

# 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

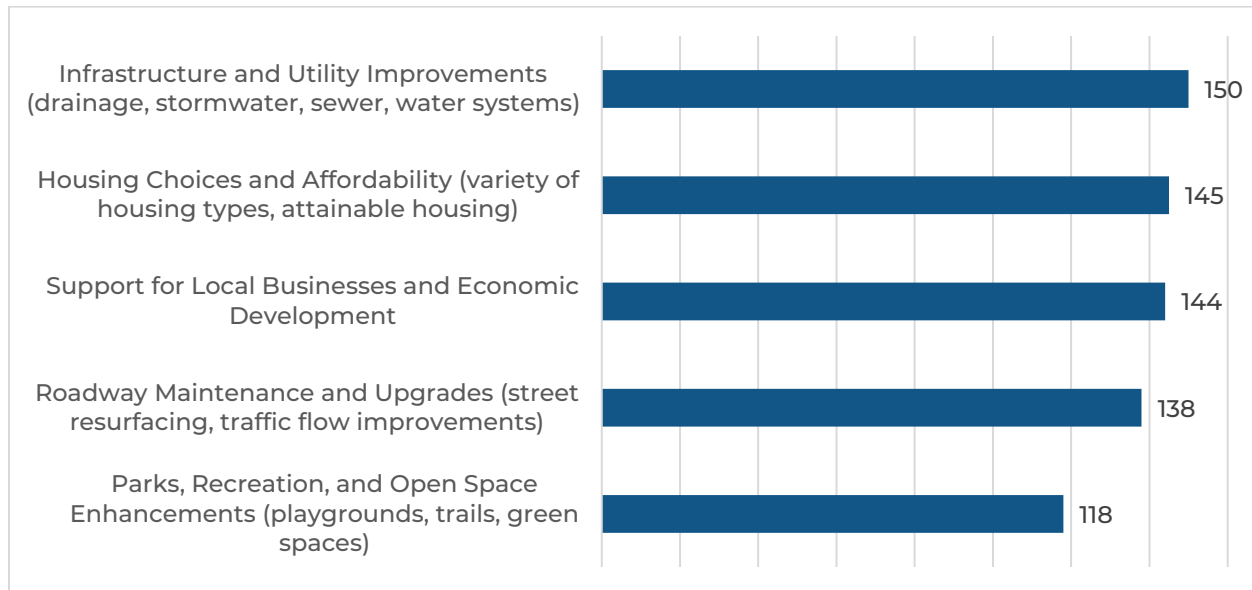
The first major activity of the workshop was a PollEv survey. PollEv is a live polling and audience engagement platform that integrates live survey results into a PowerPoint presentation. Attendees at the workshop scanned a QR code to take the PollEv Survey online or take the same survey using a hard 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.



## 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 PollEv 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
<b>What do you LIKE?</b>	
(Know) how to patch patches	
Fewer lights	
Low traffic	
Low tension driving	
You can easily get where you need to go	
Manageable traffic	
<b>What would you like to CHANGE?</b>	
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, 3<sup>rd</sup> 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
<b>What do you LIKE?</b>	
All our natural bodies of water	2
Preservation	3
Restoration Projects	5
More Restoration of natural springs	2
Low density residential	
<b>What would you like to CHANGE?</b>	
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 (measured0	
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

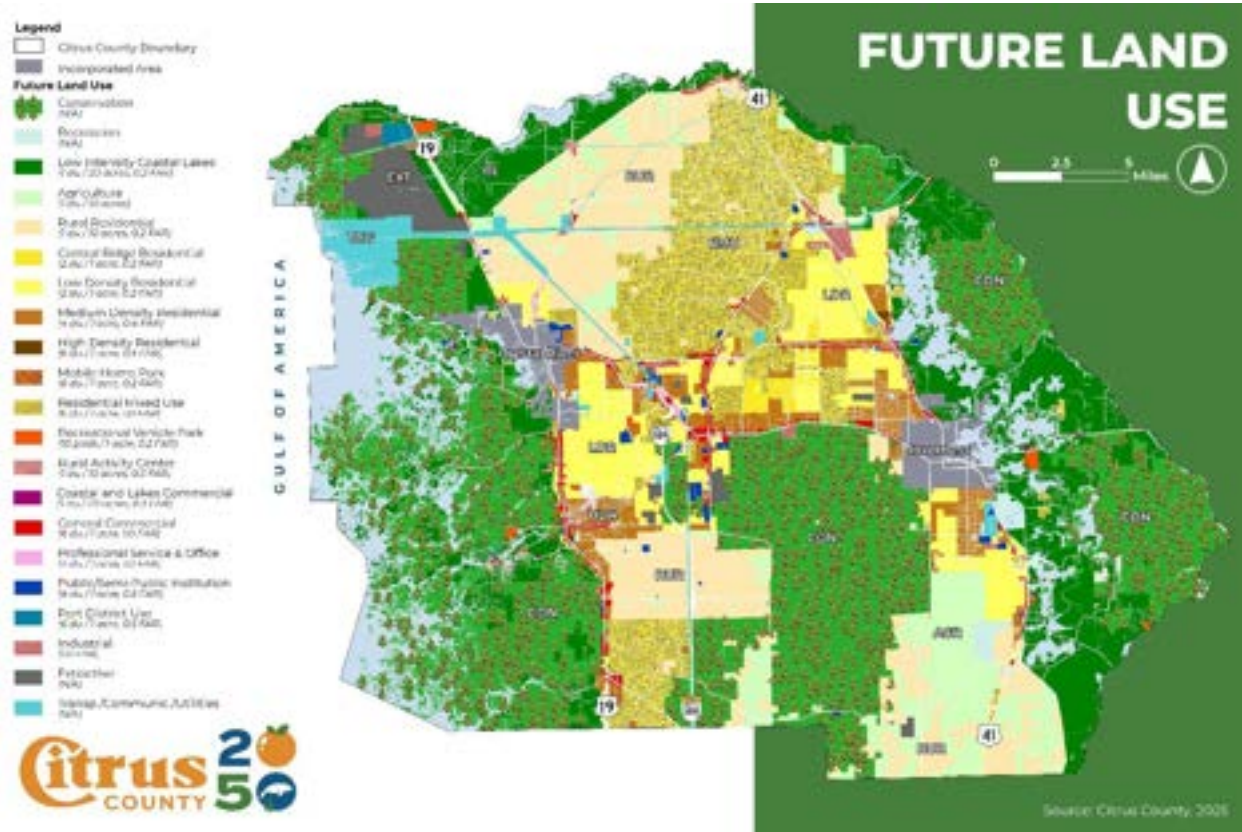
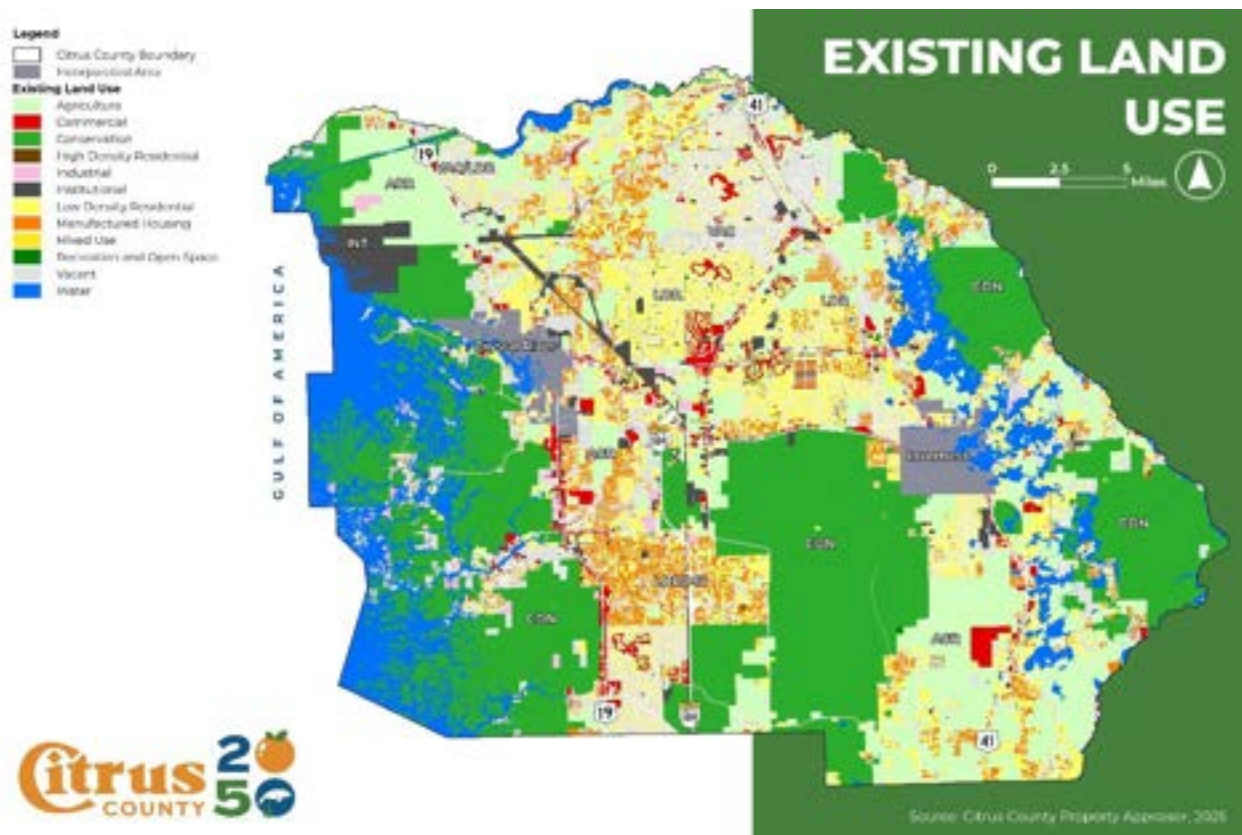


Figure 4. Existing Land Use Map





## 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

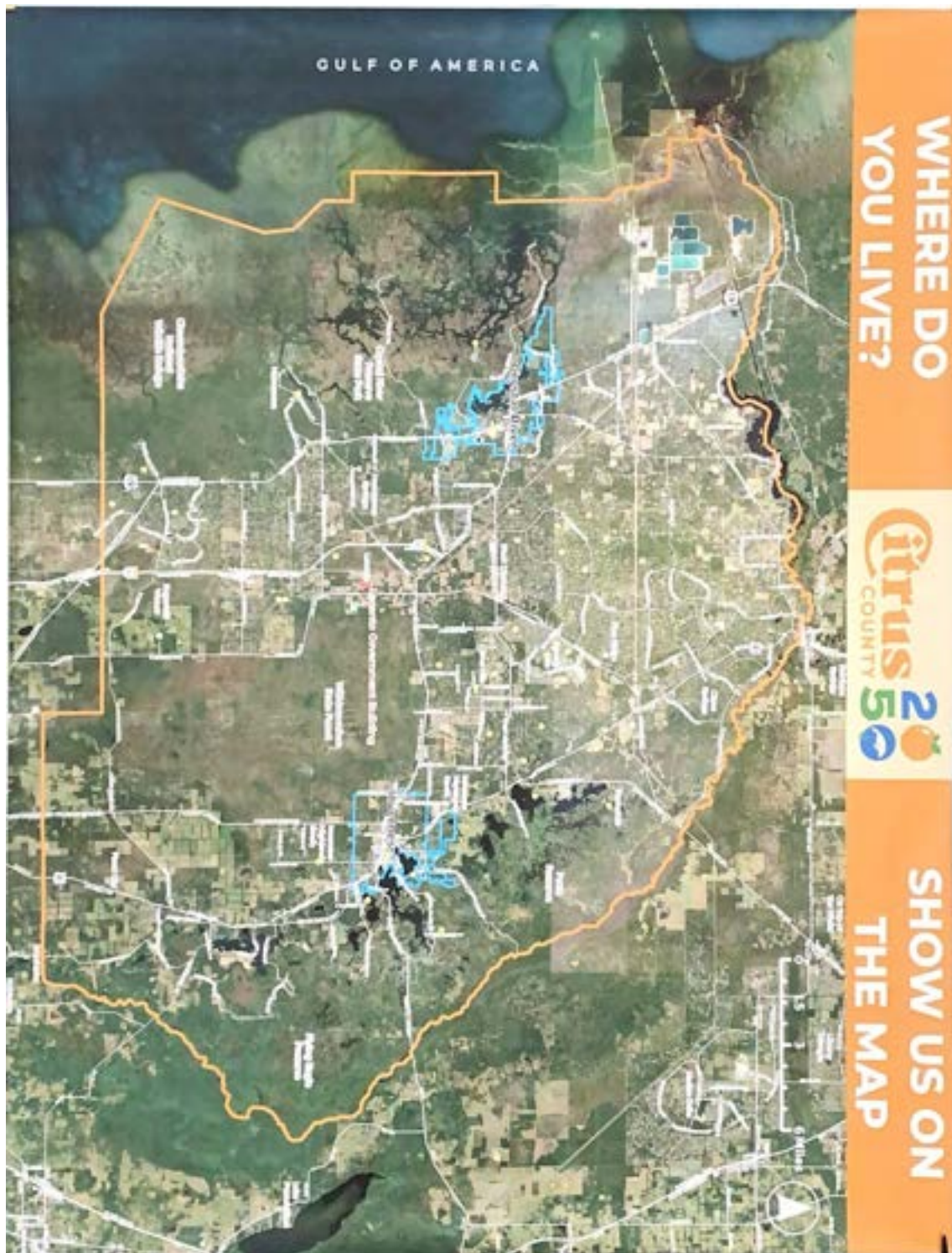
Community Workshop 1 featured an interactive PollEv Survey, seven Community Assessment Boards, a “Funding Improvements” Board, a “What do you Love about Citrus County?” Banner, and a Community Idea Wall. Based on feedback provided by the public at Community Workshop 1 the five key considerations for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



**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

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## PROJECT TIMELINE



## PROJECT WEBSITE



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



[bit.ly/plancitrus](https://bit.ly/plancitrus)

# COMMUNITY SNAPSHOT



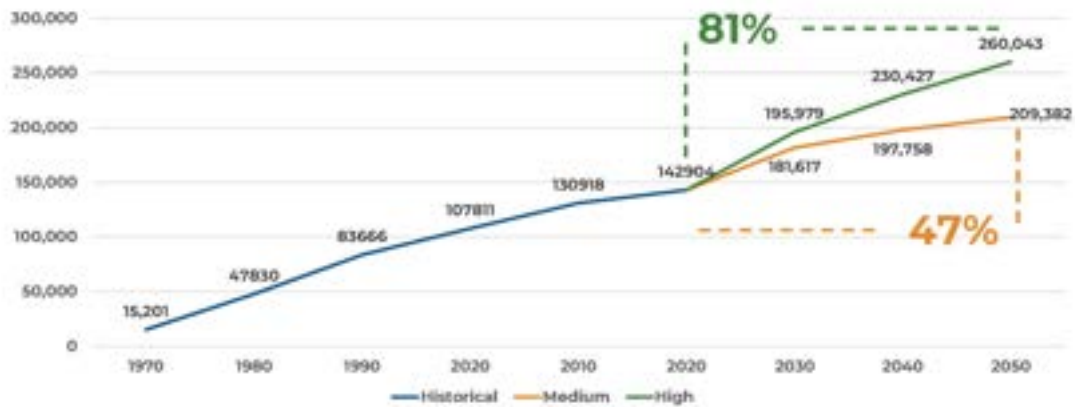
Citrus County

Comprehensive Plan

## COMMUNITY SNAPSHOT



Population Growth for Unincorporated Citrus County





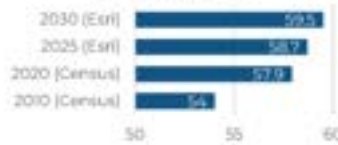
## SOCIOECONOMIC



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

**Age 65+  
39.2%**  
**Unemployment Rate  
6.0%**

### Median Age

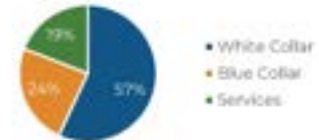


**58.7**

### 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: ESR BAO (2025); ACS (2010 - 2020)

## 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**

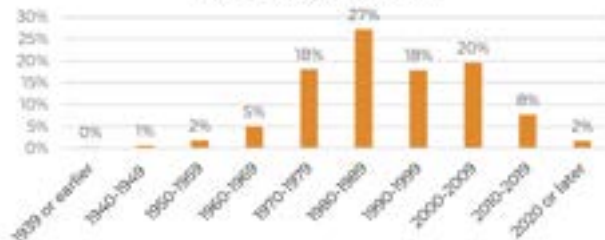
### Median Home Value

Compared to  
\$416,969 statewide  
\$322,096 in Hernando County  
\$203,106 in Levy County  
\$298,225 in Marion County  
\$422,121 in Sumter County

### Home Ownership



### Year Housing Built



Source: ESR BAO (2025); ACS (2010 - 2020)

## 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

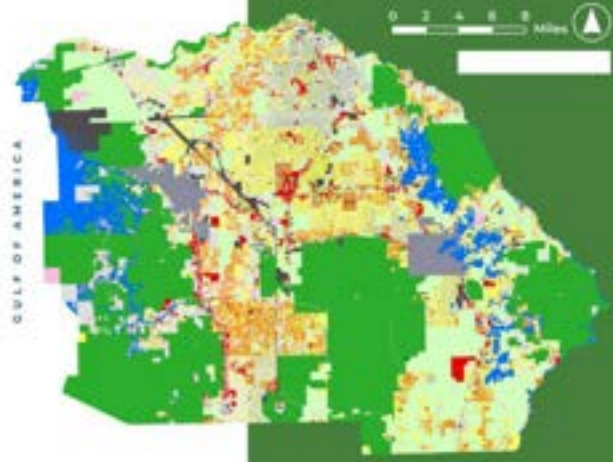
Source: ERM BAO (2025); ACS (2019 - 2023)

## COMMUNITY SNAPSHOT



EXISTING LAND USE	ACRES	PERCENTAGE
Agriculture	65,412	16.2%
Commercial	10,521	2.6%
Conservation	145,813	36.2%
High Density Housing	168	0.04%
Industrial	3,851	0.7%
Institutional	13,712	3.4%
Low Density Residential	52,782	13.3%
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%

### EXISTING LAND USE





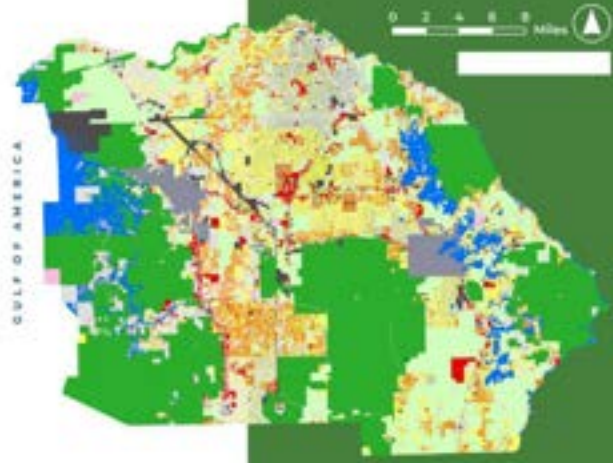
## COMMUNITY SNAPSHOT



### Top 4 Existing Land Uses

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

### EXISTING LAND USE



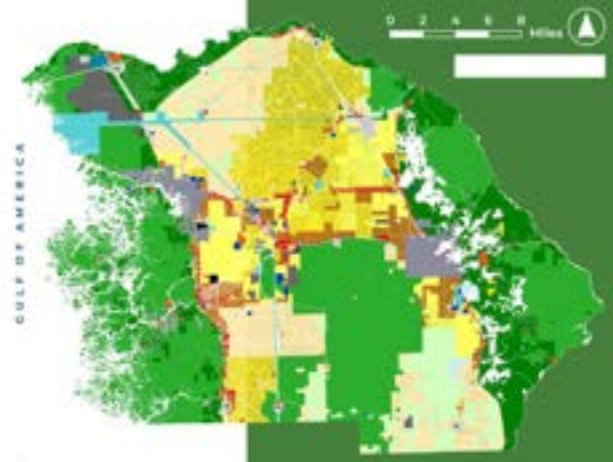
## COMMUNITY SNAPSHOT



### FUTURE LAND USE

FUTURE LAND USE	ACRES	PERCENTAGE
AGRICULTURE	22,339	6.4%
CENTRAL RIDGE RESIDENTIAL	1,795	0.5%
COASTAL AND LAKES COMMERCIAL	1890	0.7%
CONSERVATION	125,220	35.8%
EXTRACTIVE	6,956	2.0%
GENERAL COMMERCIAL	4,442	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	4812	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	10.7%
RURAL ACTIVITY CENTER	143.92	0.04%
RURAL RESIDENTIAL	42,790	12.2%
TRANSP/COMMUNIC/UTILITIES	8,250	2.4%

### FUTURE LAND USE



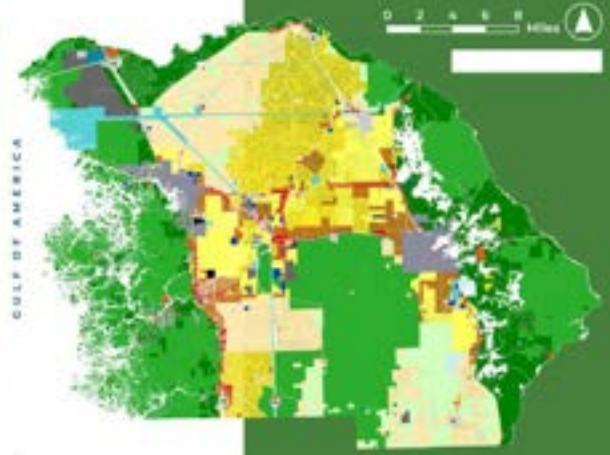
## COMMUNITY SNAPSHOT



### 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%

### FUTURE LAND USE



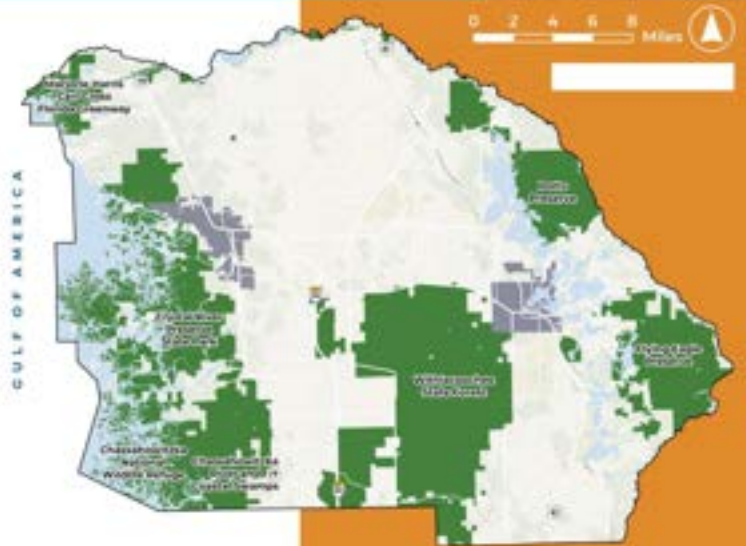
## COMMUNITY SNAPSHOT



### 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



Digital  
Survey



What I Love  
Banner



Community  
Idea Wall



Community  
Assessment



Funding  
Improvements



Citrus County

Comprehensive Plan



**VISIT**  
**POLLEV.COM/INSPIRE2714**

**OR**

**SCAN**



Note: Survey  
no longer  
active

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](https://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](https://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

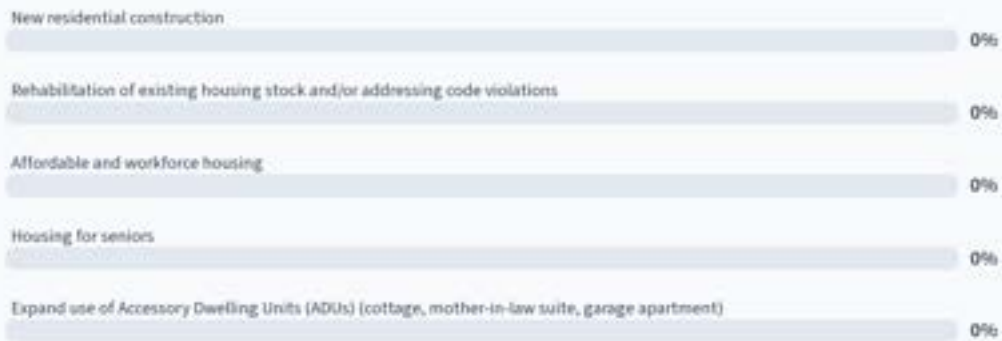
Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

**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 [pollaro.com/app](https://pollaro.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 [pollaro.com/app](https://pollaro.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 do people get to school  
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?** Side walks + Bike Lanes ✓✓✓✓

- The mini farms has 2 Major Roads, Hunter Hill + 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 w/o having bottlenecks so traffic flows, road expansions + lanes.
- Funding provided by county so there is more \$ for roads in many places and shape road to give residential / rural dirt roads — surround Pikey has caused too much traffic raising and grade people not able to maintain.
- Separated bike lanes — Roads include bike lanes (separate from road)
- More accessibility on roads (specifically 44 between Craft + 4-11)
- More right turn lanes
- Developers do be more financially responsible for new improved roads

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

**Citrus** 20  
COUNTY 50

## 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?**

Manageable traffic

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

More multimodal options ✓  
Improved intersections (Mod. flying turn 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](http://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 of water  
Expansion of the septic to sewer program  
Well water

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


✓ Buy the power lines ✓✓✓✓✓  
better flood plain management ✓  
Fiber for internet ✓  
More central sewer ✓  
Universal trash collection.  
More drivers for electric ✓  
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 (pump & treat)

- discuss getting insurance (landfill) - low waste to energy
- more recycle awareness, drop off (increase)
- increase types of recycle items (glass, chicken)




Have more to say about UTILITIES in Citrus County?

Visit the project website: [bit.ly/plancitrus](https://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 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 requests 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 ECONOMIC DEVELOPMENT?**

- good 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
- ~~revitalize~~ existing commercial areas
- increase manufacturing & technical businesses ✓✓✓✓✓
- expand & protect the rural ag economy ✓
- increase citizen power as decision making ✓✓✓
- increase skills training ✓ w/ the high schools
- increase revenue bond availability ✓✓
- increase warehousing businesses ✓✓
- 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 (ie. island @ pigeon forge)
- quantum AI data center
- expand eco-tourism
- more theater



Have more to say about ECONOMIC DEVELOPMENT in Citrus County?

Visit the project website: [bit.ly/plancitrus](http://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 response.

**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 Tulee Apopka chain of lakes ✓✓ (Living with water)

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

Preserve more ✓✓✓

Addressing chemical spraying/landscaping ✓✓

More Flood controls (outlets) ✓

Connectivity between preserves ✓✓✓

Prevention of invasive grass species ✓✓✓

Prevention of drought issues in lakes

Desalination Plants ✓ (Long Term)

Algae Bloom spraying ✓

Have more to say about CONSERVATION & PRESERVATION in Citrus County?  
Visit the project website: [bit.ly/plancitrus](http://bit.ly/plancitrus)

## Workshop Board 5: Conservation & Preservation (Land)

### CONSERVATION & PRESERVATION

Land (conservation area)

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 CONSERVATION & PRESERVATION?**

Rural Feeling Beautiful Natural Protection for Animals  
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?**

Lookin better development / Big box stores  
 Integrate conservation into economy (nature retreats/agritourism) ✓  
 Clear cutting ✓ (Pres. manual)  
 Increase Conservation/Preservation ✓  
 Better water runoff protection  
 Increase Tree Preservation ✓ (Introduce Finest) ✓  
 Fertilizer education  
 Create wildlife corridors ✓ between Preserves  
 Maintain / Increase conserved land ✓  
 Adequate funding for managing  
 more protection for local Deers  
 Education Programs  
 Keep Agriculture  
 Stop large development  
 Stop clear cutting



Have more to say about CONSERVATION & PRESERVATION in Citrus County?  
Visit the project website: [bit.ly/plancitrus](http://bit.ly/plancitrus)



## Workshop Board 6: Recreation & Open Space

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

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. Approximately 1 hour, open with any of the answers provided by other members of the community. Please respond by adding one checkmark next to the question.

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

Accessible Variety Maintaining  
Boat Ramps Liberty Park Bike Trails +  
Many state & Fed lands + Tree Canopy  
More community Parks + Hiking Trails  
Whispering Pines ✓ Woodlands/Wildlife ✓  
Wallace Beaches  
Boating  
Kayaking  
Water Access

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

Protect it + ✓  
Expand Natural Infrastructure  
ADA Accessible (Wheelchair)  
Park Infrastructure Upgrades  
More Active, Less Passive  
Gold Access ✓  
Bottle Island by Parks  
Dog Swimming  
Local Park for Markets  
Bike Rental  
Pasture w City (Soweto)  
Regular Music to anyone weekly that is free  
A Regular Sunday in the Park  
grow our agriculture - increasing the number of growers!

\* Prevent development impacts.  
Keep lands open, quiet with min impacts. ✓  
Connectivity  
Sidewalks ✓

Have more to say about RECREATION & OPEN SPACE in Citrus County?  
Visit the project website: [bit.ly/plancitrus](http://bit.ly/plancitrus)

**Citrus** 20  
COUNTY 50



## Workshop Board 7: Growth & Development

**GROWTH & 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 County today and what you would like to see changed in the future. As responding to the questions listed below. Additionally, if you agree with any of the answers provided by other members of the community, please add support by adding one checkmark next to the response.

**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 Healthcare Options  
Biking Trails ✓✓✓

**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 Ind.)  
Architectural Standards for Commercial  
More ADUs → less red tape  
Maintain the Homosassa Fishing Village Character  
Reduce trip length  
Connectivity  
Economic Capture

Have more to say about GROWTH & DEVELOPMENT in Citrus County?  
Visit the project website: [bit.ly/plancitrus](http://bit.ly/plancitrus)



## Workshop Board 8: Funding Improvements

### HOW DO WE FUND THESE IMPROVEMENTS??

Being in right paying jobs.

TAX ABATEMENTS for Industry ✓

Economic Development → via better educational opportunities

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 Pigeon Forge, TN - call it the Hub of Citrus  
(25 acres)  
Casinos/hotel/anchor - pays for it - big fountain w/ 10 sports surrounding to meet people

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

MPO/MPAC investments in multimodal transportation solutions

higher impact or offer fees for development.



Have more to say about FUNDING in Citrus County?

Visit the project website: [bit.ly/plancitrus](http://bit.ly/plancitrus)



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

**WHAT DO YOU LOVE ABOUT CITRUS COUNTY?**

*So many things to do  
So many views  
Great communities in every area*

*Still Rural / Agricultural  
Great Places for fishing  
Bike trails  
Spectacular*

*Rural / Quiet  
Access to waterways  
Lots of community activities*

*Beautiful / Scenic  
Views*

*Small towns  
Great places to live  
Great schools  
Great businesses*

*Open spaces  
Including the community  
in everything / development  
planning / the city*

*Small towns  
Great places to live  
Great schools  
Great businesses*

*Water access for paddling  
Small towns nearby to River and community  
Only 10 miles inland  
The US Forest is all the way from the city  
to the water for paddling & walking  
Experience people  
Lots of public lands (land management)  
Lots of public lands systems  
Lots of volunteer opportunities  
Small town connected*

*Small town  
Close to nature  
BETTER THAN  
AVERAGE fishing  
Wildlife*

*Small town  
Close to nature  
BETTER THAN  
AVERAGE fishing  
Wildlife*


*Small town  
Close to nature  
BETTER THAN  
AVERAGE fishing  
Wildlife*


*Rural, quiet, nature!!  
Accessible public lands  
Many springs, rivers and  
paddling opportunities  
Lost enough to stress  
The enough away to  
be there*

*Small community  
Agricultural opportunities*

*Small county, I know people  
everywhere I go... or they  
know me.*

*We have an opportunity now  
to balance nature with growth  
and storm with growth.*





## Workshop Board 10: Community Idea Wall

