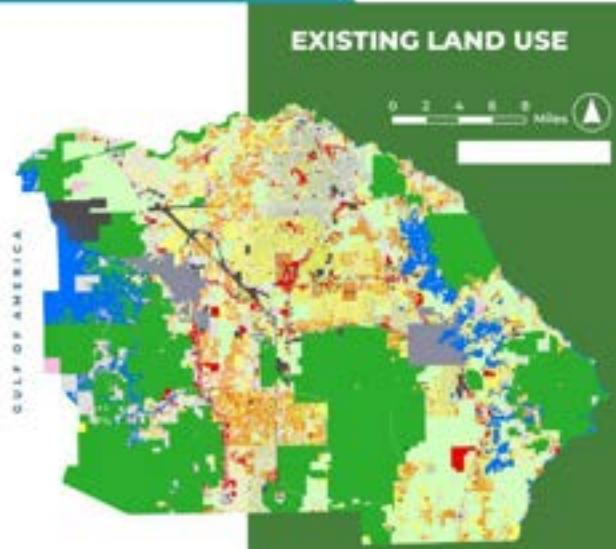
 **0.3%**
bike to work

Source: US BLS (2020); ACS (2019 – 2020)

COMMUNITY SNAPSHOT



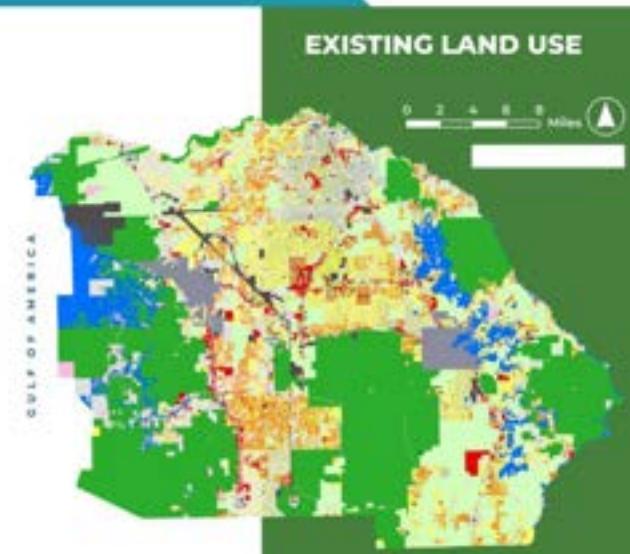
EXISTING LAND USE	ACRES	PERCENTAGE
Agriculture	65,472	16.2%
Commercial	10,521	2.6%
Conservation	145,813	36.2%
High Density Housing	168	0.04%
Industrial	3,851	0.1%
Institutional	13,712	3.4%
Low Density Residential	52,782	13.1%
Manufactured Housing	20,518	5.1%
Mixed Use	440	0.1%
Recreation and Open Space	201	0.1%
Vacant	58,359	14.5%
Water	31,069	7.7%



COMMUNITY SNAPSHOT

Top 4 Existing Land Uses

1. Conservation – 36.2%
2. Agricultural – 16.2%
3. Vacant – 14.5%
4. Low Density Residential – 13.1%



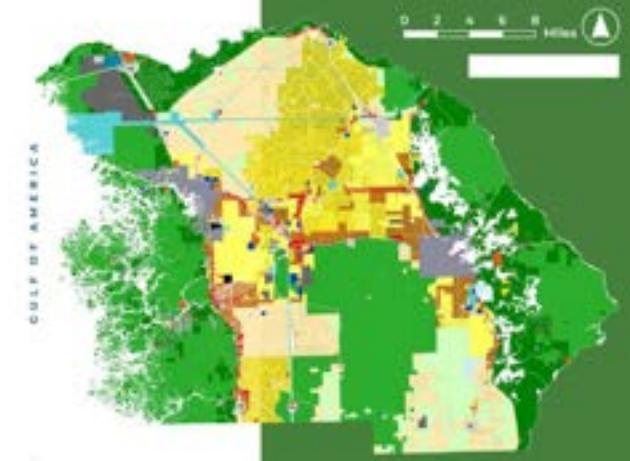
COMMUNITY SNAPSHOT



FUTURE LAND USE

FUTURE LAND USE	ACRES	PERCENTAGE
AGRICULTURE	22,339	6.4%
CENTRAL RIDGE RESIDENTIAL	1,795	0.5%
COASTAL AND LAKES COMMERCIAL	1,890	0.1%
CONSERVATION	125,220	35.8%
EXTRACTIVE	6,956	2.0%
GENERAL COMMERCIAL	6,442	1.3%
HIGH DENSITY RESIDENTIAL	199	0.1%
INDUSTRIAL	2,237	0.6%
LOW DENSITY RESIDENTIAL	25,616	7.3%
LOW INTENSITY COASTAL LAKES	54,330	15.5%
MEDIUM DENSITY RESIDENTIAL	13,217	3.8%
MOBILE HOME PARK	482	0.1%
PORT DISTRICT USE	512	0.2%
PROFESSIONAL SERVICE & OFFICE	842	0.2%
PUBLIC/SEMI-PUBLIC INSTITUTION	1,466	0.4%
RECREATION	2,536	0.7%
RECREATIONAL VEHICLE PARK	919	0.3%
RESIDENTIAL MIXED USE	35,498	10.1%
RURAL ACTIVITY CENTER	143,92	0.04%
RURAL RESIDENTIAL	42,790	12.2%
TRANSP/COMMUNIC/UTILITIES	8,250	2.4%

FUTURE LAND USE



COMMUNITY SNAPSHOT



Top 6 Future Land Uses

1. Conservation – 35.8%
2. Low Intensity Coastal Lakes – 15.5%
3. Rural Residential – 12.2%
4. Residential Mixed Use – 10.1%
5. Low Density Residential – 7.3%
6. Agricultural – 6.4%



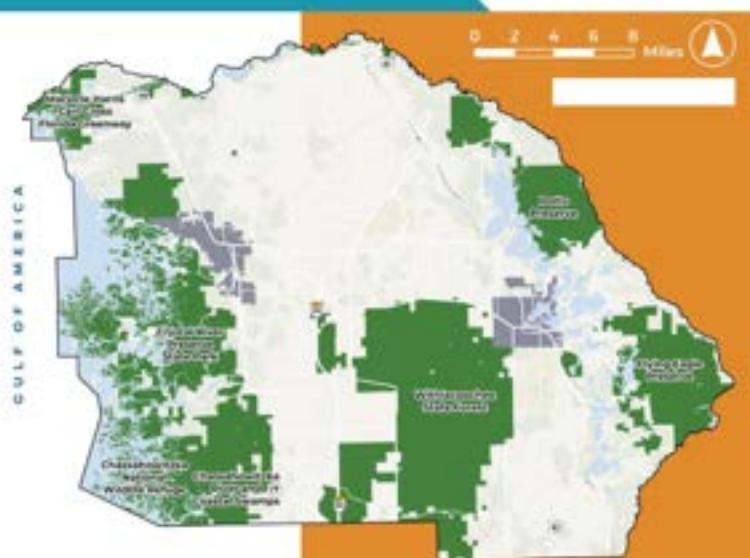
COMMUNITY SNAPSHOT



Conservation Areas

145,813 acres

- Marjorie Harris Carr Cross Florida Greenway
- Crystal River Preserve State Park
- Chassahowitzka National Wildlife Refuge
- Chassahowitzka River and Coastal Swamps
- Withlacoochee State Forest
- Potts Preserve
- Flying Eagle Preserve



ACTIVITIES

Citrus County



Comprehensive Plan

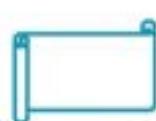
TODAY'S ACTIVITIES

Citrus COUNTY **20**
50 

Digital Survey



What I Love Banner



Community Idea Wall



Community Assessment



Funding Improvements



Citrus County

Comprehensive Plan

VISIT
POLLEV.COM/INSPIRE2714

OR

**Note: Survey
no longer
active**

SCAN



What is the zip code of your place of residence? (type your zip code)

Nobody has responded yet.

Hang tight! Responses are coming in.

Start the presentation to see live content. For screen share software, share the entire screen. Get help at pollev.com/app

Describe Citrus County in ONE word. (type your response)

Nobody has responded yet.

Hang tight! Responses are coming in.

Start the presentation to see live content. For screen share software, share the entire screen. Get help at pollev.com/app

Rank your priorities for land use and development improvements in the future. (use the arrows to rank the priorities from most important to least)

Roadway Maintenance and Upgrades (street resurfacing, traffic flow improvements)

Infrastructure and Utility Improvements (drainage, stormwater, sewer, water systems)

Parks, Recreation, and Open Space Enhancements (playgrounds, trails, green spaces)

Housing Choices and Affordability (variety of housing types, attainable housing)

Support for Local Businesses and Economic Development

Start the presentation to see live content. For screen share software, share the entire screen. Get help at pollev.com/app

Which environmental issue should Citrus County prioritize in the Comprehensive Plan? (select your top choice)



Start the presentation to see live content. For screen share software, share the entire screen. Get help at pollev.com/app

How should Citrus County address additional housing needs? (select your top choice)



Start the presentation to see live content. For screen share software, share the entire screen. Get help at pollev.com/app



Citrus County

Comprehensive Plan

Attachment C: PollEv Survey Questions



WORKSHOP 1 SURVEY

- 1. What is the zip code of your place of residence? _____**

- 2. Describe Citrus County in ONE word. _____**

- 3. Rank your priorities for land use and development improvements in the future from most important 1 to least 5.**
 - Roadway Maintenance and Upgrades (street resurfacing, traffic flow improvements)
 - Infrastructure and Utility Improvements (drainage, stormwater, sewer, water systems)
 - Parks, Recreation, and Open Space Enhancements (playgrounds, trails, green spaces)
 - Housing Choices and Affordability (variety of housing types, attainable housing)
 - Support for Local Businesses and Economic Development

- 4. How should Citrus County address additional housing needs? (select your top choice)**
 - a. New residential construction
 - b. Rehabilitation of existing housing stock and/or addressing code violations
 - c. Affordable and workforce housing
 - d. Housing for seniors
 - e. Expand use of Accessory Dwelling Units (ADUs) (cottage, mother-in-law suite, garage apartment)

- 5. Which environmental issue should Citrus County prioritize in the Comprehensive Plan? (select your top choice)**
 - a. Climate change and sustainability (reducing carbon emissions, promoting renewable energy)
 - b. Preserving and restoring natural habitats
 - c. Protecting water resources
 - d. Reducing pollution and waste management
 - e. Promoting energy-efficient and green building practices

Attachment D: Responses to the Workshop Boards

Workshop Board 1: Roads

ROADS

As part of the planning process for the Citrus County Comprehensive Plan Update, we want to understand what you like and change about the County today and what you would like to see changed in the future by responding to the questions listed below. Additionally, if you agree with any of the answers provided by other members of the community, show your support by adding one checkmark next to the response.

What do you LIKE about Citrus County's CURRENT ROADS?

How to park for dinner
Fewer lights.
Low traffic.
Low tension driving
You can easily get where you need to go.

What would you like to CHANGE about Citrus County's ROADS IN THE FUTURE? Sidewalks + Bike Lanes ✓✓✓✓✓

- The mini farms has 2 Major Roads - Hunterhill + Cross Street Velveteen
that cause a high particulate silica count that goes directly to Black Diamond + Pine Ridge and neighboring communities, **HEALTH IS THE RESPONSIBILITY of Future Development & Must be paved.**
- Stay ahead of the people coming to our area so the infrastructure can handle the traffic who having bottlenecks so traffic flows, road expansions + lanes, funding provided by county so there is more \$ for roads in many places bad shape
- need to give residential/rural dirt roads - sunburst plan has caused too much traffic
create and create people not who to maintain
- Separated bike lanes - roads include bike lanes (separate from road)
- More accessibility on roads (specifically 44 between Craft + 41)
- More right turn lanes
- Developers to be more financially responsible for new implemented roads

 Have more to say about ROADS in Citrus County?
Visit the project website: bit.ly/plancitrus



ROADS

As part of the planning process for the Citrus County Comprehensive Plan Update, we want to understand what you like and change about the County today and what you would like to see changed in the future by responding to the questions listed below. Additionally, if you agree with any of the answers provided by other members of the community, share your support by adding one checkmark next to the response.

What do you LIKE about Citrus County's
CURRENT ROADS?

Managable traffic

What would you like to CHANGE about Citrus County's
ROADS IN THE FUTURE?

More multimodal options✓
Improved intersections (Mod. fixing them lanes)
Consider roundabouts where appropriate✓
Pave unpaved roads
Increase resurfacing initiatives
More neighborhood solar lights
Traffic signal coordination



Have more to say about ROADS in Citrus County?

Visit the project website: bit.ly/plancitrus

Workshop Board 2: Utilities

UTILITIES

(Water, Sewer, Drainage)

As part of the planning process for the Citrus County Comprehensive Plan Update, we want to understand what you like and change about the County today and what you would like to see changed in the future by responding to the questions listed below. Additionally, if you agree with any of the answers provided by other members of the community, show your support by adding one checkmark next to the response.

What do you LIKE about Citrus County's CURRENT UTILITIES?

Freshwater from the springs

Low cost water rates

Expansion of the septic to sewer program

Well water

What would you like to CHANGE about Citrus County's UTILITIES IN THE FUTURE?

Put the power lines

Better flood plan

Fiber for internet

More central sewer

Universal trash collection

More drivers for deputies

Bring in competition for internet + cable

More septic to sewer conversions

Reduction of cost on homeowner for sewer connection

Keep well water

Keep septic tank

caution on solar panels (

- district getting in wastewater (and O&G) - transition to energy

- more recycling awareness, drop off (waste)
increase types of recycle signs (glass, plastic)



Have more to say about UTILITIES in Citrus County?

Visit the project website: bit.ly/plancitrus

Workshop Board 3: Economic Development

ECONOMIC DEVELOPMENT

As part of the planning process for the Citrus County Comprehensive Plan Update, we want to understand what you like and change about the Citrus today and what you would like to see changed in the future by responding to the questions listed below. Additionally, if you agree with any of the answers provided by other members of the community, show your support by marking one checkbox next to the response.

What do you LIKE about Citrus County's CURRENT ECONOMIC DEVELOPMENT?

- open shopping
- improved pedestrian trails, sidewalks,
- increase career class jobs + healthcare
- increased quality dining options
- increased sq footage of commercial (pays higher taxes)

What would you like to CHANGE about Citrus County's ECONOMIC DEVELOPMENT IN THE FUTURE?

- more local (mom + pop) businesses //
- more kids entertainment //
- Promote unique economic development opportunities
- ~~maximize~~ existing commercial areas
- increase manufacturing + technical businesses // // //
- expand + protect the rural ag economy /
- increase citrus power as decision making //
- increase skills training / w/ the highschools
- increase revenue bond availability //
- Promote economic development opportunities ~
- increase higher paying jobs /
- increase funding for apprenticeships
- limit the number of big corporate businesses /
- food truck park /
- 3rd Place Places to gather (i.e. bland @ Pigeon forge)
- expand eco-tourism
- more theaters

 Have more to say about ECONOMIC DEVELOPMENT in Citrus County?
Visit the project website: bit.ly/plancitrus



Workshop Board 4: Conservation & Preservation (Water)

CONSERVATION & PRESERVATION

Water (coastal, river, lakes)

As part of the planning process for the Citrus County Comprehensive Plan Update, we want to understand what you like and change about the County today and what you would like to see changed in the future by responding to the questions listed below. Additionally, if you agree with any of the answers provided by other members of the community, show your support by adding one checkmark next to the responses.

What do you LIKE about Citrus County's CURRENT CONSERVATION & PRESERVATION?

All our natural bodies of water ✓✓

Preservation ✓✓✓

Restoration Projects ✓✓✓✓✓

More restoration of natural springs ✓✓

Low density residential

What would you like to CHANGE about Citrus County's CONSERVATION & PRESERVATION IN THE FUTURE?

More education for salt vs freshwater recreation

prohibit clearcutting /

Less Bottling of Spring Water ✓

Address Chemical pollution in water table ✓

Remove flood controls on Tsala Apopka chain of Lakes ✓✓ (Army Corp. wants to remove it)

Restoration Focus on Tsala Apopka chain of lakes (improve fishery)

Preserve more ✓✓✓

Addressing chemical spraying/Landscaping ✓✓

More Flood controls (outbreaks) ✓

Connectivity between preserves ✓✓✓✓

Prevention of invasive grass species ✓✓✓

Prevention of drought issues in water

Desalination Plant ✓ (Want Details)

Algae Bloom spraying ✓



Have more to say about CONSERVATION & PRESERVATION in Citrus County?

Visit the project website: bit.ly/plancitrus

Workshop Board 5: Conservation & Preservation (Land)

CONSERVATION & PRESERVATION
Land (conservation areas)

As part of the planning process for the Citrus County Comprehensive Plan Update, we want to understand what you like and change about the County today and what you would like to see changed in the future by responding to the questions listed below. Additionally, if you agree with any of the answers provided by other members of the community, show your support by adding a checkmark next to the response.

What do you LIKE about Citrus County's CURRENT CONSERVATION & PRESERVATION?

Rural Feeling
Balance of protected lands
Highest pop is trees
Geographic center of Florida

What would you like to CHANGE about Citrus County's CONSERVATION & PRESERVATION IN THE FUTURE?

Loose lot development / Big box stores
Clear Cutting ✓ (Industrial)
Increase Conservation / Reservation ✓
Increase Tree Preservation ✓ (Introduce Fines) ✓
Create wildlife corridor ✓
More protection for local deer
Keep Agriculture
Slow large development
Integrate conservation into economy
(Nature Retreats/Agriculture) ✓
Better water runoff protection
Fertilizer education
Maintain / Increase conserved land ✓
Program of conservation easements ✓
Adequate funding for managing
Education Programs
Stop clear cutting



Have more to say about CONSERVATION & PRESERVATION in Citrus County?

Visit the project website: bit.ly/plancitrus



Workshop Board 6: Recreation & Open Space

RECREATION & OPEN SPACE (Parks, Greenways, & Blueways)

No part of this workshop document for the Citrus County 2050 Comprehensive Plan Update, or any other document, should be reproduced without the express written permission of the Citrus County Board of County Commissioners. Any unauthorized reproduction of this document by the person or entity that received it, or any other person, is illegal and violates the copyright of the provider. It is subject to criminal or civil liability where you reside. By adding your signature below, you do the described

What do you LIKE about Citrus County's CURRENT RECREATION & OPEN SPACE?

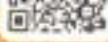
Accessible Variety Maintained
Boat Ramps/ Liberty Park Bike Trails +
Many state & Fed lands + Tree Canopy
More community Parks ✓ Hiking Trails ✓
Whispering Pines ✓ Woodland/wildlife ✓
Wallace Beaches
Biking
Kayaking
Water Areas

What would you like to CHANGE about Citrus County's RECREATION & OPEN SPACE IN THE FUTURE?

Protect it ++ ✓ Regular Music
Expand Natural Infrastructure to enjoy weekly
ADA Accessible (wheelchair) that is free
Park Infrastructure Updates A Regular Sunday
More Active, Less Passive in the Park
Multi-Use + Gold Discs ✓ grow our agriculture -
Manatee Protection (prop case) Better Identity Parks Evening markets
* Prevent development impacts. Dog Swimming
Keep lands open, quiet with Local Park for Markets
min impacts. Bike Rental
Partners w City (Sarasota)



Have more to say about RECREATION & OPEN SPACE in Citrus County?



Visit the project website: bit.ly/plancitrus

Workshop Board 7: Growth & Development

GROWTH & DEVELOPMENT

As a part of the planning process for the Citrus County Comprehensive Plan Update, we want to know what you like and what you want the County to do and what you would like to see changed in the future by responding to the questions listed below. Additionally, if you agree with any of the concerns expressed by other members of the community, please feel welcome to add your own comments next to the responses.

What do you LIKE about Citrus County's CURRENT GROWTH & DEVELOPMENT?

Suncoast Parkway
Preserved Lands & Waterways
Small town Character
New Retail
Low Density Housing
Local small businesses (mom & pop)
Less congested than the big City
Focused Eco-Tourism
Increased Health care Options

What would you like to CHANGE about Citrus County's GROWTH & DEVELOPMENT IN THE FUTURE?

Separated Bike Facilities
Slow down the mega developments (measured)
Mixture of Housing types → workforce housing
More access for boats → limit fees
Vertical Mixed Use
Land Use Compatibility
Focus growth @ Activity Centers (Focused Urbanism)
Need more Industrial (along the Suncoast)
High wage jobs (Tech, Financial Inst.)
Architectural Standards for Commercial
More ADUs → less red tape
Maintain the Homosassa Fishing Village Character



Have more to say about GROWTH & DEVELOPMENT in Citrus County?

Visit the project website: bit.ly/plancitrus



Workshop Board 8: Funding Improvements

HOW DO WE FUND THESE IMPROVEMENTS??

Being in Myself Playing 2050.

TAX ABATEMENTS for Industry ✓

Economic Development → via better education / apprentices

Grants ✓

Partnerships ✓ (P.P.P.) ✓

Budget ✓

Budget integrity focus on core needs

SALES TAX for INFRASTRUCTURE ONLY ✓

STATE PAID ✓ ✓

Need to plan for NO property taxes in FL

Create place like the island at Pigskin Tongue, TN - call it the Hub at Citrus
(caravans/hotel, anchor - pays for it - big fountain w/8 sprays paragraph to nice & lights)

Connect economic incentives to desired outcomes of CP2050 to
attract developers to

MPO / MPAC investments in multimodal transportation solutions

higher impact or other fees for development.



Have more to say about FUNDING in Citrus County?

Visit the project website: bit.ly/plancitrus



Workshop Board 9: What do you love about Citrus County?

Workshop Board 10: Community Idea Wall

