

YOU SAID - WE UPDATED

Based on public input, we have identified key themes and recommendations of how residents want to shape the future of Citrus County.

General Comment	What We're Updating
"A better mixture of housing types"	Updating the Land Development Code to allow for greater housing variety through changes to lot sizes, densities, and housing types.
"Need to pave residential/rural dirt roads"	Continuing to implement the Countywide Pavement Management and Maintenance System.
"Low cost housing for low-income people"	Aligning the County's affordable housing strategy with Citrus County's Affordable Housing Advisory Committee's recommendations including expedited reviews, impact fee reductions/waivers, and density bonuses for affordable housing.
"Developers need to be more financially responsible for new and improved roads"	Reinstating transportation concurrency and updating roadway the level-of-service standards.
"More Community Parks"	Reinstating level of service standard for parks to 5 acres per 1,000 population and developing a parks and recreation master plan.
"Ensure broadband internet is available throughout the County."	Collaborating with broadband providers to expand broadband access to the entire County.
"Create a farmland conservation (+ incentives) program to maintain agricultural lands." and "Increase conservation/preservation"	Establishing a Transfer of Development Rights Program in the Land Development Code to preserve agricultural and conservation/preservation land.
"Address chemical pollution in water table"	Exploring the development of a fertilizer/pesticide applicator certification program to ensure safe fertilizers/pesticides and procedures are used.
"Develop comprehensive strategic plan to focus growth with targeted areas"	Establishing Rural Protection and Preservation Areas and Targeted Growth Areas to promote compact development and protect natural/agricultural resources.
"Encourage or incentivize green building practices for new developments and redevelopment."	Encouraging sustainable, energy-efficient, cost-effective construction for new development and redevelopment.
"Adopt and enforce a stronger tree preservation ordinance that effectively reduces or prevents clear cutting."	Enforcing and amending from time to time the recently updated tree preservation ordinance in the Land Development Code.
"Expand the sidewalk and trail network within the County, particularly around public facilities, such as schools, parks, and in residential areas."	Considering the development of a mobility plan to fund multi-modal transportation improvements throughout the County.
"Jobs to help people stay in Citrus County"	Recruiting and expanding industries related to high wage jobs.
"More local (mom and pop) businesses"	Allocating resources to retain, expand, and recruit local businesses.



Visit the project website: bit.ly/plancitrus

GROWTH & DEVELOPMENT

RURAL PRESERVATION

- Maintain Citrus County’s Rural Character
- Establish areas for Rural Preservation
- Preserve the distinct coastal, historical, and environmental character of Floral City and Homosassa
- Incentivize the preservation of rural and natural areas

ECONOMIC GROWTH

- Target high wage and high growth industries to diversify the County’s economic base
- Support existing local businesses
- Encourage commercial infill
- Implement the Strategic Plan for a Sustainable Tourism Economy 2025-2029
- Retain and expand agricultural operations and agricultural related businesses

PRIVATE PROPERTY RIGHTS

- Maintain and protect the private property rights of Citrus County residents

TARGETED GROWTH STRATEGY

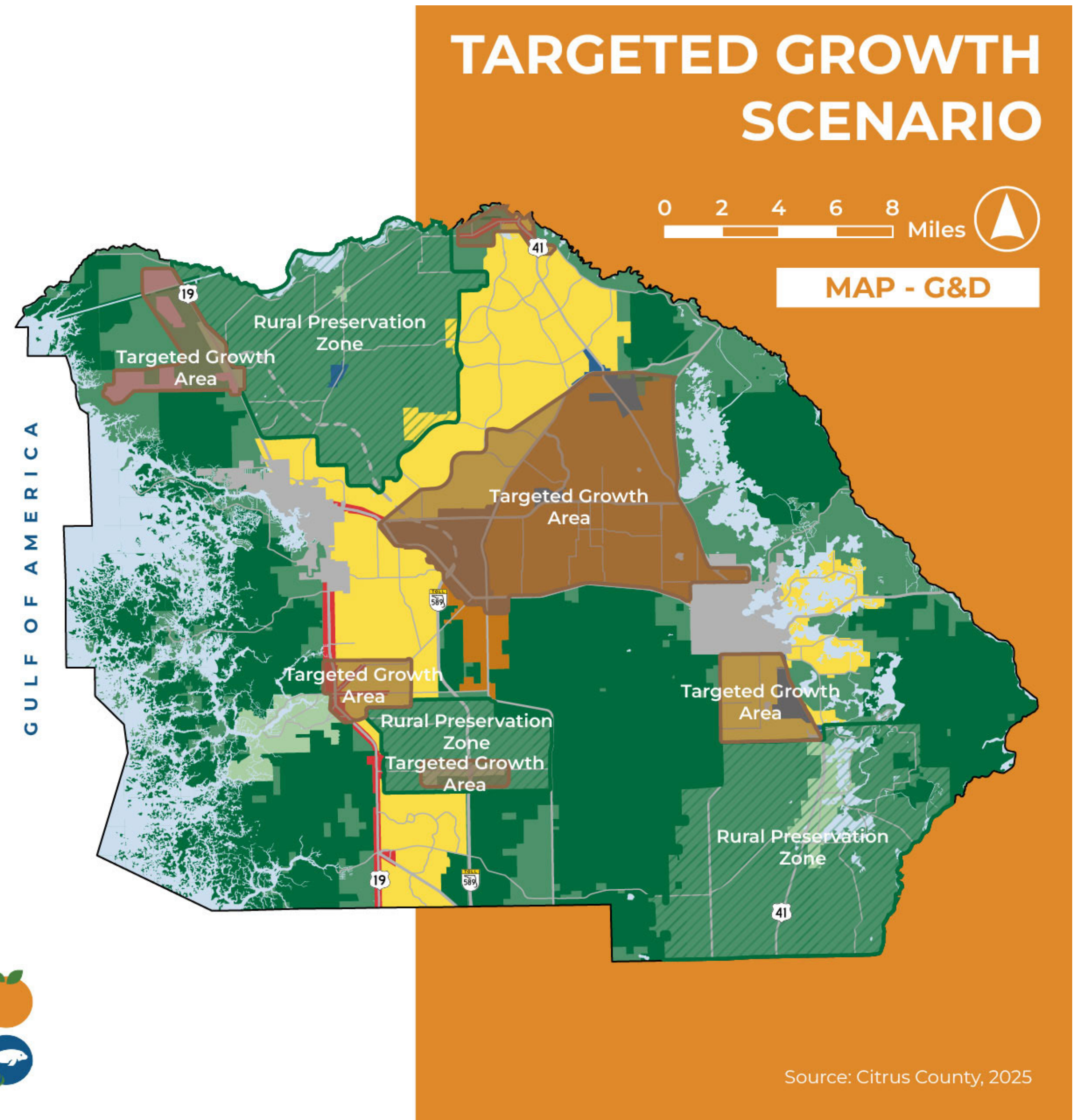
- Support areas for targeted growth such as the IMAs, Holder Industrial Park, and Hollins Harbor Port Area
- Encourage the infill development and redevelopment of Targeted Growth Areas
- Address missing middle through Targeted Growth Areas
- Direct growth towards the Central Ridge Area
- Redevelop intense land uses in the northwest of the County
- Establish a Transfer of Development Rights (TDR) Program allowing the sending and receiving of development rights from Rural Protection Areas to Targeted Growth Areas

Legend

- Citrus County Boundary
- Incorporated Area
- Suncoast Parkway Extention

Character Area

- Urban Center
- Urban General
- Employment Center
- Commerce Zone
- Suburban Commercial
- Suburban Residential
- Rural Town
- Rural
- Natural & Conservation Areas



Source: Citrus County, 2025



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



PUBLIC FACILITIES & TRANSPORTATION



WATER SUPPLY AND WATER TREATMENT

- Explore alternative water supply strategies to reduce reliance on aquifer
- Enhance wellhead protection standards
- Prohibit new package treatment plants
- Advance the septic to sewer plan



SOLID WASTE AND RECYCLING

- Align recycling efforts with statewide goals
- Explore organics diversion and composting programs



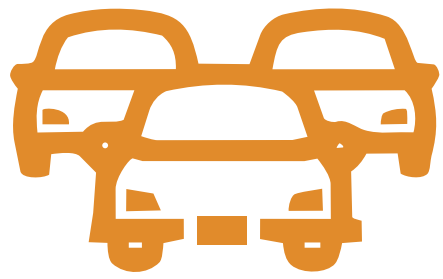
ENERGY EFFICIENCY

- Pursue energy efficiency improvements in County facilities



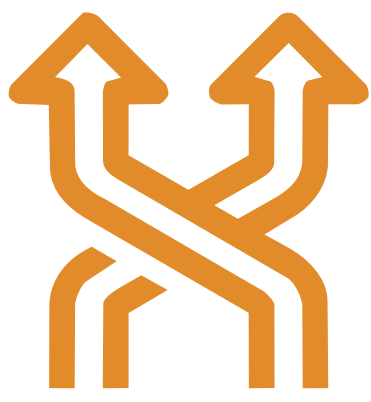
IMPROVE SAFETY, CONNECTIVITY, AND ECONOMIC COMPETITIVENESS

- Incorporate roadway improvements along primary intra-county thoroughfares into the CIP
- Evaluate rural roads to designate as scenic corridors
- Establish a Vision Zero Action Plan to eliminate traffic fatalities
- Monitor advancements in transportation technologies and emerging mobility services and incorporate where applicable
- Invest in smart transportation infrastructure
- Incorporate resilient design practices
- Implement Interchange Management Area plans



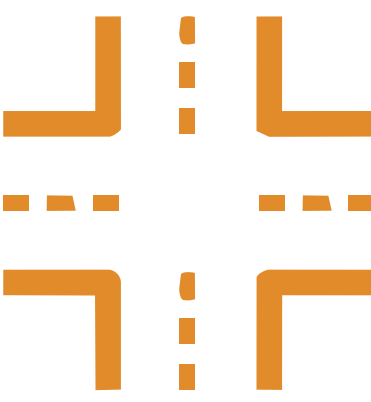
REDUCE CONGESTION

- Incorporate intelligent transportation system (ITS) technology
- Advance development and expansion of a connected regional trail network
- Require reverse frontage roads and other alternative access systems along arterial and major collector roadways



TRANSPORTATION CONCURRENCY

- Establish transportation concurrency and modify level of service standards
- Evaluate roadway level of service standards and roadway capacity on an annual basis to identify needs
- Allow proportionate share mitigation payments to mitigate the transportation impacts associated with proposed development



MOBILITY PLAN

- Develop a mobility plan to advance the County's alternative transportation system
- Establish Mobility Fee in the LDC

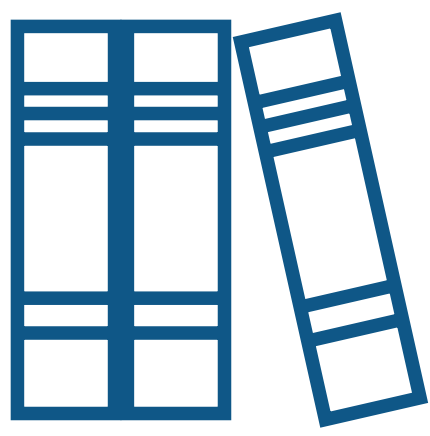


Have more to say about **PUBLIC FACILITIES & TRANSPORTATION** in Citrus County?

Visit the project website: bit.ly/plancitrus



HOUSING & RECREATION & LEISURE



UPDATE LEVEL OF SERVICE STANDARDS

- Establish a new countywide park standard of 5 acres per 1,000 residents
- Establish a library standard of 0.60 square feet per resident
- Identify corrective actions when park and recreation deficiencies are found



EXPAND ACCESS TO PARKS AND RECREATION

- Create a Parks and Recreation Master Plan
- Prioritize park development in residential areas without a public park within 3 miles
- Expand and diversify water-based recreational access



DESIGN RESILIENT, INCLUSIVE PARKS

- Integrate resiliency and hazard mitigation into park planning and design
- Incorporate passive recreation improvements for aging populations



ENHANCE LIBRARY SERVICES

- Increase library square footage
- Review the adequacy of library services annually based on new LOS standard



DIVERSIFY HOUSING OPTIONS

- Implement a range of housing types and infill
- Allow townhouse/attached housing to expand “missing middle” options
- Permit ADUs and develop a pre-approved library of ADU building plans
- Encourage age-in-place and walkable senior communities



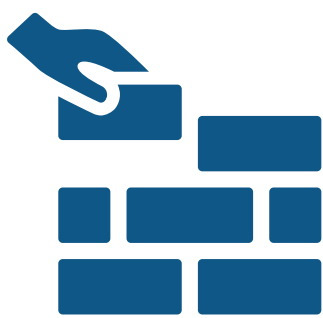
EXPAND AFFORDABLE AND WORKFORCE HOUSING

- Seek opportunities to expand the State Housing Initiatives Partnership (SHIP) program
- Explore strategies to incentivize workforce housing development
- Align the affordable housing strategy with AHAC recommendations
- Seek more partnerships to address housing needs



PROMOTE SUSTAINABLE AND ENERGY-EFFICIENT HOUSING

- Advocate for innovative and sustainable development approaches
- Encourage cost-effective construction that improves energy performance
- Promote participation in residential retrofit programs



PRESERVE HISTORIC RESOURCES

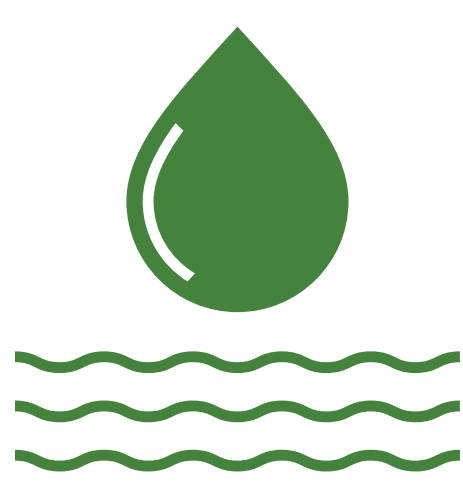
- Further identify and survey historical structures and sites



Have more to say about **HOUSING AND RECREATION & LEISURE** in Citrus County?

Visit the project website: bit.ly/plancitrus

CONSERVATION & COASTAL MANAGEMENT



PROTECT WATER RESOURCES

- Added St. Martins Marsh Aquatic Preserve and Nature Coast Aquatic Preserve to protected waterbodies list
- Strengthen enforcement of proper fertilizer and pesticide application



CONSERVE LAND AND WILDLIFE HABITAT

- Through partnerships Conserve land in the Florida Wildlife Corridor
- Consider establishing a County conservation lands program focused on strategic acquisition in alignment with the County’s Greenprint Plan
- Support ongoing management of the Crystal River National Wildlife Refuge Visitor Center



STRENGTHEN COASTAL RESILIENCE

- Identify Adaptation Action Areas and implement resiliency strategies based on the Vulnerability Assessment
- Evaluate nature-based solutions as a resiliency strategy
- Consider acquisition of repetitive loss properties



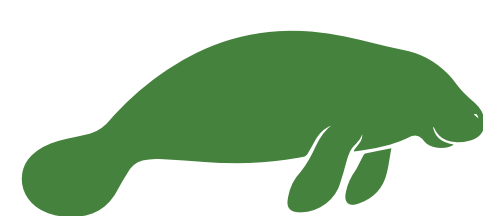
ALIGN WITH STATE’S PERIL OF FLOOD REQUIREMENTS

- Require new development to address all coastal flooding, not just sea level rise
- Enforce flood-resistant construction methods consistent with the Florida Building Code
- Continue participation in the NFIP Community Rating System



HURRICANE PREPAREDNESS AND COASTAL HIGH HAZARD AREA

- Require developments with 300+ residential units to mitigate impacts on hurricane shelter capacity and evacuation times



PUBLIC ACCESS AND COASTAL STEWARDSHIP

- Conduct a public access study to identify areas for increased water access
- Designate the BOCC as the responsible agency for manatee protection policies



Have more to say about **CONSERVATION & COASTAL MANAGEMENT** in Citrus County?

Visit the project website: bit.ly/plancitrus

