

Pop-Up Event #1

Summary Memorandum

02/06/2026

Introduction

The purpose of this memorandum is to provide a summary of the first pop-up community engagement event for updating Citrus County's Comprehensive Plan. The first pop-up event occurred on Monday January 26, 2026. The event occurred during a meeting for the Crystal Oaks Republican Club at the Crystal Oaks Civic Association (4958 W Crystal Oaks Dr, Lecanto, FL 34461). The purpose of the pop-up event was to gather public input from residents at a community event. There were roughly 65 attendees at the event.

Presentation

Commencement of the pop-up included a brief word from Steve Howard, County Administrator and Eric Landon, Growth Management Director and segued to a brief presentation by Chris Dougherty on the Comprehensive Plan Update. The slides used during the presentation can be found in **Attachment A**. The presentation included an overview of the project including an introduction to the project team, an overview of the comprehensive plan, the project timeline, and the project website. A community snapshot of Citrus County was presented which included population projections, socio-economic characteristics, land use distributions, and key themes identified from previous public engagement efforts. The presentation concluded with directions for the funding prioritization activity.

Funding Prioritization Activity

At the culmination of the event, a funding prioritization activity was conducted. The activity included a total of eight groups and was divided into seven different topic. These topics consisted of Transportation/Roadways, Economic Development, Housing, Conservation, Parks and Recreation, Utilities, and Public Facilities. All groups were given a board which can be seen in **Figure 1** and a map of Citrus County which can be seen in **Figure 2**.

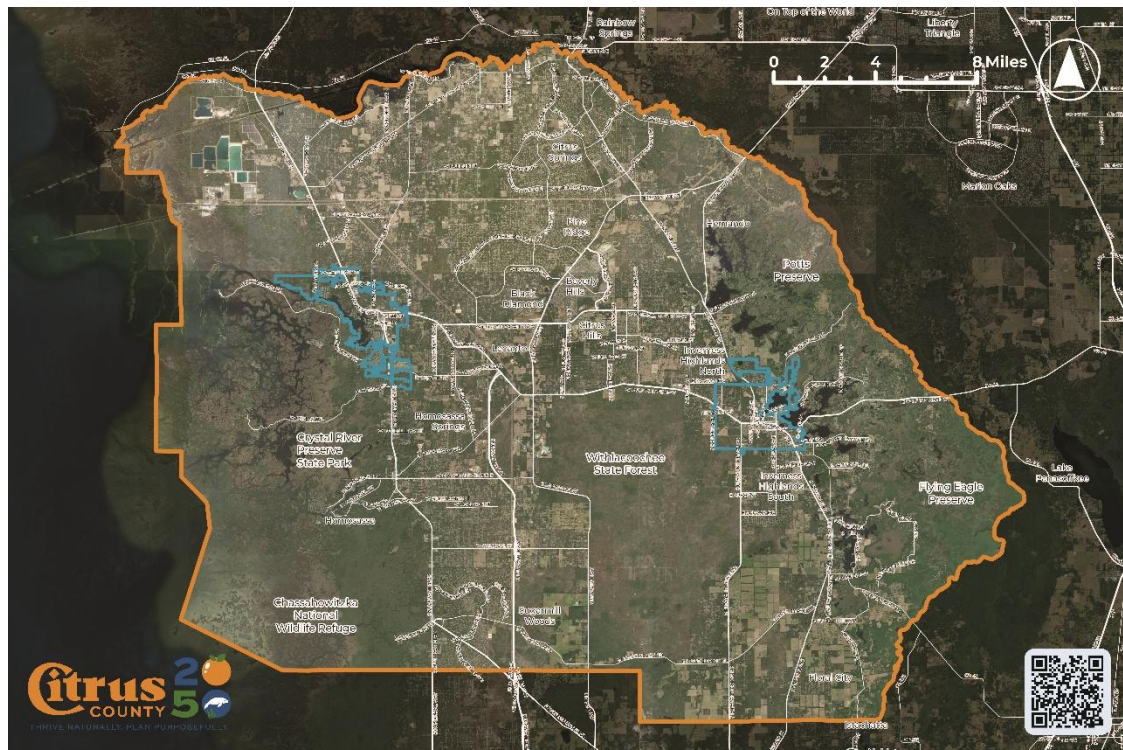
Figure 1: Blank Funding Prioritization Board

Identify projects, programs, or areas the County should target in the next 25 years and assign a \$ amount the County should set aside for each topic.

Transportation/Roadways (\$___ million)	Economic Development (\$___ million)
Housing (\$___ million)	Conservation (\$___ million)
Parks and Recreation (\$___ million)	Utilities (\$___ million) <small>Water, Stormwater, & Sewer</small>
Public Facilities (\$___ million) <small>EMS, Libraries, Fire Stations, Law Enforcement</small>	

Figure 2: Funding Prioritization Map



Each group was asked to identify projects, programs or areas they would like to see funded over the next 25 years within the seven topics. Then each group was asked to prioritize/allocate funding for each topic based on order of magnitude. All of the groups were given 20 minutes to complete the activity and then each group was given a few minutes to present their boards to the other groups. **Tables 1-8** below reflect each group's completed activity boards and the original boards can be found in **Attachments B-I**.

Table 1: Group 1

Category	Projects	Cost	Priority
Transportation/ Roadways	Long term planning to maintain roads Road widening to support development: Venable St and Rock Crusher Rd		
Housing	Long term planning (not to encroach on conservation) Low cost housing for low-income people		
Parks & Rec	More Parks, less golf courses		
Public Facilities	Hospitals too Needs to grow with the population		
Econ Dev	Grow the skilled trades businesses Encourage manufacturing Tourism advertising		2
Conservation	Protect our coast & rivers Manatee Protection Program		1
Utilities	Electric needs to grow with the population		

Table 2: Group 2

Category	Projects	Cost	Priority
Transportation/ Roadways	Nasty junkyard (LKQ) along Suncoast - eyesore Repave Rock Crusher Rd Widen Crystal Oaks Dr - add turning lane to accommodate new traffic from development		1
Housing	No new housing		
Parks & Rec	Dog park Save the manatees		6
Public Facilities	Fort Island restrooms & fishing pier More traffic patrol officers		3
Econ Dev	Bring back Winn-Dixie Bring in manufacturing jobs Chick-fil-a, miller ale house, Trader Joes		5
Conservation	Palm trees along Suncoast parkway Plant trees to hide cars at LKQ		2

Category	Projects	Cost	Priority
	Make builders keep percentage of trees - no clear cut		
Utilities	Adequate water supply		4

Table 3: Group 3

Category	Projects	Cost	Priority
Transportation/ Roadways	Repave current pot hold roads first	80	2
Housing	More senior housing and programs for rehabbing homes so seniors can stay in their homes	10	5
Parks & Rec	Keep fees low for residents especially		6
Public Facilities	Proportionate increase services		4
Econ Dev	Promote tourism No more carwashes, gas stations, storage buildings		7
Conservation	Maintain current & protect Buy private land to increase conservation acreage		3
Utilities	Limit development to preserve		1

Table 4: Group 4

Category	Projects	Cost	Priority
Transportation/ Roadways		\$50 Mil	
Housing			
Parks & Rec		\$20 Mil	
Public Facilities		\$20 Mil	
Econ Dev			
Conservation			
Utilities			
Funding: Make new development pay for itself. Charge: \$100 for each out of state ID card & DL license, \$100 for each out of state car tag, \$100 for each out of state child in school. If people can't afford to live here, need to go somewhere else. No affordable/ low-income housing. More impact fees on development.			

Table 5: Group 5

Category	Projects	Cost	Priority
Transportation/ Roadways	Rock Crusher, Venable, & Crystal Oaks need to be widened Consistent speed limits (current shift on same road) Widen Croft Road & Highway 41 Pave Dirt/ sand roads More red lights in needed locations Public transportation Sidewalks/ Multi-use Path		1
Housing	Section 8 vouchers Apartments/ Townhomes- workforce housing Senior housing Veteran housing		2
Parks & Rec	Dog parks Expand/add parks and/or athletic centers Parks in rural areas		
Public Facilities	More handicap parking Plan to keep up with growth for all the listed public facilities More mental health facilities Courthouse improvement		4
Econ Dev	Shopping development in west citrus Attract businesses who will invest back in the community Light manufacturing More businesses (especially local) Childcare		3
Conservation	Go slow gopher turtle signs Eelgrass & Manatees		
Utilities	Sewer Underground electric		

Table 6: Group 6

Category	Projects	Cost	Priority
Transportation/ Roadways	Orange Ave (needs attention)		
Housing	Homeless population growing (develop skill building to help people become self-sufficient)		
Parks & Rec	Expanding youth and adult recreation areas		
Public Facilities			

Category	Projects	Cost	Priority
Econ Dev	Ecotourism- restock lakes with fish		
Conservation	Restock lake/ rejuvenate fish hatchery (Parson's Point) Missing frogs (Pott's Preserve) Missing bee's & mosquitos (Pott's Preserve & Floral City) Protecting oak trees		
Utilities			

Table 7: Group 7

Category	Projects	Cost	Priority
Transportation/ Roadways	Building our existing roads	15	3
Housing			5
Parks & Rec	Dog park	15	6
Public Facilities		15	4
Econ Dev	Jobs to help people stay in Citrus County	15	2
Conservation	Not so much building in the area Conserve land, native animals & plants	15	7
Utilities	Water for all new homes coming in & sewage	25	1

Table 8: Group 8

Category	Projects	Cost	Priority
Transportation/ Roadways	No more toll roads Light between Aldi & Walmart needs to change Right lane for straight and left lane for left turn only Fix residential roads No more roundabouts		1
Housing	No more RV parks, Trailer parks or modular homes No more large housing developments One acre lots Increase impact fees so they pay for their building Minimum living square footage of 1,500 sq ft or larger, no tiny homes		2
Parks & Rec	More parks & open space Park on Withlacoochee river in Citrus Springs		
Public Facilities	Make rental for residents reasonable but charge non-residents more money		

Category	Projects	Cost	Priority
Econ Dev	Build more restaurants, sit down mom +pop styles We don't want anymore developments All tree farms must be a real tree farm No more carwashes		
Conservation	Keep the Betz Farm Tree farms must be a real working tree farm Keep historic lands & building for history - cant' be developed		3
Utilities	Get all hookup from SWFWMD grants so residents aren't charge increase money for sewer		

Key Themes

Although there was significant variation between each group in terms of how they allocated funding and the projects and programs they identified, there were some consistent themes expressed across multiple groups that should be considered while updating the comprehensive plan. Below are several common themes expressed by attendees.

- Increase the number of job opportunities for local residents in Citrus County
- Increase opportunities for local businesses
- Adequately maintain the roadway system
- Develop more parks and open space
- Increase the conservation of natural areas and resources
- Promote tourism, especially agri-tourism and eco-tourism

Attachments

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Attachment A: Presentation



POP-UP EVENT #1

January 26, 2026

AGENDA

Meet the Team

The Plan Update

Project Timeline & Website

Community Snapshot

Activity



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

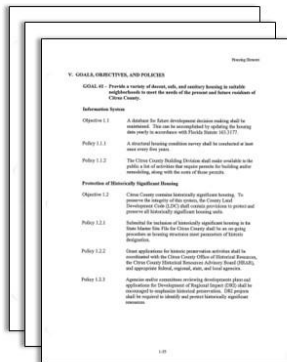
THE PLAN UPDATE



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

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Comprehensive Plan

MAIN COMPONENTS



Data & Analysis



Goals, Objectives, & Policies

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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



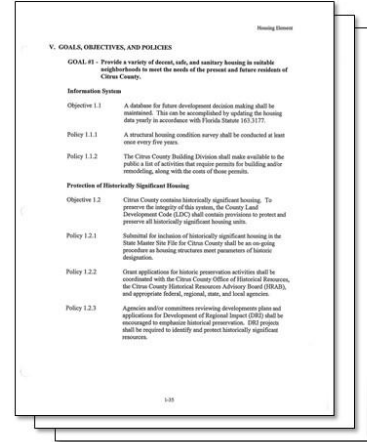
12. Capital
Improvements



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**



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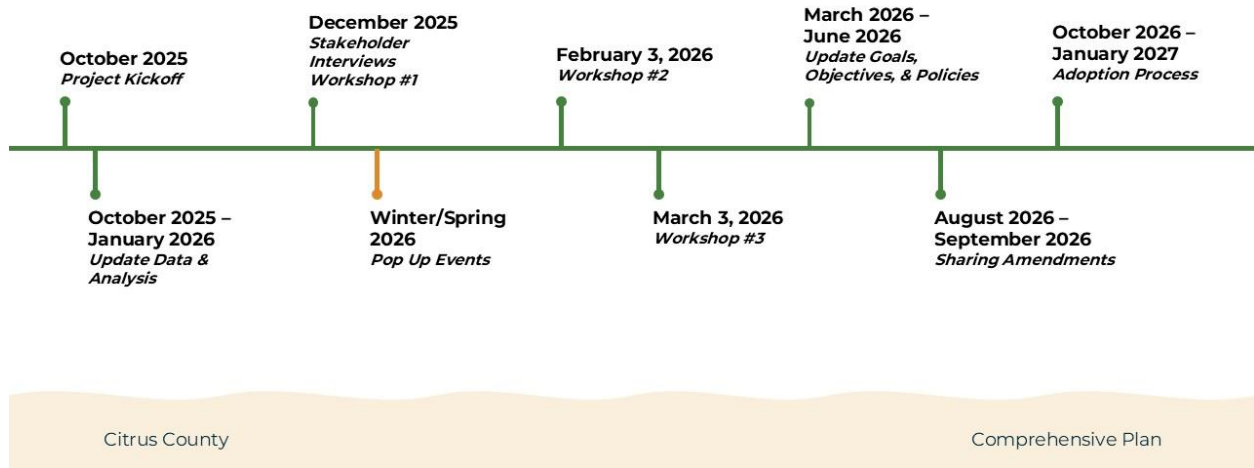
PROJECT TIMELINE & OUTREACH



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PROJECT TIMELINE



PROJECT WEBSITE



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

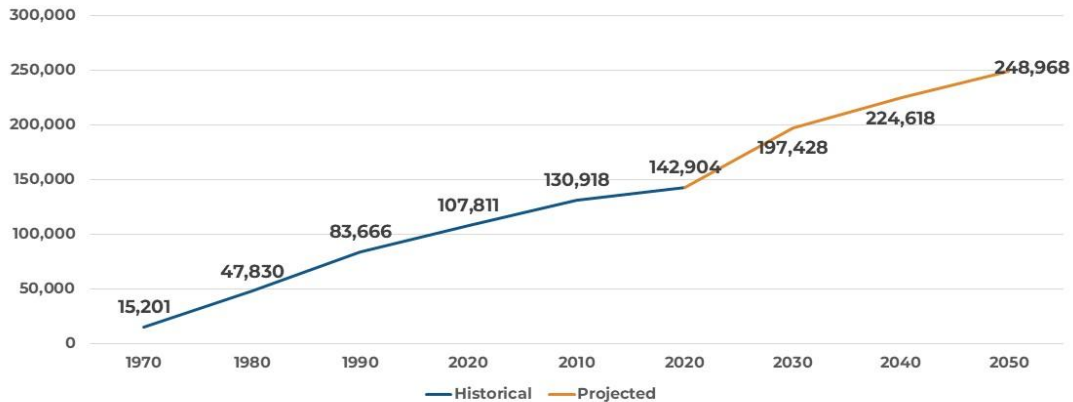


bit.ly/plancitrus

COMMUNITY SNAPSHOT



Population Growth for Unincorporated Citrus County



SOCIOECONOMIC

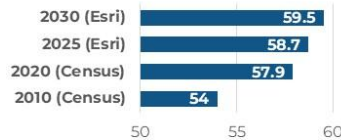


Population
(2025 Countywide)
167,981

Age 65+
39.2%

Unemployment Rate
6.0%

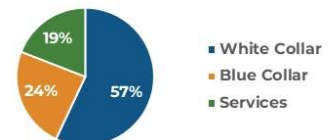
Median Age



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: Esri BAO (2025); ACS (2019 – 2023)

HOUSING

\$56,779

Median Household Income

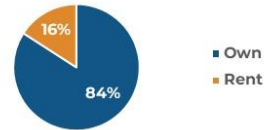
Compared to
\$78,205 statewide
\$68,105 in Hernando County
\$52,107 in Levy County
\$61,917 in Marion County
\$78,205 in Sumter County

\$289,825

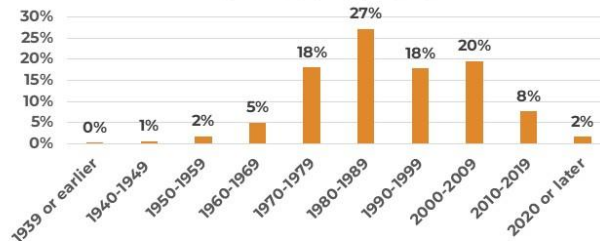
Median Home Value

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: Esri BAO (2025); ACS (2019 – 2023)

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: Esri BAO (2025); ACS (2019 – 2023)

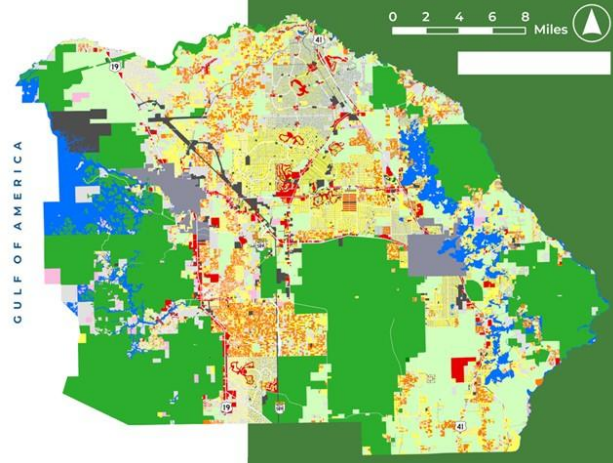
COMMUNITY SNAPSHOT



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



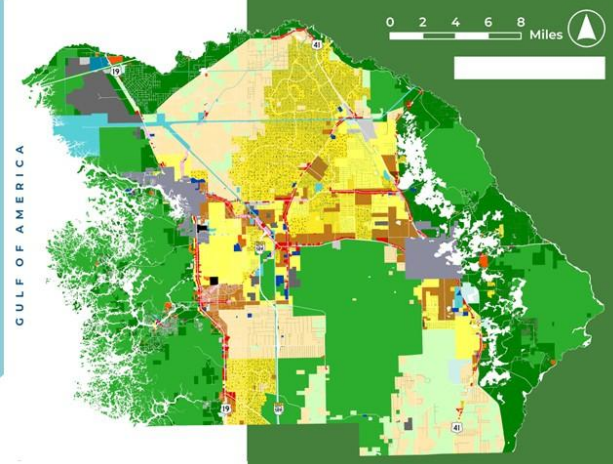
COMMUNITY SNAPSHOT



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



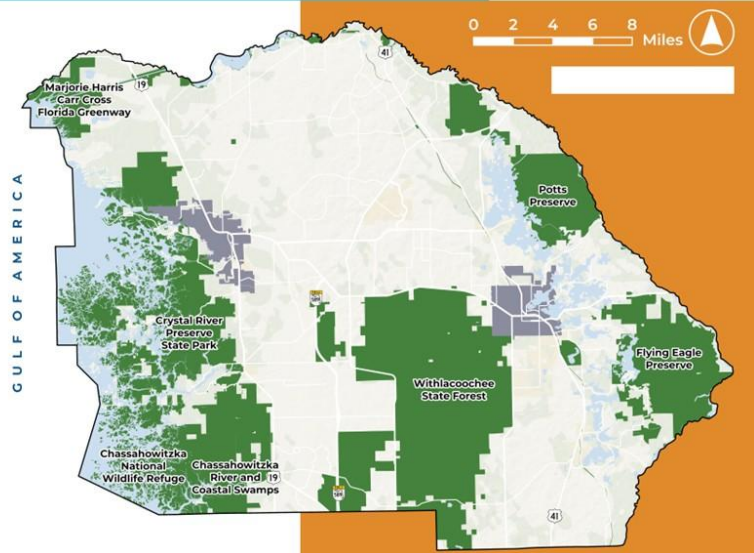
COMMUNITY SNAPSHOT



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



KEY THEMES - ISSUES



- Condition of Roadway System
- Water Consumption & Capacity
- Sewer Infrastructure
- Residential Tax Burden & Lack of Funding
- Retain Quality of Life/ Community Character
- Need for Parks/Fields & Amenities
- Need Jobs and to Diversify Tax Base
- Public Education & Misconception
- Managing Expectations
- Historic Aversion To Density, Height, and Housing Variety

KEY THEMES - STRENGTHS



- **Community Character**
- **Natural Resources**
- **Small Business Opportunities**
- **Current Comprehensive Plan**
- **Water Restoration Projects**

Citrus County

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KEY THEMES - AREAS TO ADDRESS



- **Housing Affordability**
- **Right of Way Conveyance**
- **Small Business Opportunities**
- **Increase Manufacturing & Technical Businesses**
- **Current Comprehensive Plan**
- **Connecting Conservation Areas**
- **Protecting Farmland & Rural Character**
- **Concentrating Growth & Development**
- **Redevelopment**
- **Sidewalk Gaps**
- **Evacuation Routes**
- **Historic Preservation**
- **Suncoast Parkway**
- **Burying Powerlines**

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ACTIVITY



Citrus County

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TODAY'S ACTIVITY



Identify projects, programs, or areas the County should target in the next 25 years and assign a \$ amount the County should set aside for each topic.

Transportation/Roadways (\$ _____ million)	Economic Development (\$ _____ million)
Housing (\$ _____ million)	Conservation (\$ _____ million)
Parks and Recreation (\$ _____ million)	Utilities (\$ _____ million)
Public Facilities (\$ _____ million)	Other (Specify, List, or Describe)

Citrus 20
COUNTY 50

1. List Projects

2. Allocate Funding/Priority

3. Provide Funding Sources

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Attachment B: Group 1 Completed Board

Identify projects, programs, or areas the County should target in the next 25 years and assign a \$ amount the County should set aside for each topic.

Transportation/Roadways (\$___ million)

1. LONG TERM PLANNING TO MAINTAIN ROADS
2. ROAD WIDENING TO SUPPORT DEVELOPMENT
 1. VAN ARMAN
 2. ROCK CRUSHER

Housing (\$___ million)

LONG TERM PLANNING (NOT TO ENCROACH ON CONSERVATION)
LOW COST HOUSING FOR LOW INCOME PEOPLE

Parks and Recreation (\$___ million)

MORE PARKS LESS GOLF COURSES

Public Facilities (\$___ million)

EMS, Libraries, Fire Stations, Law Enforcement HOSPITALS.
Needs to grow with the population

Economic Development (\$___ million)

1. GROW THE SKILLED TRADES. POSSIBILITIES.
2. INCORPORATE MANUFACTURING.
3. TOURISM ADVERTISING.

Conservation (\$___ million)

PROTECT OUR COAST & RIVER
MANATEE PROTECTION PROGRAM

Utilities (\$___ million)

Water Stormwater & Sewer
ELECTRIC - needs to grow with the population

GERRY RHODES



Attachment C: Group 2 Completed Board

Identify projects, programs, or areas the County should target in the next 25 years and assign a \$ amount the County should set aside for each topic.

Transportation/Roadways (\$__ million) ① <i>LD NASTY JUNKYARD ALONG SUNCOAST - EYESORE! @ 486</i> <i>Re-pave Rock Crusher</i> <i>WIDEN CRISTAL DAVIS DR - ADD TURNING LANE to ACCOMMODATE NEW TRAFFIC FROM DEVELOPMENT</i>	Economic Development (\$__ million) ⑤ <i>BRING BACK WIND DIXIE</i> <i>BRING IN MANUFACTURING JOBS</i> <i>CHIK-FIL-A, MULES AVE HOUSE, TRADER JES</i>
Housing (\$__ million) ⑥ <i>No NEW HOUSING</i>	Conservation (\$__ million) ② <i>PALM TREES ALONG SUNCOAST PKWY</i> <i>plant trees to HIDE CARS - LKQ</i> <i>Make builders keep % of TREES - NOT CLEAR CUT</i>
Parks and Recreation (\$__ million) ⑦ <i>DOG PARK</i> <i>SAVE THE MANATEES</i>	Utilities (\$__ million) ④ <i>Water, Stormwater, & Sewer</i> <i>ADEQUATE WATER SUPPLY</i>
Public Facilities (\$__ million) ③ <i>EMS, Libraries, Fire Stations, Law Enforcement</i> <i>FORT ISLAND RESTROOMS + FISHING PIER</i> <i>MORE TRAFFIC PATROL OFFICERS</i>	



Attachment D: Group 3 Completed Board

Identify projects, programs, or areas the County should target in the next 25 years and assign a \$ amount the County should set aside for each topic.

<p>#2 Transportation/Roadways (\$ <u>20</u> million)</p> <p>REPAIR CURRENT POT HOLED ROADS FIRST</p> <p>#5 Housing (\$ <u>10</u> million)</p> <p>> SENIOR HOUSING / (TRAILERS NO PROBLEM FOR REPAIR HOUSING TRAILERS</p> <p>#6 Parks and Recreation (\$ <u>20</u> million)</p> <p>KEEP FEES FEES LOW FOR RESIDENTS ESPECIALLY</p> <p>#4 Public Facilities (\$ <u>50</u> million)</p> <p>(EMS) Libraries, Fire Stations, Law Enforcement PROPORTIONATE INCREASE SERVICES</p>	<p>#7 Economic Development (\$ <u>0</u> million)</p> <p>PROMOTE TOURISM NO MORE CAR WASHES GAS STATIONS, STORAGE BUILDINGS</p> <p>#3 Conservation (\$ <u>60</u> million)</p> <p>MAINTAIN CURRENT, PROTECT BUY PRIVATE LAND TO A CONSERVATION ACROSS</p> <p>#1 Utilities (\$ <u>00</u> million)</p> <p>Water, Stormwater, & Sewer</p> <p>LIMIT DEVELOPMENT TO PRESERVE WATER USE & RECLAIM MORE WATER</p>
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Attachment E: Group 4 Completed Board

Identify projects, programs, or areas the County should target in the next 25 years and assign a \$ amount the County should set aside for each topic.

Transportation/Roadways (\$___ million)

50M

Economic Development (\$___ million)

Housing (\$___ million)

Conservation (\$___ million)

Parks and Recreation (\$___ million)

20M

Utilities (\$___ million)

Water, Stormwater, & Sewer

Public Facilities (\$___ million)

EMS, Libraries, Fire Stations, Law Enforcement

20M 50M

make New development pay for itself
Charge:
\$100.00 for each out of state ID card + Drivers license
\$100.00 for each out of state car tag
\$100.00 for each out of state child in school
\$100.00 for each out of state
do people can't afford to live here, they need to
go somewhere else. NO affordable/low income
housing.
MORE Impact Fees on
new development.



Attachment F: Group 5 Completed Board

Identify projects, programs, or areas the County should target in the next 25 years and assign a \$ amount the County should set aside for each topic.

- 1 **Transportation/Roadways (\$___ million)**
 - Rock Crusher/Venable/Crystal Oaks (widening)
 - Consistent speed limits (currently shifts on same road 35-45-45-35)
 - Create Rd. & Hwy 41 (widening)
 - Pave dirt/sand roads
 - More red lights in needed locations
 - Public transportation
 - Sidewalks/Multi-use paths
- 2 **Housing (\$___ million)**
 - Section 8 vouchers
 - Apartments/Townhomes
 - Senior housing
 - Veteran housing
 - Workforce housing
- Parks and Recreation (\$___ million)**
 - Dog Parks
 - Expand/add parks and/or athletic centers
 - Parks in rural areas
- 4 **Public Facilities (\$___ million)**
 - EMS, Libraries, Fire Stations, Law Enforcement
 - More handicap parking
 - Plan to keep up with growth for all of the above
 - More mental health facilities
 - Courthouse improvement
- 3 **Economic Development (\$___ million)**
 - Shopping Development in West Citrus
 - Attract businesses who will invest back in the community
 - Light manufacturing
 - More businesses (esp. local)
 - Childcare
- Conservation (\$___ million)**
 - Go slow gopher turtles signs
 - Eelgrass/manatees
- Utilities (\$___ million)**
 - Water, Stormwater, & Sewer
 - Sewers
 - Underground electric



Attachment G: Group 6 Completed Board

Identify projects, programs, or areas the County should target in the next 25 years and assign a \$ amount the County should set aside for each topic.

Transportation/Roadways (\$___ million)

Orange Ave. (needs attention)

Economic Development (\$___ million)

Ecotourism - Restock lakes

Housing (\$___ million)

Homeless population growing (develop skill building to help people become self-sufficient)
* Many people & organizations are here to support these efforts.

Conservation (\$___ million)

Restock Lake/ Rejuvenate fish hatchery (Parson's Point)
Missing frogs (Pott's Preserve)
Missing birds/mosquitoes (Pott's Preserve)(Floral City)
Protecting Oak Trees

Parks and Recreation (\$___ million)

Expanding youth and adult recreation areas
(Let's keep these kids off the street)

Utilities (\$___ million)

Water, Stormwater, & Sewer

Public Facilities (\$___ million)

EMS, Libraries, Fire Stations, Law Enforcement



Attachment H: Group 7 Completed Board

Identify projects, programs, or areas the County should target in the next 25 years and assign a \$ amount the County should set aside for each topic.

TOTAL AVAILABLE \$100M

<p>Transportation/Roadways (\$15 million)</p> <p>Rebuilding our existing Roadways</p>	<p>Economic Development (\$15 million)</p> <p>Jobs to help people stay in Citrus County</p>
<p>Housing (\$2 million)</p>	<p>Conservation (\$15 million)</p> <p>Not too much building in the area Conserve land + native animals + plants</p>
<p>Parks and Recreation (\$15 million)</p> <p>DOG PARK</p>	<p>Utilities (\$25 million)</p> <p>Water, Stormwater, & Sewer</p> <p>Yes - ? water for all new homes coming in + sewage</p>
<p>Public Facilities (\$15 million)</p> <p>EMS, Libraries, Fire Stations, Law Enforcement</p>	



Attachment I: Group 8 Completed Board

Identify projects, programs, or areas the County should target in the next 25 years and assign a \$ amount the County should set aside for each topic.

<p>Transportation/Roadways (\$__ million)</p> <p>#1 No more toll roads. Stay lying about gas tax - 1¢ 16¢ per gallon (but 12¢ - real the budget normal) Light-bulbs: LEDs - no Walmart, need to change. Right lane frontage and left lane for left turn only. Fix Residential roads. Do not put any more roundabouts.</p>	<p>Economic Development (\$__ million)</p> <p>Build more restaurants, sit down. HomePop style. We don't want any more developments. All tree farms must be a real tree farm. no more car washes.</p>
<p>Housing (\$__ million)</p> <p>#1 No more RV parks or more. House must be 1500sq ft living or larger. No more large housing developments. No tiny houses! the one lot. Increase impact fees so they are actually paying for their building.</p>	<p>Conservation (\$__ million)</p> <p>#2 Keep the Beta farm. Tree farms must be real working tree farms. Stop hiring consultants. Keep historic lands + buildings for historic - don't be developed.</p>
<p>Parks and Recreation (\$__ million)</p> <p>More Parks + open space. Park on Withalobee River in Citrus Springs area where the people live.</p>	<p>Utilities (\$__ million)</p> <p>Water, Stormwater, & Sewer. Get all hook ups from SWCD grants so residents aren't charged for sewer.</p>
<p>Public Facilities (\$__ million)</p> <p>EMS, Libraries, Fire Stations, Law Enforcement. no LGBTs in our library! make rental for residents reasonable but charge nonresidents \$.</p>	

NO NEW TAXES CUT WASTEFUL \$

