Website Summary

Summary Memorandum
10/21/2026

Introduction

The purpose of this memorandum is to summarize the online engagement activities conducted through the Citrus County 2050 Comprehensive Plan website. There are three engagement activities being summarized in this memorandum: an online community survey, a community idea wall, and an 'implement your vision' activity. These activities aimed to gather public input from the Citrus County community, to help guide the Citrus County Comprehensive Plan update process. The following summary highlights key findings and trends identified in the survey and the community idea wall.

Survey

The survey was divided into two different sections. The first section asked respondents for details about themselves while the second set of questions asked their opinions on topics related to the Comprehensive Plan. The first six questions of the survey were questions about the respondents; where they lived, what their relationship to Citrus County is, their age, their employment status, and how familiar they were with planning concepts. These questions are designed to see if there was selection bias in the pool of respondents and to ensure the survey is reflective of the entire Citrus County Community and not one specific group. The second set of questions asked respondents to identify what the biggest planning concerns are in Citrus County, what type of development they would like to see over the next 25 years, and what should be prioritized in the update to the Comprehensive Plan. These questions provided an opportunity for the community to provide meaningful input and guidance for the Comprehensive Plan update process.

The survey was available online on the project website from November 15, 2025 to March 30, 2026 and hard copies were available at seven kiosks throughout the County; the seven locations are provided below in **Table 1**. A total of 1,461 survey responses were received, including 108 submitted via hard copy; the survey findings are presented below.

Table 1. Kiosk Locations

Location	Address
Central Ridge Library	425 W. Roosevelt Blvd, Beverly Hills, FL 34465
Citrus County Courthouse	110 N. Apopka Ave, Inverness, FL 34450
Coastal Region Library	8619 W. Crystal Street, Crystal River, FL 34428
Floral City Public Library	8360 E. Orange Ave, Floral City, FL 34436
Homosassa Public Library	4100 S. Grandmarch Ave, Homosassa, FL 34446
Lakes Region Library	1511 Druid Rd, Inverness, FL 34452
Lecanto Government Building	3600 Sovereign Path, Lecanto, FL 34461

Location	Address
Citrus County Courthouse	110 N. Apopka Ave, Inverness, FL 34450

Question 1

This question asked respondents to provide the zip code of where they live. Overall, the various zip codes (**Map 1**) of Citrus County were well represented in the survey. The three most represented zip codes were the County's largest residential areas; 34446 (Sugar Mill Woods and Homosassa), 34442 (Citrus Hills and North of Inverness), 34465 (Beverley Hills, Black Diamond, and Pine Ridge).

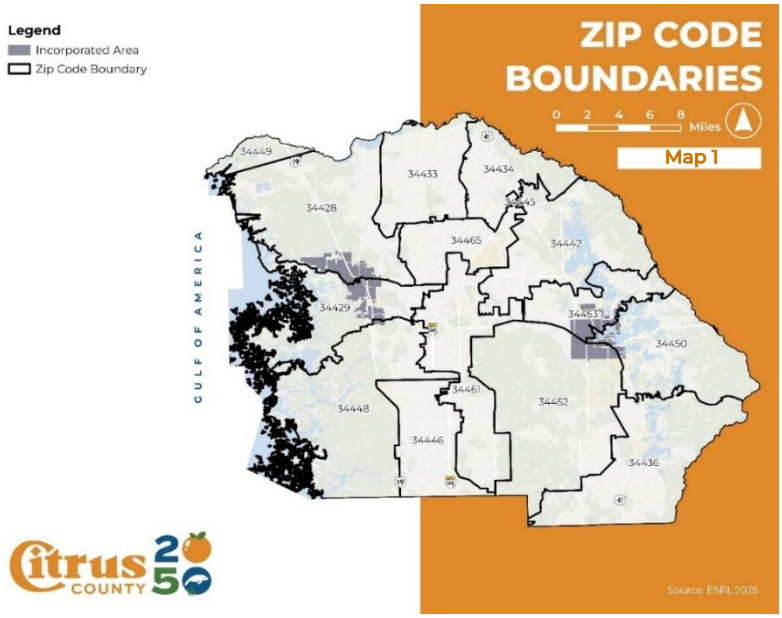


Table 2. What is your zip code?

Zip Code	Percent	Count
34446	16.77%	240
34442	13.70%	196
34465	12.86%	184
34461	8.67%	124
34429	6.50%	93
34433	6.50%	93
34453	6.50%	93
34428	5.87%	84
34434	4.89%	70
34450	4.89%	70
34452	4.19%	60
34448	3.91%	56
34436	2.45%	35
34449	0.28%	4
Other	2.03%	29
Total	100.00%	1,431

Question 2

Question two asked respondents where they live in relation to Citrus County. Over 98% of respondents live in Citrus County with ~20% living in the incorporated areas and ~78% living in the unincorporated areas of Citrus County.

Table 3. Where do you live in relation to Citrus County?

Answer choices	Percent	Count
I live in Inverness or Crystal River (cities)	20.33%	294
I live elsewhere (unincorporated area) in Citrus County	78.49%	1,135
I live outside of the County	1.18%	17
Total	100.00%	1,446

Question 3

Question three asked about their relationship to Citrus County. The results show that 97% of respondents live in Citrus County, approximately 35% attend community events in Citrus County, and 27% work in Citrus County, additionally 11% own a business in Citrus County. These results along with question two reveal that the majority of respondents live in and are an active part of the Citrus County community.

Table 4. What is your relationship to the County?

Answer choices	Percent	Count
I live within the County	96.69%	1,403
I own a business in the County	11.03%	160
I work in the County	26.74%	388
I go to school in the County	1.79%	26
I attend regularly scheduled events/services (e.g. church services or organizational meetings) in the County	35.42%	514
I visit the County often	2.69%	39
Other	4.20%	61

Question 4

Question four of the survey asked residents their age. Over 50% of the respondents were over the age of 65 and less than 15% of respondents were under the age of 44.

Table 5. What is your age?

Answer choices	Percent	Count
Under 18	0.28%	4
18 to 24	0.83%	12
25 to 44	13.21%	191
45 to 64	33.75%	488
65 and over	51.94%	751
Total	100.00%	1,446

Question 5

Question five of the survey asked respondents to provide their current employment status. The majority, approximately 56% of the respondents were retired. However, 32% of the respondents were currently employed full-time and 7% were employed part time. This along with the results of question four means that the survey respondents are more representative of Citrus County's older and retired population than their younger working age population.

Table 6. Select from the following list that best describes your employment status:

Answer choices	Percent	Count
Student	1.10%	16
Employed part-time	7.10%	103
Employed full-time	32.28%	468
Unemployed	0.83%	12
Retired	55.72%	808
Not employed for other reasons	2.97%	43
Total	100.00%	1,450

Question 6

Question six asked respondents how familiar they were with certain planning concepts such as Comprehensive Plan, Density & Intensity, Level of Services, etc. The respondents were most familiar with concepts like Urban, Suburban, & Rural, Affordable Housing, and Zoning. Respondents were less family with terms like Comprehensive Plan, Land Development Code, and Level of Service. However, on average each concept had an average score over between "somewhat familiar" and "familiar". This means that respondents to the survey on average are not planning experts but are at least familiar with the topics covered in the Comprehensive Plan.

Table 7. How familiar are you with the following planning concepts?

Concept	Not familiar (1)	Somewhat familiar (2)	Familiar (3)	Very familiar (4)	Count	Average
Comprehensive Plan	11.72%	18.34%	37.73%	32.22%	1,434	2.90
	168	263	541	462		
Future Land Use	6.63%	14.87%	38.06%	40.43%	1,432	3.12
	95	213	545	579		
Land Development Code	11.40%	20.98%	36.57%	31.05%	1,430	2.87
	163	300	523	444		
Zoning	3.92%	12.04%	32.40%	51.64%	1,429	3.32
	56	172	463	738		
Density & Intensity	12.81%	17.38%	35.19%	34.62%	1,421	2.92
	182	247	500	492		
Affordable Housing	11.72%	18.34%	37.73%	32.22%	1,434	2.90
	168	263	541	462		

Concept	Not familiar (1)	Somewhat familiar (2)	Familiar (3)	Very familiar (4)	Count	Average
Urban, Suburban, & Rural	6.63%	14.87%	38.06%	40.43%	1,432	3.12
	95	213	545	579		
Roadway Capacity	11.40%	20.98%	36.57%	31.05%	1,430	2.87
	163	300	523	444		
Level of Service	3.92%	12.04%	32.40%	51.64%	1,429	3.32
	56	172	463	738		

Question 7

The seventh question asked respondents what their top three concerns were related to future growth. The three largest concerns were "impact to the natural environment" (72%), "Infrastructure" (65%), and "Traffic Congestion" (47%).

Table 8. What are the top three concerns you have related to future growth within the County?

Answer choices	Percent	Count
Infrastructure (roadways, utilities, etc.)	64.83%	940
Traffic congestions	47.03%	682
Housing affordability	26.14%	379
Impact of the natural environment	72.41%	1,050
Crime	20.90%	303
Change in community character	39.38%	571
Economic Growth Opportunities	15.66%	227
I do not think the County will experience any of these issues	0.28%	4
Other	7.10%	103

Question 8

The eighth question asked respondents what initiatives should be prioritized in the update to Citrus County's Comprehensive Plan. The top three choices were "preserve/conserve our natural environment and wildlife habitats" (78%), "protect rural lands by directing growth to areas already served by infrastructure (61%), and ensure an adequate water supply for existing and future populations (56%). These results along with the results of question 7 reveal that the Citrus County community wants to ensure that natural resources are protected and that adequate infrastructure is put into place to support future population growth.

Table 9. Which of the following initiatives should be prioritized within the comprehensive plan update?

Answer choices	Percent	Count
Preserve/conserve our natural environment and wildlife habitats	77.99%	1,127
Protect rural lands by directing growth to areas already served by infrastructure	61.04%	882
Ensure an adequate water supply for existing and future populations	55.50%	802
Preserve rural areas/character	47.54%	687
Ensure residents of all income levels have safe and affordable housing options	36.68%	523
Focus on the revitalization and redevelopment of older, underutilized areas	35.02%	506
Improve and expand roadway infrastructure	34.53%	499
Address stormwater drainage and flooding concerns	28.72%	415
Expand our parks and recreation options	21.59%	312
Protect and promote historic resources	21.04%	304
Improve public safety/emergency response	20.48%	296
Upgrade the transportation system to better accommodate walking, biking, and transit riding	19.79%	286
Increase public and private-sector employment opportunities	19.65%	284
Enhance the overall appearance and image of the County	18.96%	274
Support the creation of walkable activity centers where you can live, work, and play	18.89%	273
Focus on resiliency, disaster preparedness, and recovery	17.92%	259
Expand workforce training opportunities	11.21%	162

Question 9

Question nine of the survey asked respondents if they want to see suburban or urban growth over the next 25 years. A large majority of respondents (69%) want to see suburban development.

Table 10. What type of development should the County prioritize within the next 25 years?

Answer choices	Percent	Count
Suburban (low density, primarily single-family housing stock, car-dependent)	68.59%	965
Urban (medium to high density, mix of single and multi-family housing stock, several available modes of transportation)	31.41%	442
Total	100.00%	1,407

Question 10

Question ten asked respondents what type of residential development they would like to see accommodate the County's future population growth through 2050. Respondents were allowed to select as many options as they liked. The majority of respondents want to see low to medium density residential development, including single-family homes (77.26%), tiny homes (39.44%), and townhomes (35.79%). These results along with Question 9 reveal respondents want to see low density development that is primarily single-family housing and automobile dependent.

Table 11. What type(s) of housing do you think should be developed to accommodate Citrus County's growing population (assuming they are located in appropriate areas)?

Answer choices	Percent	Count
Single-family homes	77.26%	1,101
Tiny home/small cottage community	39.44%	562
Townhomes	35.79%	510
Small apartment buildings (no more than 10 units)	31.16%	444
Mixed use housing (residential location above retail/office spaces)	29.40%	419
Medium apartment buildings (between 11 and 50 units)	28.49%	406
Duplexes/triplexes	24.56%	350
Age restricted community/housing	23.37%	333
Garage apartments/accessory dwelling units	18.88%	269
Condominiums	17.47%	249
Mobile homes	10.88%	155
Large apartment complexes (more than 50 units)	9.75%	139

Question 11

Question eleven of the survey asked respondents what resiliency priority is most important for Citrus County in the next 25 years. The top three choices were "protecting trees and green space" (30.93%), "ensuring reliable water supply (23.67%), and "infrastructure hardening" (17.02%). These results reveal that respondents are most concerned about public infrastructure and the natural environment when it comes to resiliency.

Table 12. Which resiliency priority is most important for Citrus County over the next 25 years?

Answer choices	Percent	Count
Protecting trees and green space	30.93%	447
Ensuring reliable water supply	23.67%	342
Infrastructure hardening (roads, utilities, buildings)	17.02%	246
Reducing flooding and drainage issues	9.62%	139
Preparing for sea-level rise and coastal changes	6.16%	89
Integrating hazard mitigation into future land use decisions	5.26%	76
Mitigating exposure from future storms	4.01%	58
Other	2.77%	40
Public education about disaster preparedness	0.55%	8
Total	100.00%	1,445

Question 12

Question twelve of the survey asked the respondents which transportation priority is most important to Citrus County in the next 25 years. The top three choices were "ensuring roadways are properly maintained" (46.98%), "improving quality of roadways (17.70%), and "retrofitting right of ways to include sidewalk and multimodal paths (10.76%). Thes results reveal that the respondents have a strong priority for the roadways in Citrus County to be adequately maintained.

Table 13. Which transportation priority is most important for Citrus County over the next 25 years?

Answer choices	Percent	Count
Ensuring roadways are properly maintained	46.98%	677
Improving quality of roadways	17.70%	255
Retrofitting right of ways to include sidewalk and multimodal paths	10.76%	155
Increasing local transit options	8.81%	127
Establishing new east-west roadway connections	6.25%	90
Increasing regional transit options	3.68%	53
Providing more trail opportunities	3.12%	45
Other	2.71%	39
Total	100.00%	1,441

Key Takeaways

Survey respondents were primarily retired adults age 65 and older living in unincorporated Citrus County. Their top concerns about future growth and development were protecting natural resources, maintaining housing affordability, and ensuring adequate infrastructure for current and future residents. The survey also showed a strong preference for suburban, low-density, single-family residential development.

Community Idea Wall

The Community Idea Wall provides an opportunity for people visiting the website to answer the question "How can the County become a 'welcoming economically vibrant community where people and nature live in harmony' by 2050?". Respondents could answer this question by creating an idea post in one of the following topics: "growth and development", "utilities (water, sewer, and drainage)", "economic development", "conservation and preservation", "roads", and "other ideas". People are also able to comment and like each post on the Community Idea Wall.

Key Themes

There was a total of 40 posts from 30 different contributors on the Community Idea Wall, there were also an additional 10 comments and 76 likes. There was a diverse set of ideas from the 40 posts on how Citrus County can become a "welcoming economically vibrant community where people and nature live in harmony by 2050." The posts made on the Community Idea Wall are still visible on the website and can be found in **Attachment A**. The following bulleted list provides key themes from the Community Idea Wall.

- Protect Citrus County's natural resources
- Diversify the local economy and don't over rely on tourism
- Promote adaptive reuse and infill development
- Develop Citrus County's local and regional transit systems
- Protect Citrus County's potable water
- Promote and incentivize affordable housing, especially for senior residents
- Expand and properly maintain Citrus County's roadway network
- Protect Citrus County's rural character
- Consider having one solid waste collection company
- Develop a workforce training program and promote the development of light industry

Implement Your Vision

Implement Your Vision is an activity that functions as a participatory budgeting simulation, where respondents decide how public resources should be distributed to realize their vision. Contributors had the opportunity to prioritize twelve initiatives by assigning minimal, moderate, or significant funding to each. At the conclusion of the activity, the responses were summated and provided a weighted score to indicate each initiative's level of priority. The activity was open from February 24, 2026 to May 31, 2026 and received a total of 105 contributions from 94 contributors.

The initiatives are listed below, in order of overall score:

Initiatives	Score
Preserve the natural environment through connected green spaces and land acquisition	2.49
Water quality improvements	2.41
Create a County-level farmland conservation program to protect agricultural lands	2.38
Maintain and improve existing roadways	2.25
Fund resiliency projects along the shoreline	2.12
Improve stormwater drainage system	2.10
Park improvements and expansion	1.96
Identify aging septic systems and connect to sewer system	1.87
Sidewalk and bicycle path expansion, improvements, and amenities	1.76
Provide incentives for affordable and senior housing	1.64
Increase public transit options	1.59
Provide incentives for target industries to promote economic development	1.37

The scores ranged from 1.37 to 2.49. The initiative that received the most selections for significant funding, and the overall highest score was "preserve the natural environment through connected green spaces and land acquisition," with a score of 2.49, and over 63% respondents dedicating significant funding. The lowest scored initiatives with a score of 1.37 was "provide incentives for target industries to promote economic development," with only 6% of respondents assigning significant funding, and 69% assigning minimal funding.

The initiatives with the highest scores indicate a strong desire to preserve and protect the natural environment, agricultural land, and related features. Maintaining and improving existing roadways falls outside of this theme but appears as a high priority on this list as well.

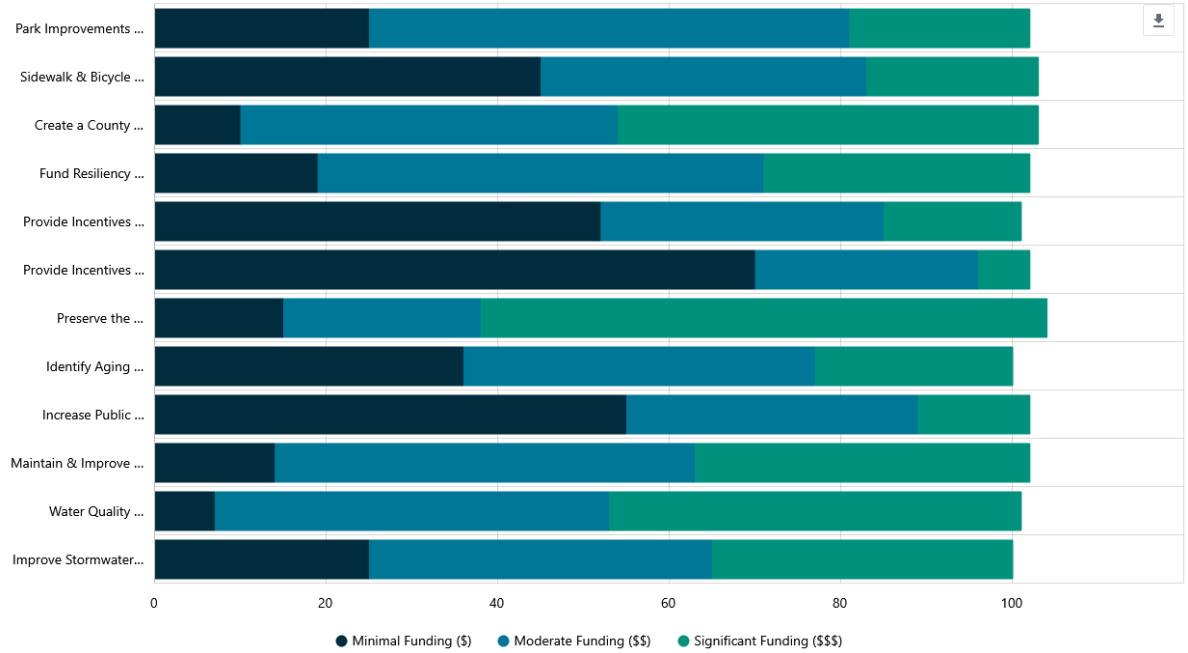
Figure 1: Implement Your Vision Contribution Results

Contribution Summary

1 What level of funding should the County dedicate to each of these initiatives?

Matrix | Skipped: 0 | Answered: 105 (100%)

Hide Question



View contribution data

Attachment A: Community Idea Wall Posts

Post	Comment(s)	Up Votes	Down Votes
Conservation and Preservation			
Greenspace Corridors: Focus on connecting existing and future preserves, parks, greenspace with appropriate corridors to ensure that these do not become degraded islands surrounded by development. These corridors can also serve as multi use trails / pathways for alternative modes of transportation. Both North-South and East-West corridors should be considered. Attached is the generalized future land use map that can be used to overlay potential corridors between green/rural/conservation areas.	**Comment 1:** I agree, it would be very beneficial if our natural spaces were connected from the gulf all the way to the Withlacoochee river. A Green belt. **Comment 2:** Creating a corridor becomes more difficult over time with more development . This would have been better proposed in the 1990 plan. A natural wildlife corridor exists along the floodplain of the Withlacoochee River where development has been limited because the tendency of the river to have severe flooding every 20 years or so. There is enough undeveloped or underdeveloped land along the path of the river the create a corridor from 200 to the Withlacoochee Trailhead near Dunnellon by state purchase of the smaller portions of unusable land along the river .A potential east / west corridor is the seldom used CSX railway from Dunnellon to the Duke Energy Complex. If this rail line is ever taken out of service it would provide a corridor for a future rails to trails with an existing crossing over the Withlacoochee that ties directly to Rainbow Springs State Park and state lands along Rainbow River. The City of Dunnellon has written into their plan an East / West corridor to tie in the existing Blue Run Park on the rails to trails through the downtown area to a park in West Dunnellon but have failed miserably in execution. Your rails to trails has been a great success but is limited if it dead-ends at	5	0

Post	Comment(s)	Up Votes	Down Votes
	Dunnellon after crossing the river.		
Community Resources Inventory: A key input into the planning process should be an inventory of the cultural, historical, and natural resources of the County. We should have a clear understanding of what we could potentially lose where development is proposed. Examples could include: Historical/archeological sites, rural heritage, religious / civic heritage, preserves, parks, green space, listed species, tree canopy, etc.	Historic and archeological site files are kept by the Florida Division of Historic Resources (DHR). It's not the location or identification of these resources that is usually in question, but what developers are and are not allowed to do to them. Unless rules are changed, the landowner can do whatever they want if there are no human remains present.	4	0
Protect Wildlife and Florida's natural beauty: Promote thoughtful growth that protects ecosystems, enhances community quality of life, and preserves Florida's unique landscapes.		2	0
Environmental representation: Ecologists should absolutely be involved in comprehensive plan updates. Including an ecologist early in the planning process is critical for integrating biodiversity, functional ecosystems, and sustainability into land-use, zoning, and development policies. Hopefully, y'all also included other stakeholders such as various wildlife experts, science station personnel, to name a few.		1	0
Light glare from residential and commercial sites: Let's preserve the dark skies/ actually have actionable ways to stop glare from impacting resident windows for lights installed- same with blinding lights along commercial businesses affecting car travel. All lights should pool down ward not glare in home windows and car windshield in the dark. Nighttime animals & birds affected by light pollution with no way to correct the offending property.		4	0
Florida Wildlife Corridor: Governor Desantis signed so here is hoping Citrus County finds the heart to		6	0

Post	Comment(s)	Up Votes	Down Votes
connect to Florida's very important wildlife corridor connecting fragmented habitats in as many ways as possible. Wildlife pathways need to be studied and folks need to be educated. Also, wildlife crossings save a large percentage of lives with a huge reduction in vehicle collisions so please incorporate wildlife crossings.			
parks: Citrus County currently has several unique opportunities to create historically significant parks . The Keibler-Camp Phosphate Mine ruins is being reviewed by the state to be added the register of historic sites and would be an excellent addition to the state park system of historic state parks. State officials made an initial tour of the site earlier this year. Port Inglis at the mouth of the Withlacoochee River was a thriving export terminal for the export of Phosphate at the turn of the 20 century and would make a great addition to our park system. The Wahoo Ranch / Dessie Smith - Prescott home is available for the first time in decades. The Wahoo Ranch once spanned several thousand acres and was owned by arguably Citrus Counties most gifted cattleman fearing the era if free range cattle . The ranch was latter owned by Dessie Smith-Prescott Florida's first licensed female pilot and member of Florida's Woman's Hall of Fame.		0	0
Invasive species removal and habitat restoration: In keeping with the mission statement of protecting natural assets, an invasive plant management program and/or habitat restoration program would be beneficial.		5	0
Protect wildlife: Restore and protect natural water bodies to protect wildlife.		4	0

Post	Comment(s)	Up Votes	Down Votes
Economic Development			
Invest in trades education: We have a hidden gem in Citrus County, to grow and thrive as a county and community, we need to invest in our trade school, WTC. Build more capacity to educate and train the future workforce. It's past time to expand, update, upgrade and modernize so our community has a skilled workforce and our people have good higher paying jobs. The leadership is onboard and eager to embrace the future of work.	I love this post.... and this is much needed!	2	0
Boat Ramps and Universal Trash: Thank you for the opportunity to express our opinions on the Comp Plan. First, like many others, we moved here for one reason, because of access to the Gulf with our boat. It would appear that roughly 50% of new residents that move here are either bringing a boat or buying a boat. So bigger, better boat ramps with access to the southern end of Citrus County should be a priority. Second, there should be a better beach area. The current beach is stagnant water and gets polluted easily, and has no shade or trees. Most tourists do not come here because there are better beaches south of here and even the residents drive to the Clearwater area for a day at the beach. Third, it's time for Citrus to join the rest of the state with Universal Trash Collection. This should be a no-brainer. I have 17 garbage trucks a week (I counted them) that drive down our street in Pine Ridge. And you wonder why our streets are so bad? Divide the county up among the trash haulers and make them all charge the same rates. The charges should be put on every resident's property taxes. That includes snowbirds. It would reduce or eliminate the lines and waiting at the		2	0

Post	Comment(s)	Up Votes	Down Votes
current landfill. Fourth, we need some light industry that provides taxes and jobs and attracts new residents and growth. We, like other cities, should have several industrial parks. We cannot depend on tourism based on Manatees and scalloping alone any longer. Almost nothing is made in Citrus County, and most of all our parts and products come from Miami-Dade, Broward or Tampa. Just to recap, BOAT RAMPS, BEACH AREA, UNIVERSAL TRASH, LIGHT INDUSTRY			
Growth and Development			
Housing Accessibility: A focus of this planning process should be ways to increase housing accessibility, especially for younger citizens, as well as those just moving into the area. One way to approach this would be to look at housing density, a lot of young people are priced out of the housing market and would like somewhere smaller (and cheaper) to move into to start their lives. Building more housing units like apartments would help alleviate this issue. If there is a concern about land conservation regarding this, then infill development should be looked at first. There are several spaces throughout the county near business hubs that are left underutilized, that could be filled with affordable housing. This would benefit not only those living there, but also the businesses, as they now have larger customer bases who would be more willing to engage with the businesses due to the proximity. Additionally, building homes closer to businesses would benefit the environment, as citizens would be more incentivized to walk, bike, or take public transit rather than drive.	Comment 1: The reason for the need for 'affordable housing is that all we are adding to this county are minimum wage jobs, gas stations, car washes, storage facilities. If and when they actually bring in better paying jobs the need for affordable housing will become less important. By the way, what do you consider 'affordable'? Another concern is why do you feel that just because it's green space it is underutilized? Does everything have to be covered in asphalt and concrete, I thought this was the Nature Coast. Comment 2: Someone working a full-time minimum wage job should be able to afford housing, this is how it used to be, however the rise in price of housing has FAR exceeded the rise of wages. Most people consider "affordable" housing to be around 30% of one's income. With the county's current rental market, someone working minimum wage would need to work ~80 hours a week to be able to meet this percentage. I agree that we should prioritizing businesses that pay better, however it is hard	2	0

Post	Comment(s)	Up Votes	Down Votes
	to convince them to move here when most of our qualified citizens are choosing to leave. Focusing on affordable housing first allows for citizens to be able to comfortably live here, which will show businesses that this is a good market. As for the second part of your reply, I do not think green spaces are underutilized, I think they are vital in maintaining. My original post was pointing out those areas that have been previously developed but are now left abandoned or otherwise are underutilized. Rather than tearing down forests to put up another housing development, let's look at the abandoned shopping centers, the empty parking lots, etc. There are also ways to increase the housing market without using as much space, mainly by increasing density (building up instead of out).		
Infill development: Focus on infill development don't need to tear down natural areas for new growth	I agree, there are a lot of spaces that can be "revamped" or can be utilized, rather than building new spaces. Why build new spaces when we aren't even using the spaces that we do have?	2	0
We have the setback and space: All properties have setbacks. Let's start having developers add sidewalks and curbs. There are so many streets that are not walking or bike friendly. Not everyone one wants to jump on a car to go somewhere but there is no safe walking or biking space on our roads.	Agreed .... why are there so many residential areas without sidewalks and curbs	8	0
More apartment complexes: It is impossible for seniors to find a nice apartment to downsize to. My husband and I have too high an income to reside in "affordable " priced apartments but there is no other choices in this county. We need development of apartment communities as you see in Marion	Land use with sprawling single housing developments is ripping up huge swaths of land for a minimal number of people. Condos, apartments, etc. all assist to reduce land consumption, foster community, allow for bus use, and effectively create housing for people without the	2	0

Post	Comment(s)	Up Votes	Down Votes
and Hernando counties. Please consider this.	ability to care for a home or afford one. We also need far more senior housing places and graduated living.		
Empty buildings: Do something to encourage use of the empty buildings everywhere. Instead of building new.	Proactively contact property owners of vacant buildings that no longer house a business and inquire what can the county do to make it easier for the property to sell to someone who will develop plans to use it. Is there old and incompatible zoning that nobody wants to touch? Should the county work with the current owner to rezone to something more compatible that will attract more potential buyers? Are there repeat code violations that are causing issues? The county needs to be much more proactive and forward thinking on issues like this.	6	0
Reactivate train and bus lines: Citrus county is located roughly two hours from either Tampa or Orlando in either direction. Those cities are major economic and travel hubs. Ocala comes as a closer third at an hour or so. There are already a handful of inactive train stations and lines along the county's towns, they can still be preserved in their current purpose, yet usable for what they originally did. The infrastructure is there, it only needs updates, so expenses would be lower than full-on rebuild. There are already regional systems connecting Orlando with its outliers; so Citrus and its neighboring counties could come together for a Nature Coast oriented network in the same vein. As far as bus lines go, maybe offer incentives to attract the major bus networks to help bridge the county to these cities until or even after trains are established. Maybe a main depot around the center of the		0	0

Post	Comment(s)	Up Votes	Down Votes
county to even out the distance commitments and dedicated bus stop shelters with common schedules can help. Mass transit helps economic development anywhere, as it allows people affordable reach to these hubs in convenience with where they live. I'd be happy to know I have access to a national-scale rail network right from home.			
Affordable housing: Make it easier for landowners to change zoning for more affordable housing options like single family homes. Not for Corp or multi fam buildings. Example. Allow to Change ...1 mobile home(1fam home) zone /five acres...to 1mobile(1fam home)/.25acr. And only for low income &/or sr. residents-55+.		0	0
Continuity: The main areas of our community should share some sort of connection as far as construction requirements and curb appeal. Not saying we should look like a total master planned community however as old dilapidated looking buildings are dealt with they should be required to follow a more comprehensive plan to look like a congruent community. So much work went into the dive shop on US 19 in Crystal River to make it look appealing, now the dilapidated strip center is being rebuilt to look just like it did before it should have been bulldozed and removed. We need some sort of congruent landscape plan and remove the hodgepodge signage along our major arterial roadways. This place is really looking more and more like New/Port Richey. Soon to be the laughing stock of the west coast. We already carry the stigmata of being called Circus County by all of the surrounding governments.		0	0
Field Trips: All the commissioners should go to Broward, Dade or any		0	0

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heavily populated counties. Ask yourself is this what I want Citrus County to become. Learn from their mistakes. Build the infrastructure before the large developments planned. Raise impact fees to help pay for improvements. That huge Tuscany project will simply overload that area of the county. Have you guys looked at a map? It's in a triangle of two-lane roads.			
Roads and Schools.: We need better roadways, and more of them for local traffic. Too many people are here now. This was not planned out in advance years ago. They should have started sooner. We also need another school for elementary , middle and high school. Enlarge the Central Florida Community college campus in Lecanto to help kids live local so more families can move here , and the kids can go local to a college. Add better classes to WTI.		0	0
Roadway should look like a park: The front of all these new developments should have a nice look from the roadway. Stop building without caring what it looks like from the road. Keep citrus looking beautiful and natural.		5	0
Use our GIS tools to show true picture: Our future land use map should accurately show current home density, local green space and institutional uses. Today's future map has many contiguous square miles of RMU, defined as 6 residential units per acre with a percentage of commercial development. Our future land use should balance low density residential densities with higher densities only where infrastructure requirements and environmental regulations allow. Green space should be a requirement for all new residential developments.		0	0
Current Land Use Accuracy: Our current land use map should		2	0

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accurately reflect the actual/current platted land use and residential density. For example, it seems that areas currently developed with one home on 1, 3, and 5 acre lots are shown in the current map as RUR which is defined as one unit per 10 acres. Existing green space and institutional areas don't seem to be shown at all. A logical next step is to inventory current platted lots not yet built out with homes. This inventory of available lots for homes should be used to temper demand to develop new areas. New development/rezoning should be the exception, not the norm.			
Nature Coast Appearance: Citrus County should look like the Nature Coast. Our travel corridors should have more aesthetic elements like mature trees, sign control, and separation of industrial development from residential areas.		2	0
Please slow down! land be careful with our land.: We do not need any more carwashes, storage units or car dealerships. If we keep growing at this rate we will be another Clearwater, Dunedin or a New Port Richey. Let's keep the growth in check so our community stays the beautiful place we already have. If it grows too much then we have just another big city with traffic lights at every corner and out beauty is blocked out by the buildings and too much of everything. I've lived here my entire life. I'm not anti growth but I am against hiding all our wonderful resources behind homes and businesses. What is Citrus county if we can't enjoy our rivers, lakes and forest because we can't see them for all the houses and retail spaces. What is Crystal River and Homosassa River if we can't enjoy them if there are so many boats and loud music that we just can't tolerate		2	0

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being out there? Where will the wildlife go when houses and businesses take all their living space? What beauty is left when the land is all covered in pavement and concrete? Where does the rainwater go when there no place left for it to go? There is no enjoyment left when the population explodes and we become just the next crowded place along the highway. We are no longer that beautiful stop or vacation getaway. Growth is good to a point. It's not always advantageous to build up every square inch. Let's keep our beautiful county beautiful and usable by everyone without drowning it all out with over development. Be prudent and a good steward with what is allowed to be built and where it should go. Be careful with our waterways and natural resources. The land can only handle so much before it gives up and pollution destroys all we have. If you love what we have, PROTECT IT!			
Agriculture and rural development: Be the first county in the State of Florida to include an Agriculture Element in the comprehensive plan to preserve and encourage increased agriculture uses as one of multiple potential strategies of preserving the overall historically rural character of Citrus County Adopt a goal for creation of rural development areas which would be incorporated into the comprehensive plan and would encourage and preserve open space, include at least majority Florida native species landscaping, connected green spaces and wildlife corridors, preservation of agricultural uses.		0	0
Affordable housing: The BOCC should adopt a Countywide Housing Strategy within which would be incorporated the comprehensive plan		3	0

Post	Comment(s)	Up Votes	Down Votes
housing policies similar to that which has been adopted by the Pinellas County BOCC Create a Countywide Affordable Housing Incentive Plan providing incentives to encourage the private sector to integrate affordable units in new residential projects, also similar to that which has been adopted by the Pinellas County BOCC A policy to advance programs and regulations for affordable housing and remove impediments to meeting this need Support a mix of affordable housing development opportunities through the LDC such as: Establish that all residential land use categories and zoning districts shall permit the development of affordable housing; Promote mixed-income communities with a variety of housing types, styles and tenures; Evaluate the opportunity to allow for duplexes, triplexes and fourplexes in single-family zoning districts, where the design of which is in keeping with the intended character; Provide density bonuses and other incentives to include affordable units as a portion of new housing development; Support accessory dwelling units (ADUs) as a form of affordable housing that respects the character of the neighborhood. Utilize the Land Development Code to provide regulations for ADUs; and Utilize the Land Development Code to provide regulations for the conversion of underutilized and outdated buildings into affordable housing.			
Actually implement changes: Two small items. One mandatory trash collection for single-family residence. If you pay attention, small communities have 3 to 4 trash		1	0

Post	Comment(s)	Up Votes	Down Votes
companies with 2 to 3 trucks making collections for trash recycling and yard waste. Add in deliveries for FedEx, Amazon, UPS lawn service and residential traffic and our roads can never handle this amount of use. County constantly complains about not having the money to keep up with paving however, this is one of the underlying roots of the reasons why. add in any new residential construction in excess of 99 homes should mandatory be put on reclaimed water. If waterlines need to be run to the residential areas so should reclaimed waterlines it's one trench one application no going back if you're so worried about our infrastructure, if you're so worried about our Spring systems step up and do something.			
Dog Park: I would like to see a County Dog Park placed in a more central part of the county, such as inside Pine Ridge Park.		0	0
Pocket urbanism: The County's main arterial roadway network (SR44, US41, CR486, CR491, CR581, US19, etc.) and existing development causes a severe lack of network permeability. SR44 between CR491 and Croft Ave is 6.2 miles with no cross access north to CR486. The Withlacoochee forest is to the south and cannot be developed and most of the north side is Citrus Hills. CR581/Pleasant Grove Rd from SR44 south to Stage Coach Trail is 9.5 miles with no cross-access to US41 except for low-speed residential streets in the Highlands South. These and other examples create very long stretches of open highway residents need to travel along in order to reach essential services. Since the county is also severely lacking in multi-family housing and general office space, I propose creating nodes along these arterials of "pocket urbanism", all-		2	0

Post	Comment(s)	Up Votes	Down Votes
inclusive, complete communities with mixed housing, general office space for lease (workplaces), grocery stores, and a focus on incentivizing LOCAL retail and services. This would increase the housing stock and variety of housing options, increase the gross square footage of office space for numerous types of office businesses, and limit trip length for daily activities. It would also create live-work communities.			
Revitalize existing development: Encourage and incentivize the redevelopment / revitalization of current built infrastructure rather than building new tracts of development on land that could be conserved. Emphasis should be placed on directing development through appropriate incentives to areas with the least impact. As this occurs, the density in these already built areas could increase which would take pressure off of the county to expand net new infrastructure and consolidate development in more connected, livable and walkable spaces with associated community amenities.		2	0
Infrastructure			
Public Service Area Amendment: This letter is submitted for bulletin purposes to formally request consideration of a Comprehensive Plan amendment to the Public Service Area (PSA) Map within Citrus County, Florida, with particular attention to under-served legacy Development of Regional Impact (DRI) areas that no longer align with current state growth management policy. With the State of Florida's elimination of the DRI program, certain areas previously identified or influenced by DRI planning assumptions now exist in a transitional condition. In many cases, these areas were anticipated to		1	0

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support urban-scale development or infrastructure investment that did not ultimately occur, leaving them under-served and constrained by legacy planning frameworks that are no longer applicable. The intent of this request is to evaluate whether select legacy DRI areas, or similarly situated growth corridors, warrant reconsideration within the PSA framework to better reflect current statutory guidance, infrastructure feasibility, and long-range planning objectives. Addressing these areas through a PSA map amendment provides an opportunity to modernize the Comprehensive Plan, promote orderly growth, and reduce fragmented or leapfrog development patterns. This approach is not intended to reinstate or replicate the former DRI process. Rather, it seeks to responsibly address residual impacts resulting from the program's removal by utilizing locally controlled Comprehensive Plan tools to guide future service expansion and land use transitions in a transparent and fiscally responsible manner. A detailed planning justification, including analysis of infrastructure capacity, public benefit, and consistency with applicable Comprehensive Plan elements, can be provided as part of the formal application process. We respectfully request the opportunity to coordinate with Planning and Development staff to discuss the appropriate scope, methodology, and supporting documentation for this consideration. Elias George Kirallah			
Roads			

Post	Comment(s)	Up Votes	Down Votes
Preparing for a future of self driving cars: Although people think cars that drive themselves is something from science fiction and decades away, that isn't the case. My car has SUPERVISED automatic driving and is pretty much perfect driving around Citrus on its own (with a driver still being responsible!). The few issues I find these days are not safety but navigation related. I can't always tell if it's a car navigation issue or a GIS mapping issue, probably some of both. I believe the county should be preparing for this future by doing it in a simple, almost no cost way. I would recommend as a minimum the county establish a (employee and community) working group to look into what the county can do to prepare for this future so that if any changes to current practices should be updated it can be done slowly over time and hopefully within current activities rather than having to do it all at the last minute. The value to the county of having a robust ability to support vehicles that can drive themselves is far more robust that I think many have even given any thought, so making the changes slowly over time for a capability that isn't if but When doesn't negatively impact Citrus in the long run.		0	0
Other Ideas			
Self evaluate your operations as it relates to your core public service: Add a 1% surtax on alcohol sales, or "sin tax" . New development pay for required infrastructure, use property taxes to fund current quality of life and maintain standard. Create animal shelter app for citizens to scan micro chip for owner phone number „stop building ,expanding until natural resources are able to sustain current population, stop destroying the natural environment that provides all		0	0

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we need for survival. Believe in what you represent, the people that make citrus a community not just a vacation spot. Take focus off tourism, encourage new business to occupy the vacant buildings scattered all over. Use what we have to build a stronger foundation for economic growth. Grow not replant on a site not zoned for if. Don't change LDC or amend 1990 zone ordinance .zoned that way for a good reason . Most of all community involvement and accountability. If your going to take our money use it on our needs not on needs of a possible future community as current standard of living declines			
Community Work Exchange Program: The county could pilot a voluntary work program where unhoused residents can earn daily stipends helping with projects such as roadside litter pickup, trail maintenance, storm cleanup, and park beautification. Participants could receive meals, hygiene support, and connections to housing or job placement services. This approach helps keep our natural areas clean while giving people a structured path toward stability and employment. It benefits both the community and individuals trying to get back on their feet.		0	0
To Thrive Naturally & Have Quality of Life !: Points to consider: To Thrive Naturally & Have Quality of Life: * Agricultural Areas Protected- water agriculture & land agriculture * Historical Protections for essence of fishing village/communities and other areas like in floral city Plan Purposefully: #number of people in county increasing #number of people greater than 55 LOOK at the American with Disabilities Act when building any		0	0

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infrastructures, roads, houses, sidewalks, boat ramps so that people can continue to do what they want to do when they get older and may use other aids to help them walk and get around *Houses; look at food, look at library/education, look at transportation, look at health (healthcare professionals, community centers, hospitals) look at leisure opportunities, look at safety - police/law (written by DeAnna Middleton, MPH, OTR/L)			
Boat ramp expansion: Thank you for the opportunity to comment on the Comp Plan and I would like to focus on the parks and recreational part of this plan. The Comp Plan needs to keep in mind what promotes this area and that means our proximity for access to the Gulf. World class offshore fishing, boating, kayaking, scalloping, diving or just plain cruising puts us on the world map as being able to offer a unique destination. But, in order to keep tourists coming back, our public parks and facilities should promote enjoyable moments and good memories and be reflective of who we are. The BOCC is now on the right path to improve recreational boating experiences by recently approving a feasibility study to expand the Ft. Island Trail Park boat ramps. Also important to note is County Administrator Steve Howard's recent Sunday Commentary about the expansion of the offshore artificial reef to create a fish haven that will attract fishermen and divers alike. Businesses that support the boating industry are endless: marinas, marine supplies, boat sales, charter trips, commercial crabbers, boat trailer servicing, hotels, restaurants...the list is endless. There's no other sport that contributes more to the revenue of		0	0

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this county than boating and the channel to the Gulf is right at our doorstep.			
Protect wildlife: Restore and protect natural water bodies to protect wildlife.		0	0
Establish development areas: Promote preservation by establishing areas of development.		1	0