



GROWTH & DEVELOPMENT

*Land Use, Economic Development,
& Property Rights*

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INTRODUCTION

The Growth and Development Chapter of the Citrus County Comprehensive Plan combines the Future Land Use, Economic Development, and Private Property Rights Elements to provide a comprehensive framework for understanding and guiding the County's future growth patterns and development character. By integrating these closely related topics into a single chapter, the County is better able to evaluate how land use decisions, economic opportunities, infrastructure investments, environmental resources, and private property rights collectively influence the long-term sustainability and quality of life of the community.

This chapter examines existing development patterns, demographic and economic trends, land use characteristics, and market conditions throughout Citrus County while also identifying opportunities and constraints associated with future growth. The analysis is intended to help guide future policy decisions, support economic prosperity, protect community character and natural resources, and ensure that future development occurs in a manner that is consistent with the community's vision for Citrus County through the 2050 planning horizon.

FUTURE LAND USE

Geographic Context

Citrus County is located in the heart of Florida's Nature Coast, a group of coastal counties on the Gulf of America characterized by sprawling bays, estuaries, marshes, and marine grass beds. The County is approximately 773 square miles in size, 36% of which are allocated to conservation areas. Regionally, Citrus is bordered by four counties, Levy to the northwest, Marion to the northeast, Sumter to the east, and Hernando to the south. The region is largely connected east-west by State Road 44 and north-south by US 19/98, 41 and the Suncoast Parkway. Citrus County has two incorporated municipalities, Crystal River and Inverness. **Map G & D - 1** provides regional context of Citrus County, while **Map G & D - 2** shows the location of the two municipalities within the County boundary.

Citrus County is organized into three distinct geographic planning regions: the Coastal Area, the Central Ridge, and the Lakes and River Area. Each region contains unique

environmental features, development patterns, and natural systems that help shape the County’s character and future growth opportunities.

The Coastal Area, located west of US 19/98, includes the County’s Gulf coastline and is characterized by coastal marshes, spring-fed waterways, rivers, and low-lying coastal habitats. The City of Crystal River is located within this region. The Central Ridge, which encompasses the largest portion of the County between US 19/98 and US 41, is primarily defined by upland forested habitats and rolling terrain that support both residential development and conservation lands. The City of Inverness is located within the Central Ridge region. The Lakes and River Area consists of the eastern portion of the County and follows the Withlacoochee River Basin and includes the Tsala Apopka Plain, a landscape distinguished by interconnected lakes, wetlands, and marsh systems. The boundaries and locations of these three geographic regions are illustrated on **Map G&D-3**.

Demographic & Socioeconomic Context

In 2020, the US Census Bureau estimated that Citrus County had a permanent population of 153,843. Of those 153,843 people an estimated 142,904 (92.9%) live within the unincorporated area of the County. According to population estimates provided by the Bureau of Economic and Business Research (BEBR) at the University of Florida dated April 1, 2025, the unincorporated area has grown by 12,388 residents since the 2020 Decennial Census. BEBR estimates the 2025 population of unincorporated Citrus County to be 155,292 permanent residents.

Table G & D - 1: Population Estimate Comparison (2020 - 2025)

	2020 Population Estimate (US Census)	2025 Population Estimate (BEBR)	Estimated Population Growth
Citrus County	153,843	166,500	12,657
Unincorporated Citrus County	142,904	155,292	12,388

Source: US Census Bureau (2020), Bureau of Economic and Business Research (2025)

Between 2020 and 2025 the growth of the unincorporated area parallels the overall growth of the County with both areas increasing in population by roughly 8.5%. The similarities between the unincorporated area and countywide population continue in the areas demographic and socioeconomic profiles. The demographic (age, sex, and race/ethnicity) and socioeconomic profiles (income, housing status, and education) are provided by ESRI Business Analyst (ESRI BA) in **Table G & D – 2** and **Table G & D – 3**.

ESRI BA extrapolated population from the 2020 Decennial Census and 2019-2023 American Community Survey (ACS).

Table G & D - 2: Demographic Profile Comparison (2025)

	Unincorporated Area	Countywide	State of Florida
Median Age	58.8	58.7	43.6
Female Population (%)	50.9%	51%	50.9%
Male Population (%)	49.1%	49%	49.2%
Senior (Age 65+) Population (%)	39.4%	39.4%	23.2%
Race/Ethnicity			
White Alone (%)	86.3%	86.1%	56.3%
Black Alone (%)	2.8%	2.9%	14.9%
American Indian Alone (%)	0.4%	0.4%	0.5%
Asian Alone (%)	1.6%	1.6%	3.3%
Pacific Islander Alone (%)	0.1%	0.1%	0.1%
Some Other Race Alone (%)	1.7%	1.8%	7.6%
Two or More Races (%)	7.3%	7.3%	17.4%
Hispanic Origin (%)	7.3%	7.3%	27.7%
Race/Ethnicity Diversity Index	35.1	35.4	77.5

Source: ESRI Business Analyst, 2025

Table G & D - 3: Socioeconomic Profile Comparison (2025)

	Unincorporated Area	Countywide	State of Florida
Median Household Income	\$57,529	\$56,779	\$78,201
Median Home Value	\$293,603	\$289,825	\$416,937
Households with Retirement Income¹	41.2%	41.4%	25.8%
Owner Occupied Housing Units (%)	85.2%	84.1%	67.2%
Renter Occupied Housing Units (%)	14.8%	15.9%	32.8%
Employed Population (%)	94.0%	94.0%	96.2%
Unemployed Population (%)	6.0%	6.0%	3.8%

	Unincorporated Area	Countywide	State of Florida
High School Graduate or Higher (%)	31.4%	30.9%	22.7%
Bachelor's Degree or Higher (%)	13.7%	14.0%	22.5%

Source: ESRI Business Analyst, 2025

While the profiles for the unincorporated area and countywide population are relatively similar, they deviate from many of the state of Florida averages. Demographically, the population of Citrus County is significantly older and less diverse than the state average, with the average population age being 15 years older in the County than the state average and the diversity index being 40 points lower. Socioeconomically, households in the County tend to earn less and have lower median home value than the state average; however, the percentage of owner-occupied units is higher in the county by nearly 20%. Additionally, a higher rate of households in Citrus County receives retirement income than the state average, which could be linked to other socioeconomic factors. The *Description of the Local Economy* section of this element expands on the socioeconomic profile of Citrus County.

LAND USE INVENTORY

Existing Land Use

Through its property tax assessment, the Citrus County Property Appraiser designates a land use to all parcels in the County. As part of this determination each land use is assigned a code, these codes are standardized by the Florida Department of Revenue. For the purposes of this plan, these land use codes were generalized into the categories listed in **Table G & D – 4**. The listed land use does not regulate the development of the parcel but rather is a factor used by the property appraiser to determine the parcel's taxable value.

Table G & D - 4: Existing Land Use within Unincorporated Citrus County

Existing Land Use	Acres	Percentage of Total
Agriculture	65,411.7	16.2%
Commercial	10,521.4	2.6%
Conservation	145,813.1	36.2%
High Density Housing	168.2	0.04%
Industrial	3,850.5	1.0%

Existing Land Use	Acres	Percentage of Total
Institutional	13,711.5	3.4%
Low Density Residential	52,782.3	13.1%
Manufactured Housing	20,518.3	5.1%
Mixed Use	439.8	0.1%
Recreation and Open Space	200.5	0.05%
Subtotal	313,417.4	78%
Vacant	58,358.6	14.5%
Water	31,069.1	7.7%
Total Area	402,845.1	100%

Source: Citrus County Property Appraiser, 2025

Over a third (36.2%) of unincorporated Citrus County is dedicated to conservation land uses, making it the County’s primary land use. Existing conservation land in Citrus County is largely managed by regional, state, and federal agencies and include the Withlacoochee State Forest, Crystal River Preserve State Park, and Chassahowitzka National Wildlife Refuge. The next largest land uses are Agriculture and Low Density Residential at 16.2% and 13.1%, respectively. Overall, the distribution of land uses reflects Citrus County’s low-density and natural character.

Vacant Lands

According to the Citrus County Property Appraiser, approximately 14.5% of the unincorporated area is considered vacant. The areas designated as vacant are primarily located in platted residential subdivisions concentrated in the northern part of the Central Ridge and Lakes and River planning areas. Additional concentrations of vacant land are located surrounding conservation land uses. Many of these conservation adjacent vacant lands have environmental constraints such as wetlands limiting potential development.

Natural Resources

Waterbodies, Wetlands, & Floodplains

The County is bordered by significant waterbodies on three sides. The County’s western boundary abuts the Gulf of America, coastal lowlands and swamps. The coastline has significant aquatic features in the form of bays, estuaries, marshes, and marine grass beds. There are a number of spring fed coastal rivers, some of which include the Homosassa, Chassahowitzka, and Crystal rivers. The County’s northern and eastern

boundaries are flanked by the Withlacoochee River watershed. The watershed includes the Tsala Apopka Chain of lakes, an 18 mile long group of lakes, ponds, and wetlands.

There are approximately 81,070 acres of wetlands in unincorporated Citrus County. The majority of wetlands are confined to the coastal lowlands and swamps and are predominately estuarine and marine or freshwater forested/shrub wetlands. Additional freshwater wetlands are found in the Withlacoochee River Basin along the eastern boundary of the county.

As there are abundant water resources in Citrus County there are also significant flood hazard areas. Approximately 45% (185,653.78 acres) of unincorporated Citrus County is within the 100-year or 500-year floodplain. Both coastal flooding and riverine flooding, from lakes, streams, and runoff pose flood risks to development within the unincorporated area of the County.

Soil Permeability

Soil permeability is defined and categorized by the National Resources Conservation Service (NRCS) and rates soils based on its drainage ability. Quicker draining soils tend to be less flood prone but are shallow and coarse. Poorly draining soils tend to retain water for longer periods of time either at or near the ground surface. Soil permeability in Citrus County roughly follows the boundaries of the geographic regions and other natural features. Poorly and very poorly drained soils are found throughout the wetter Coastal and River and Lakes areas, while the soils of the Central Ridge area tend to be well to excessively drained. Please see the Conservation Chapter for more information regarding soils.

Aquifer Recharge

Water continuously moves in and out of the Floridian Aquifer in an act called aquifer recharge and discharge. Aquifer recharge is the act of percolation from surface waters into the underground aquifer, replenishing ground water levels. Aquifer discharge is the act of groundwater flowing out of the aquifer into surface waterbodies such as wetlands, lakes, river and springs. The Southwest Florida Water Management District (SWFWMD) classifies areas into one of four categories based on their efficiency in replenishing underground aquifers: low, medium, high, and discharge. Aquifer recharge areas in Citrus County follow the general patterns found in other natural features. Areas of higher aquifer recharge are centralized in the Central Ridge area of the County and decrease to

discharge levels towards the Coastal and River and Lakes areas of the County. Providing sufficient pervious land in areas of higher aquifer recharge and protecting them from runoff is essential for maintaining adequate groundwater supply throughout the County. Please see the Conservation Chapter for more information regarding aquifer recharge.

Historic & Cultural Resources

Citrus County was formally established in 1887; however, people have lived along the banks of the Crystal River at least dating back as far as 500 BC. Evidence of pre-Columbian communities in Citrus County is present at the Crystal River Archaeological State Park. A national historic landmark, this area of Citrus County is one of the longest continually occupied sites in Florida. There is also evidence of early European contact dating to 1539. It is reported that Spanish conquistador Hernando DeSoto visited Citrus County as part of his greater Florida explorations. However, the first pioneer settlers are believed to have arrived in the County sometime around the early 1800s. To date, there are 893 surveyed historic resources in Citrus County, most of which are concentrated in the cities of Crystal River and Inverness. Historic Resources are surveyed and evaluated by the Florida Division of Historical Resources (FDHR) and the National Register of Historic Places (NRHP) to determine their historic significance. Of the 893 surveyed resources, 7 are listed on the National Register of Historic Places. **Table G & D – 5** provides the status of all historic resources surveyed by the FDHR and the NRHP. **Table G & D – 6** highlights the listed NRHP in Citrus County.

Table G & D - 5: Surveyed Historic Resources

Type of Resource	Total Surveyed	Listed on the NRHP	Eligible for Listing on NRHP ^{1,2}	Ineligible for Listing on NRHP ¹	Undetermined ³
Structures	824	5	41	350	428
Bridges	8	0	0	4	4
Resource Groups	30	1	1	15	13
Cemeteries	30	0	0	0	30
Archaeological Sites	1	1	0	0	0

¹ As determined by FDHR

² Resources which are classified as 'Eligible' or 'Potentially Eligible' for listing on the NRHP by the FDHR

³ Resources which have not been determined to be eligible or ineligible for listing on the NRHP by FDHR

Source: Florida Master Site File/National Register of Historic Places (NRHP), 2025

Table G & D - 6: National Register of Historic Places

Resource Name	Resource Type	Year Built	Address or General Location	Date Listed
Crystal River Old City Hall	Structure	1939	532 N Citrus Ave	5/29/1998
Yulee Sugar Mill Historic Memorial	Structure	c. 1850	Yulee Dr	8/12/1970
Old Citrus County Courthouse	Structure	1912	One Courthouse Sq	4/17/1992
The Masonic Temple of Citrus Lodge #118	Structure	1910	111 W Maine St	6/23/2010
Lakeview School	Structure	1942	2435 N Florida Ave	5/4/2001
Floral City Historic District	Resource Group	1861	N/A	12/1/1993
Crystal River Indian Mound	Archaeological Site	500 BC - 1200 AD	2 mi. NW of Crystal River on U.S. 19-98	9/29/1970

Source: National Register of Historic Places (NRHP), 2025

Public Facilities & Services

Future land use and public facilities planning are closely interconnected components of managing sustainable growth and development in Citrus County. Effective coordination between land use decisions and the provision of infrastructure and public services is essential to maintaining, improving, and expanding the facilities needed to support existing residents and future development. The Comprehensive Plan addresses these relationships through multiple chapters, including the Transportation Chapter, which evaluates roadway and multimodal infrastructure; the Public Facilities Chapter, which addresses potable water, sanitary sewer, solid waste, and drainage systems; and the Recreation and Leisure Chapter, which outlines parks and recreational facilities. In addition, the Coordination Chapter identifies partnerships and intergovernmental coordination efforts related to the delivery of public facilities and services throughout the unincorporated County.

Waterfronts Florida Area

The Waterfronts Florida Program is a Florida Department of Commerce initiative with the purpose to provide technical assistance and support to communities in revitalizing waterfront areas in the state. Communities were selected based on their commitment to revitalization and renewing declining waterfront districts that have traditionally focused on water dependent economic activities. Through the Waterfronts Florida Program Citrus County adopted the Old Homosassa Community Redevelopment Area Plan. The goals of the plan are to preserve the existing character of the community, protect the environmentally sensitive community resources, promote uniform development and redevelopment, promote public recreation and access to the river, reestablish the original Homosassa Town Plat design elements, and support the commercial fishing industry.

Planned Service Area (PSA)

Planned Service Areas (PSAs) designate geographic zones where regional water and wastewater utilities are currently available or planned for expansion. In Citrus County, a contiguous PSA is established within the Central Ridge Area to promote efficient resource allocation and curb urban sprawl. By delivering regional utility infrastructure within the PSA, the County incentivizes compact development in targeted areas while safeguarding coastal resources and natural lands from rural encroachment. Key growth corridors, including the Holder Industrial Park, are incorporated into the PSA to encourage industrial development. Any future expansion of the PSA boundary requires a formal Comprehensive Plan amendment, with the current boundary delineated on **Map G&D-13**.

Floral City Planned Service Area

The Floral City Planned Service Area (PSA) is a designated Planning Area along US-41 in historic Floral City. This area was previously extended after the County identified a need for affordable housing alternatives and neighborhood support services. At the time of the Floral City PSA Extension Plan, 38.6% of the population in Floral City was 65 years or older, generating concerns for the community's ability to age in place. The goal of the Floral City PSA is to provide a range of housing options, including affordable housing for the elderly and special needs housing, and a neighborhood commercial center to support the proposed housing development and existing residents.

Future Land Use Map

The Future Land Use Map serves as Citrus County’s primary guide for directing future growth and development within the unincorporated area of the County. The map illustrates the general distribution, location, and character of future land uses and establishes the framework for how development is expected to occur over the planning horizon. Citrus County currently utilizes 21 future land use categories, each designed to accommodate a range of residential, commercial, industrial, agricultural, conservation, and public uses.

Each future land use category is assigned a maximum density, intensity, or both, depending on the types of uses permitted within the designation. Residential density is measured in dwelling units per acre, with higher-density categories allowing a greater concentration of housing units. Nonresidential development intensity is measured using floor area ratio (FAR), which represents the ratio of total building floor area to the size of the parcel or site. Additional limitations on development potential may apply based on environmental constraints such as wetlands and submerged lands, as well as the availability of public facilities and infrastructure. **Table G & D – 7** identifies the County’s future land use categories and their associated maximum density and intensity standards.

Table G & D - 7: Future Land Use Categories

Future Land Use Category	General Purpose	Maximum Permitted Density (du/ac) ¹	Planned Development (du/ac) ¹	Max Intensity (FAR) ²
Conservation (CON)	Designated publicly owned lands where management objectives are directed towards the protection and conservation of sensitive land, water, and other natural resources.	N/A	N/A	N/A
Recreation (REC)	Areas, public and private, where outdoor recreation is the primary land use.	N/A	N/A	N/A

Future Land Use Category	General Purpose	Maximum Permitted Density (du/ac) ¹	Planned Development (du/ac) ¹	Max Intensity (FAR) ²
Low Intensity Coastal and Lakes (CL)	Areas having environmental characteristics sensitive to development and therefore should be protected.	0.05 (0.025 in V Zone)	0.2 w/ special PD conditions 1 w/ FQD 0.1 w/ special PD conditions ³	0.2
Agriculture (AGR)	Areas suitable for crops, pasture, forestry, and rangeland.	0.1	0.2	N/A
Rural Residential (RUR)	Areas that represent the transition between higher density developments and agricultural or conservation uses.	0.1	0.2	0.2
Central Ridge Residential (CRR)	Areas designed to protect the rural character of existing large lot subdivisions by prohibiting any increase in residential density beyond the approved final plat or accepted unrecorded subdivision plan.	2	N/A	0.2
Low Density Residential (LDR)	Area designated for lower density residential. This area allows for single family residential.	2	6	0.2
Medium Density Residential (MDR)	Areas recognized as urbanizing. These areas allow for higher density single family residential developments	4	8	0.4

Future Land Use Category	General Purpose	Maximum Permitted Density (du/ac) ¹	Planned Development (du/ac) ¹	Max Intensity (FAR) ²
High Density Residential (HDR)	Areas designated for the highest residential density and compact urban growth. These areas allow for multifamily units and planned developments.	6	20	0.5
Mobile Home Park (MHP)	Areas designated for manufactured housing and mobile home parks. This category is intended to encourage compact, affordable, high-quality housing with adequate amenities which is compatible with surrounding land uses.	6	9	0.2
Residential Mixed Use (RMU)	Areas designated for integrated planned developments where a mixture of land uses is permitted and encouraged.	6	6	1 (Institutional uses 0.5)
Recreational Vehicle Park (RVP)	Areas designated for Recreational Vehicle (RV) Parks and Campgrounds recognize existing Recreational Vehicle (RV) Parks and Campgrounds, as well as providing for the location and development of new	10 pads	14 pads	0.2

Future Land Use Category	General Purpose	Maximum Permitted Density (du/ac) ¹	Planned Development (du/ac) ¹	Max Intensity (FAR) ²
	parks for recreational vehicles.			
Rural Activity Center (RAC)	Areas that encourage in-filling of existing commercial uses and continuing the existing commercial land uses at appropriate locations.	2	N/A	0.5
Coastal and Lakes Commercial (CLC)	Areas suitable for commercial development within the coastal, lakes, and rivers region.	0.05 (0.025 in V Zone)	N/A	0.3
General Commercial (GNC)	This area is limited to commercial activity and activities of similar impact or consistent with commercial activity.	6	10	1
Professional Service & Office (PSO)	This category represents a very limited use of land and designates those areas where professional office development is appropriate.	4	10	1
Public/Semi-Public Institution (PSI)	Areas designated for public or private facilities/uses designed to serve the cultural needs of the County.	4	N/A	0.5
Port District (PRT)	Areas suitable for integrating residential, commercial, industrial,	6	6	0.5 0.3

Future Land Use Category	General Purpose	Maximum Permitted Density (du/ac) ¹	Planned Development (du/ac) ¹	Max Intensity (FAR) ²
	and supporting utility uses with water related and water dependent uses.			(commercial)
Industrial (IND)	Areas intended for manufacturing, processing, storage and warehousing, wholesaling, and distribution.	N/A	N/A	1
Extractive (EXT)	Areas with activities predominantly associated with active mining.	N/A	N/A	N/A
Transportation/ Communication/ Utilities (TCU)	Areas designated for those uses directly related to transportation, communications, and utilities.	N/A	N/A	N/A

¹ du/ac = dwelling units per acre

² FAR = floor area ratio

³ Lakes and Rivers Area Only

Source: Citrus County, 2026

Table G & D – 8 identifies typical uses associated with each land use category. These uses define the general character of each land use category. Certain uses may be limited as a secondary use within the land use or tied directly to a geographic feature such as waterfronts.

Table G & D - 8: Future Land Use Category Typical Uses

	CON	REC	CL	AGR	RUR	CRR	LDR	MDR	HDR	RMU	MHP	RVP	RAC	CLC	GNC	PSO	PSI	PRT	IND	EXT	TCU
Single Family Residential		T	T	L	T	T	T	T	T	T	T	T	T	L	L			T			
Multifamily Residential			T					T	T	T		T			L	L					
Commercial		T	W					L ¹	L ¹	T		L ²		W	T			T			
Neighborhood Commercial	T	T											L	W		T					
Home Occupations			T		T		T	T	T												
Professional Services and Offices								T ¹	T ¹	T	L ²		L	W	T	T					
Agriculture	T			T	T		T				T	T						T		T	
Recreational	T	T	T	T	T	T	T	T		T		T				T	L	T		L	
Public Service/Utility	T	T	T	T	T	T	T	T	T			T				T		T	T		T
Institutional					T	T	T		T	T	T					T	T				
Industrial										L								T	T		
Logistics Facilities			T	T	T															T	T

T = Typical Use

L = Limited

W = Water Related Uses

¹ in association with residential developments

² convenience retail and personal services to serve park residents

Source: Citrus County, 2026

Table G & D – 9 identifies the acreage of each future land use category within the unincorporated area. The future land use map largely resembles the pattern and character found in Citrus County’s existing land use map. Conservation, agriculture, and low-density residential land uses also dominate most of the land area. The biggest difference in land uses in the two maps is the greater proportion of property designated mixed use in the County. The residential mixed land use is reflective of planned developments found in the Central Ridge area of the County.

Table G & D - 9: Future Land Use Composition

Future Land Use Category	Acres	Percentage of Total
Conservation	125,220.15	35.9%
Recreation	2,536.32	0.7%
Low Intensity Coastal and Lakes	54,329.51	15.6%
Agriculture	22,338.74	6.4%
Rural Residential	42,790.82	12.3%
Central Ridge Residential	1,795.01	0.5%
Low Density Residential	25,615.20	7.3%
Medium Density Residential	13,216.48	3.8%
High Density Residential	198.55	0.1%
Mobile Home Park	481.67	0.1%
Residential Mixed Use	35,498.35	10.2%
Rural Activity Center	143.92	0.04%
Coastal And Lakes Commercial	189.84	0.1%
General Commercial	4,442.09	1.3%
Professional Service & Office	842.38	0.2%
Public/Semi-Public Institution	1,465.64	0.4%
Port District	511.58	0.1%
Industrial	2,236.96	0.6%
Extractive	6,955.83	2.0%
Transportation/ Communication/ Utilities	8,250.08	2.4%

Source: Citrus County, 2026

Interchange Management Areas

As the Suncoast Parkway continues to expand northward in Citrus County it is expected to stimulate development in areas surrounding each interchange. When left unregulated these interchange areas encourage sprawl, increase unwanted land uses, and damage accessibility to existing businesses. The County has taken a proactive approach to

planning along the Parkway through the establishment of Interchange Management Areas (IMAs). The IMAs are designed to encourage and direct development within the area surrounding each interchange along the Parkway, while ensuring that the approved land use and final design will promote safety, ensure compatibility with surrounding land uses, and promote highway beautification. Functionally, IMAs establish an optional mixed-use future land use category planned new development or redevelopment may utilize for increased density and intensity. Developments may utilize the IMA mixed-use designation through a Future Land Use Map amendment or a Land Development Code Atlas Amendment if uses differ from existing land use designations or may be approved through a Planned Development Overlay if the proposed development is permitted through the existing land use and zoning categories. There are currently two IMAs in Citrus County: Cardinal Street and SR 44. Each IMA has its own future land use category. **Table G & D – 10** describes purpose, density, intensity, and size of each IMA.

Table G & D - 10: IMAs Future Land Use Categories

Future Land Use Category	Location/ Purpose	Max Density (du/ac) ¹	Max Intensity (FAR) ²	Acres
Cardinal Street Mixed-Use	Intended to promote mixed-use residential and non-residential land uses as well as economic development opportunities at the Cardinal Street interchange of the Suncoast Parkway.	20	1	627.64
SR 44 Mixed-Use	Intended to promote a compact and non-linear pattern of development for mixed-use residential and non-residential land uses as well as economic development opportunities at the SR 44 interchange of the Suncoast Parkway.	20	1 (1.5 Residential Included)	577.98

¹ du/ac = dwelling units per acre

² FAR = floor area ratio

Source: Citrus County, 2026

Developments Of Regional Impact

Developments of Regional Impact (DRIs) are large-scale developments that, due to their size, location, or character, have the potential to significantly affect the health, safety, and welfare of residents across multiple counties. Pursuant to Section 380.06, Florida Statutes, developments that exceed established thresholds are subject to an extensive review process involving local, regional, and state agencies to evaluate potential impacts on infrastructure, public services, natural resources, and surrounding communities. DRIs are identified within the Comprehensive Plan because of their importance in shaping future growth patterns, infrastructure demands, and economic development throughout Citrus County and the surrounding region. These developments are commonly associated with major residential communities, employment centers, or mixed-use projects that can influence both the location and pace of future growth. Currently, there are five active DRIs and one expired DRI located within unincorporated Citrus County.

Table G & D - 11: Developments of Regional Impact

Project Name	Size (ac)	Res. Units Approved	Res. Units Platted	Non-res. SF Approved	Non-res SF Platted
Clearview Estates	914.16	761	748		
Betz Farm	522.81	1,542	0	N/A	N/A
Citrus Hills II	2,251.02	5,838	2,358	2,666,872	130,568
Beverly Hills II	2,238.23	7,516	2,413	800,000	137,763
Rock Crusher Road*	1,421.09	1,552	1,136	146,080	14,889
Meadowcrest	319.81	856	738	470,000	387,482
*Expired					

Source: Citrus County, 2026

CR-491 Fixed Corridor Area

The CR-491 Fixed Corridor Plan was adopted on the Future Land Use Map in 2014, as a result of the County Road 491 Corridor Planning Study. The CR-491 Fixed Corridor is approximately 2,678 acres, depicted on **Map – G & D 10**, and is positioned to attract potential employers due to its proximity to the Suncoast Parkway and the widening of County Road 491. Land uses allowed in the Fixed Corridor are based on the related land use category assigned to the underlying Overlay Tier. The land uses in the Fixed Corridor

are allowable without the need for Comprehensive Plan or an Zoning Atlas Amendment regardless of the underlying land use. The three overlay tiers and their respective land use categories are listed in **Table G & D – 12**.

Table G & D - 12: CR - 491 Fixed Corridor Overlay Tiers

Overlay Tier	Related FLU Category	Typical Uses	Targeted Development
Regional Gateway	PSI, RMU, GNC, and PSO	Hospitals, educational centers, office complexes, laboratories, and research and technological parks	Business/Office Parks, Transit Oriented Design, and Regional Centers
General Urban	PSI, RMU, GNC, PSO, and HDR	Apartments, live/work units, cafes, grocery stores, hotels, clinics, office, and attached retail/services	Town Center Plans
Natural	CON and REC	Floodplains, parks, natural areas, and recreational areas	Ancillary to other Tiers (Drainage and Parks)

Source: Citrus County, 2026

Holder Industrial Park

Holder Industrial Park (HIP) is a subarea of the Future Land Use Map, consisting of 557 acres depicted on **Map G & D – 10**. The purpose of the HIP is to provide a strategically located industrial park within the County with necessary infrastructure in place to promote industrial development and provide a basis for future diversity of Citrus County economic growth. The HIP plan established three land use categories within the HIP subarea: HIP Commercial, HIP Industrial Tier I, and HIP Industrial Tier II. The goal of the subarea land use tier system is to allow multiple uses appropriate for an industrial park development (similar to an industry cluster) within one area to minimize any development impacts on and off site.

Table G & D - 13: Holder Industrial Park Land Use Tiers

HIP Subarea Land Use Category	Purpose	Land Uses
Commercial	Intended to support the primary industrial uses	Industrial (Light), Institutional/Commercial/Office, Residential ¹
Industrial Tier I	Suitable for light industrial uses and related commercial development	Light Industrial, Residential ¹ , Institutional/Commercial
Industrial Tier II	Intended for manufacturing, processing, storage, and warehousing, wholesaling, and distribution	Industrial, Residential ¹ , TCU, Light Industrial

¹ Total residential acreage is limited to 10% of the total acreage at a maximum density of 8 du/ac

Source: Citrus County, 2026

Hollinswood Harbor Port

Hollinswood Harbor Port (HHP) is a 545-acre subarea plan within the Port District future land use designation along the Cross Florida Barge Canal (**Map G & D – 10**). HHP is a planned working waterfront with marina, resort, recreational, residential, industrial, and support educational/institutional uses. HHP was previously utilized as a shipping facility for nearby mining operations, and existing maritime infrastructure, including a barge slip that remains on the site. The following land uses are allowed in HHP to include multiuse, integrated development with related ancillary uses and to minimize any development impact both on and off site.

Table G & D - 14: Hollinswood Harbor Port Land Use Categories

HHP Subarea Land Use Category	Purpose	Land Uses
Industrial	Intended for manufacturing, processing, storage, recreational vehicle parks, warehousing, wholesaling, marinas and distribution	Commercial, RV, Light Industrial, Institutional, Industrial, Residential ¹
Transportation, Communication & Utility	Suitable for service and storage related facilities necessary to support uses	Transportation, Communications, Utilities
Commercial	Areas suitable for commercial development related to existing site uses	Light Industrial, Commercial, RV, Residential ¹
Port Water Dependent	Areas suitable for water dependent, water related industrial uses and commercial marina development	Industrial, Residential ¹ , Institutional Commercial Water Dependent

¹ Total residential acreage is limited to 20% of the total acreage at a maximum density of 6 du/ac

Source Citrus County, 2026

CARRYING CAPACITY

Projected Population

In 2024, Citrus County retained Metro Forecasting Models, LLC (MFM) to develop the Citrus Interactive Growth model (CIGM). The CIGM spatially models the County's development patterns and land use changes over time to produce realistic growth potential. This potential is quantified through housing buildout and population projections at regular intervals. The model analyzes existing housing stock with growth drivers such as adjacent development, zoning, housing demand, environmental factors, and proximity to arterial roadways and public utilities. These factors are spatially analyzed to determine development patterns and land use changes over time. The first outcome of this analysis is forecasted housing demand. The CIGM then uses a state certified methodology to apply household demographics to housing forecasts to produce population projections for the same intervals. The model projects the population of unincorporated Citrus County to increase by 68,423 people between 2025 and 2050.

Table G & D - 15: Projected Population for Unincorporated Citrus County

	2025	2030	2035	2040	2045	2050
Permanent Population	161,619	176,905	188,602	200,085	211,514	222,640
Seasonal Population	18,926	20,523	23,615	24,533	25,433	26,328
Total Population	180,545	197,428	212,217	224,618	236,947	248,968
Increase from 2025		16,883	31,672	44,073	56,402	68,423

Source: Metro Forecasting Models, 2026

Carrying Capacity

Using the Future Land Use Map and CIGM population projections prepared, the estimated carrying capacity of unincorporated Citrus County can be evaluated. Carrying capacity refers to the maximum population that can reasonably be accommodated based on the adopted future land use map's residential development potential. In long-range planning, carrying capacity analyses are used to assess whether existing and planned land uses can support projected population growth while maintaining adequate public facilities, infrastructure, environmental resources, and overall community functionality. The following steps were taken to perform this analysis in Citrus County:

1. Identify the composition of the Future Land Use Map. This includes a breakdown of the acreage of each future land use category, shown in **Table G & D – 9**.
2. Identify vacant or undeveloped parcels. Using the Citrus County Property Appraisers existing land uses, vacant or undeveloped parcels were identified. These parcels were then overlayed with the future land use map and assigned a future land use category.
3. Deduct Wetlands. Wetlands in Citrus County are undevelopable therefore their acreage was removed from the total vacant parcel acreage. Wetlands in unincorporated Citrus County are shown on **Map G & D – 12**.
4. Multiply by Residential Share. Future land use categories allow for residential development at different rates; this is factored in as a residential share. More residential oriented land uses anticipate higher residential yields than commercial or industrial oriented uses.
5. Multiply by maximum density. As identified in **Table G & D – 7**, each future land use has a maximum permitted density (dwelling units/acre).

6. Apply development factor. Not every parcel will be developed to its maximum residential density accounting for roads, stormwater, open space, and other limiting factors. To account for a more realistic development pattern, a development factor of 75% was applied to all future land use categories.

The result of the carrying capacity analysis is the development potential of the unincorporated area of Citrus County. Assuming an average household size of 2.2 persons per household, the County has sufficient development potential to sustain the projected population growth through 2050.

Table G & D - 16: Residential Carrying Capacity Analysis of Vacant & Undeveloped Lands

	All Parcels		Vacant Parcels		Vacant Lands with Wetland Features	Remain Vacant Land	Max Res. Share for Rem. Vacant Land	Max Permitted Density	Carrying Capacity
	(ac)	(%)	(ac)	(%)	(ac)	(ac)	(%)	(du/ac)	(Units)
Future Land Use Category									
Agriculture	22,263.8	6%	18,927.6	5%	207.7	18,719.9	100%	0.1	1,404
Central Ridge Residential	1,795	1%	520.1	0%	0.4	519.7	100%	2	780
Coastal and Lakes Commercial	189.8	0%	20.8	0%	1.7	19.1	80%	0.05	1
Conservation	125,220.2	36%	1,101.5	0%	744.1	357.4	0%	0	0
Extractive	6,955.8	2%	6,225.9	2%	1,185.1	5,040.8	0%	0	0
General Commercial	4,320.7	1%	690.7	0%	14.9	675.8	80%	6	2,433
High Density Residential	198.6	0%	106.5	0%	2.8	103.7	100%	6	467
Industrial	2,214.5	1%	1,333.8	0%	8.0	1,325.8	0%	0	0
Low Density Residential	25,530.9	7%	13,797.1	4%	668.2	13,128.9	100%	2	19,693
Low Intensity Coastal Lakes	54,329.5	16%	32,268.8	9%	11,688.1	20,580.8	30%	0.05	232
Medium Density Residential	13,117.4	4%	5,481.6	2%	226.4	5,255.2	100%	4	15,766
Mobile Home Park	469.9	0%	4.1	0%	0.4	3.8	99%	6	17
Port District Use	511.6	0%	495.7	0%	14.4	481.3	20%	6	433

	All Parcels		Vacant Parcels		Vacant Lands with Wetland Features	Remain Vacant Land	Max Res. Share for Rem. Vacant Land	Max Permitted Density	Carrying Capacity
	(ac)	(%)	(ac)	(%)	(ac)	(ac)	(%)	(du/ac)	(Units)
Future Land Use Category									
Professional Service & Office	669.5	0%	102.8	0%	1.4	101.4	100%	4	304
Public/Semi-Public Institution	1,443.2	0%	194.7	0%	34.4	160.3	0%	4	0
Recreation	2,536.3	1%	333.8	0%	62.4	271.4	0%	0	0
Recreational Vehicle Park	915.4	0%	514.3	0%	55.5	458.8	70%	10	2,409
Residential Mixed Use	35,473	10%	17,317.0	5%	163.6	17,153.4	85%	6	65,612
Rural Activity Center	143.9	0%	57.1	0%	0.0	57.1	100%	2	86
Rural Residential	42,251.4	12%	18,090.9	5%	485.6	17,605.2	100%	0.1	1,320
Transportation/Communication/Utilities	8,222.3	2%	1,485.4	0%	129.4	1,356.0	0%	0	0
SR 44 Mixed-Use*	578	0%	241.0	0%	0.0	241.0	50%	20	1,808
Cardinal Mixed-Use*	627.6	0%	323.4	0%	0.0	323.4	50%	20	2,425
2050 Carrying Capacity							253,414		
Projected Increase in New Residents between 2025 and 2050							68,423		
Carrying Capacity Surplus/(Deficit)							184,991		
*Interchange Management Area (IMA)									
¹ Determined using the following formula: Developable Land x Maximum Permitted Density x Maximum Residential Share x Development Factor (75%)									
² Assuming an average household size of 2.2									
³ Assuming all developable land in SR 44 and Cardinal St Interchange Management Areas are converted to SR 44 Mixed-Use and Cardinal Mixed-Use designations respectively									
⁴ Assuming all developable land in Interchange Management Areas are developed at an average of 50% residential									

Source: Citrus County, Metro Forecasting, Inspire, 2026

Based on the findings from the carrying capacity analysis, the projected 2050 population is well within the development potential of Citrus County. The County's ability to support the projected population is significantly dependent on the utilization of high residential density land uses such as Residential Mixed Use, High Density Residential and the IMAs.

Utilizing the density provided in these areas for future development increases the County's ability to promote smart growth development and in turn allow for the pursuit of other best land use practices outlined in the Comprehensive Plan.

ECONOMIC DEVELOPMENT

Description of the Local Economy

The following data and analysis examines the status of Citrus County’s current economic conditions through the lens of industry diversity, educational attainment, cost of living, age of workforce, and unemployment metrics using data collected from industry-leading sources, such as ESRI Business Analyst, American Community Survey (ACS), Florida Jobs Quarterly Census Employment and Wages Statistics, and AARP Livability Index.

Industry Diversity

According to ESRI Business Analyst, there are 5,119 businesses within Citrus County, employing over 41,115 people. The three most prominent industries within Citrus County are Health Care & Social Assistance (21.8%), Retail Trade (15.6%), Accommodation & Food Services (10.4%) as shown on **Table G & D – 17**.

Table G & D - 17: Industry Diversity

Employment Sector	Employee Numbers	Percentage
Agriculture, Forestry, Fishing & Hunting	106	0.3%
Mining	72	0.2%
Utilities	143	0.4%
Construction	2,881	7.0%
Manufacturing	791	1.9%
Wholesale Trade	590	1.4%
Retail Trade	6,414	15.6%
Transportation & Warehousing	561	1.4%
Information	400	1.0%
Finance & Insurance	1,050	2.6%
Real Estate, Rental & Leasing	1,259	3.1%
Professional, Scientific & Tech Services	1,898	4.6%
Management of Companies & Enterprises	54	0.1%
Administrative, Support & Waste Management Services	1,136	2.8%
Educational Services	2,859	6.9%
Health Care & Social Assistance	8,988	21.8%
Arts, Entertainment & Recreation	1,115	2.7%
Accommodation & Food Services	4,261	10.4%

Employment Sector	Employee Numbers	Percentage
Other Services (except Public Administration)	3,641	8.8%
Public Administration	2,936	7.1%
Unclassified Establishments	20	0.1%
Total	41,175	100.0%

Source: ESRI Business Analyst, 2025

Industry Growth

Between 2004 and 2024, Citrus County added approximately 7,000 jobs, representing a 24.2% increase in total employment. Much of this growth has occurred in the past decade, with a 15.9% increase since 2014, reflecting a recovery from both the 2008 recession and the COVID-19 pandemic. Besides the unclassified sector, the fastest-growing sectors over the last 20 years include Management of Companies and Enterprises (+226%), Administrative and Waste Services (+116%), and Transportation and Warehousing (+86%), signaling expansions in operational scaling, logistics, and support services (**Table G & D - 18**). Within the last ten years, specifically, Real Estate and Rental and Leasing (+62%) and Manufacturing (+41%) saw significant growth, aligning with the continued importance of tourism in the County as well as success in attracting targeted industries.

Conversely, industries such as Wholesale Trade; Information; and Agriculture, Forestry, Fishing and Hunting experienced notable employment declines, reflecting structural shifts toward a more diversified, service-oriented economy. Overall, Citrus County's employment growth demonstrates a changing economy, driven by population-serving industries and increasing regional connectivity within the Tampa metropolitan area.

Table G & D - 18: Industry Growth, 2004 - 2024, Citrus County

	2004 Avg. Employment	2014 Avg. Employment	2024 Avg. Employment	% CHANGE 2004 - 2024	% CHANGE 2014 - 2024
11- Agriculture, Forestry, Fishing & Hunting	131	154	130	-0.8%	-15.6%
21- Mining	59	53	68	15.3%	28.3%
22- Utilities			493		
23- Construction	3,153	2,222	3,101	-1.6%	39.6%

	2004 Avg. Employment	2014 Avg. Employment	2024 Avg. Employment	% CHANGE 2004 - 2024	% CHANGE 2014 - 2024
31-33- Manufacturing	622	367	518	-16.7%	41.1%
42- Wholesale Trade	464	400	328	-29.3%	-18.0%
44-45- Retail Trade	5,304	5,572	6,147	15.9%	10.3%
48-49- Transportation and Warehousing	293	421	546	86.3%	29.7%
51- Information	502	359	217	-56.8%	-39.6%
52- Finance and Insurance	734	678	818	11.4%	20.6%
53- Real Estate and Rental and Leasing	542	402	652	20.3%	62.2%
54- Professional and Technical Services	1,022	945	1,223	19.7%	29.4%
55- Management of Companies and Enterprises	35	22	114	225.7%	418.2%
56- Administrative and Waste Services	947	1,848	2,047	116.2%	10.8%
62- Health Care and Social Assistance	5,872	7,775	7,399	26.0%	-4.8%
71- Arts, Entertainment, and Recreation	476	666	838	76.1%	25.8%
72- Accommodation and Food Services	2,781	3,371	4,510	62.2%	33.8%
81- Other Services, Ex. Public Admin	1,332	841	1,064	-20.1%	26.5%
92- Public Administration	1,616	1,639	1,901	17.6%	16.0%
99- Unclassified	9	13	37	311.1%	184.6%
Total	25,894	27,748	32,151	24.2%	15.9%

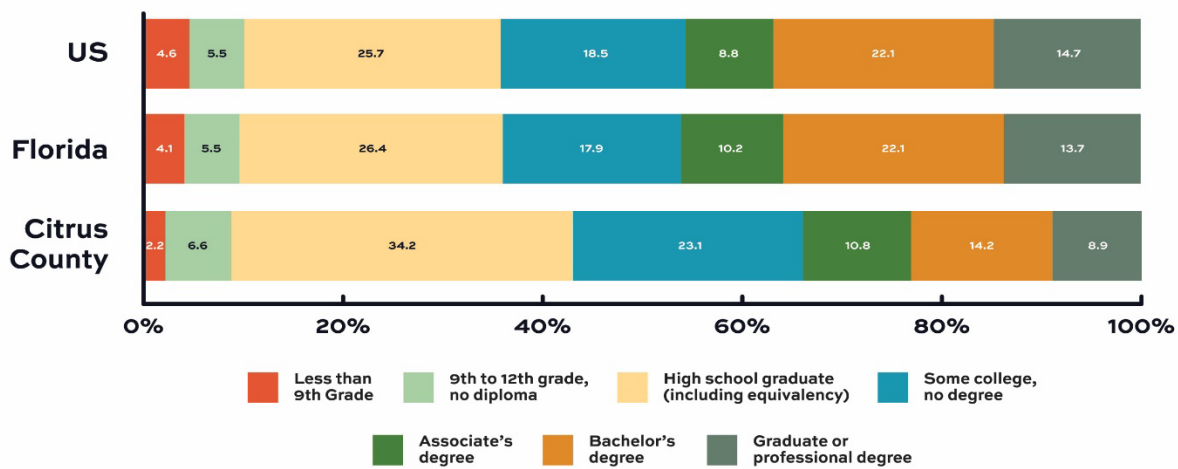
Source: Florida Jobs, Quarterly Census Employment and Wages Data, 2026

Educational Attainment and Workforce

The education level of the community is a big draw for companies looking to relocate to a new area and or determining where to place a new location. When comparing the County

with Florida or with the nation, Citrus has a lower percentage of residents that have received a bachelor's or higher-level degree. These lower educational attainment levels may make it more challenging for companies to consider placing headquarters within the County.

Figure G & D - 1: Educational Attainment



Source: ESRI BAO, 2025

Income Levels

The 2024 median household income for Citrus County was \$86,593, which is substantially lower than the median household income for the State of Florida at \$108,835. However, this may be due to the large proportion of Citrus residents that at retirement age and may be on fixed incomes. The median household income may not represent the incomes of those currently in the workforce and the workforce median household income may be much different.

Table G & D - 19: Household Income

Income Type	Citrus	Florida
Average Household	\$82,057	\$105,967
Median Household	\$56,779	\$78,201
Per Capita Income	\$37,586	\$42,609

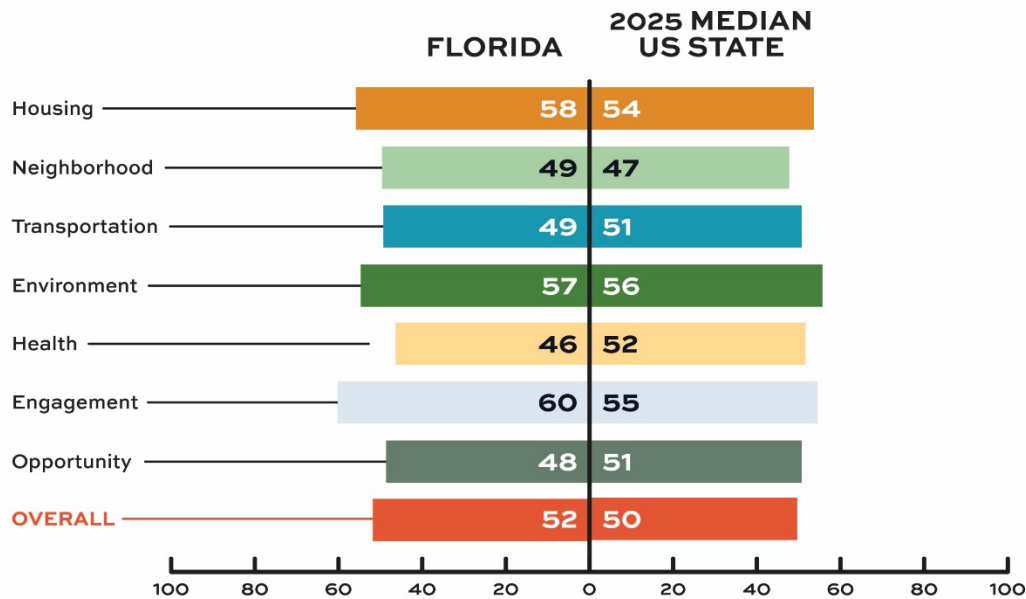
Sources: U.S. Census Bureau 2020 and American Community Survey 2024

Financial Health and Livability

Figure G & D - 2 and **Figure G & D - 3** illustrate the 2025 AARP Livability Score for Citrus County relative to state and national averages. The AARP Index evaluates livability

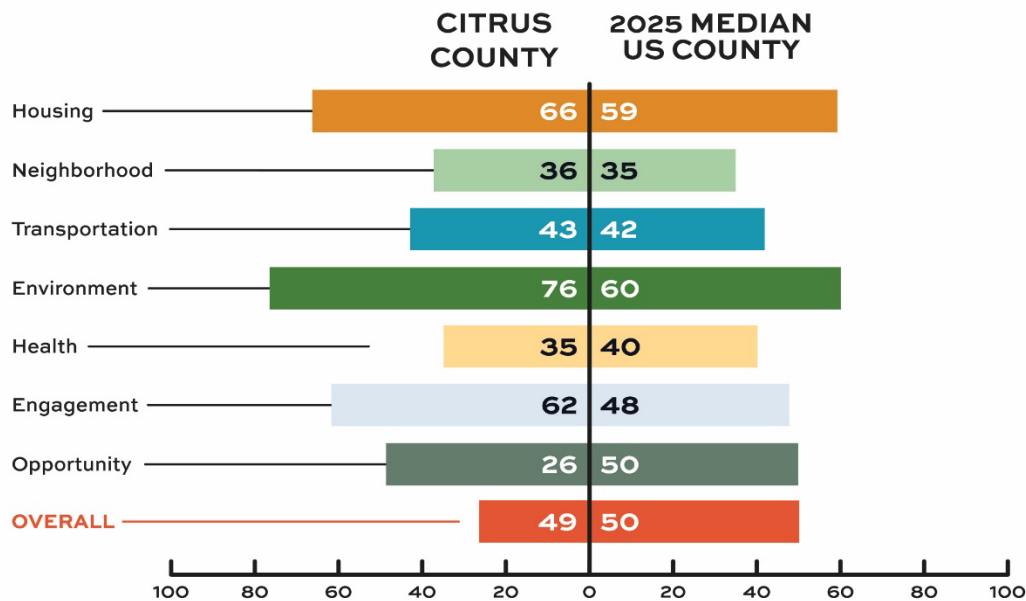
through seven weighted categories, including housing, neighborhood, transportation, environment, health, engagement, and opportunity. The index provides a comprehensive measure of how well a community supports residents across all ages and abilities. The AARP Livability Score is on a scale of 0 to 100, 0 being the lowest score, and 100 being the highest and best score. In 2025 County levels had a range from 24-75 nationwide.

Figure G & D - 2: AARP Livability Score, Florida



Source: AARP Livability Index, 2025

Figure G & D - 3: AARP Livability Score, Citrus County



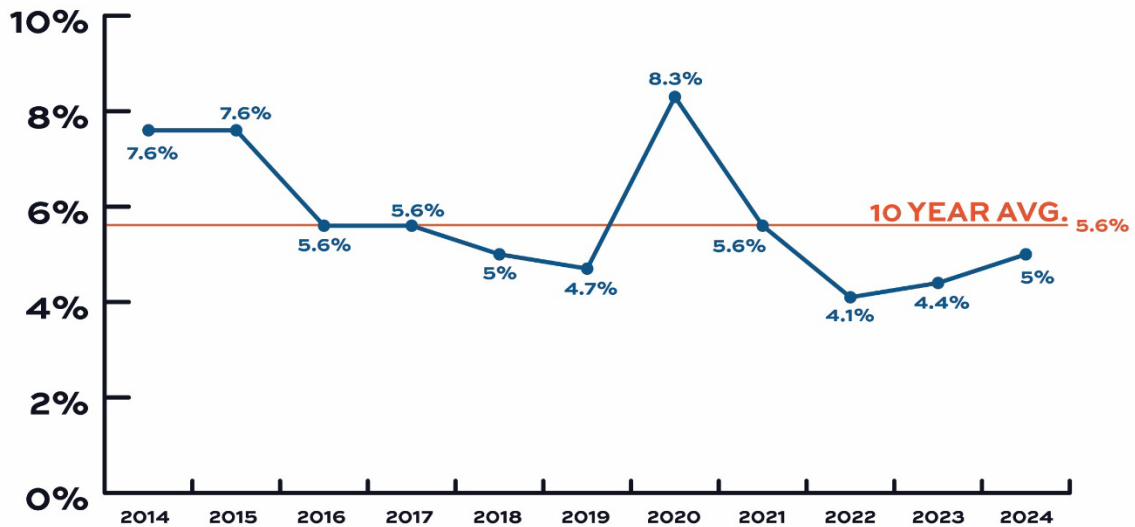
Source: AARP Livability Index, 2025

Citrus County was slightly below the average county and Florida indicating slightly below average quality of life for residents of the County when comparing these indicators. The three lowest indicators of the County were neighborhood, health, and opportunity. Neighborhood measures proximity and connectivity to goods and services and since the County is mostly in a suburban and rural pattern there are fewer grocery stores, libraries and parks within a mile of residences. Health measures prevention, access, and quality of healthcare. Opportunity measures income disparities, job opportunities, and age diversity. Over the past ten years income variation has increased throughout the County, and age diversity has diminished.

Unemployment Rate

Since 2014, the unemployment rate in Citrus County has decreased with the except of 2020 during the COVID-19 pandemic. However, the latest annual unemployment rate of 5% is still higher than the state average of 3.4%. An unemployment rate between 3-5% is considered normal for the area as some job movement will occur as well as new employees entering the workforce. Recently, the percentage of unemployment has been trending upward and may need to be further explored if that trend continues.

Figure G & D - 4: Unemployment Rate, 2014 - 2024

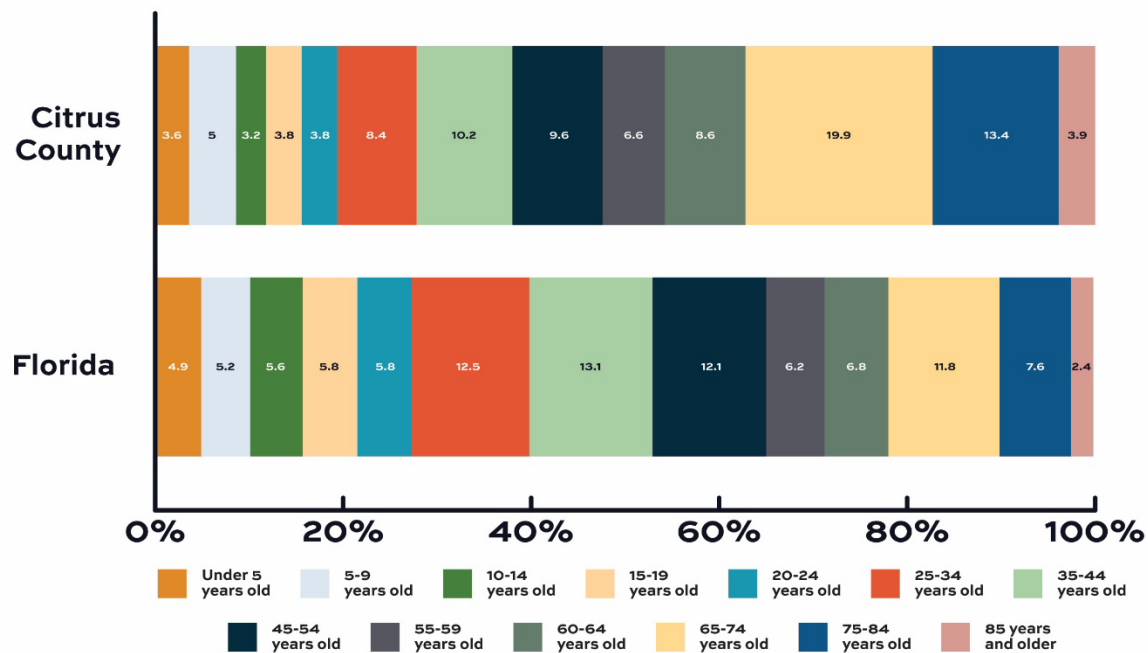


Source: FloridaCommerce, 2026

Age of Workforce

According to 2024 ACS estimates, Citrus County has a significantly older median age, 58.7, compared to the rest of Florida (43.5). As shown in the chart below, the County has nearly double the state average in both the 65 to 74 and the 75 to 84 cohorts, indicating that many County residents may be outside of the workforce.

Figure G & D - 5: Age of Workforce



Source: American Community Survey, 2024

Tourism

Known as the Manatee Capital of the World, Citrus County attracts many visitors each year. Top tourist activities include viewing manatees, exploring the springs and coastal estuaries, scalloping, boating and airboat tours, cycling, kayaking, fishing, golfing, visiting state and County parks, and attending events. The Tourism Division annually publishes a Visitor Impact Report detailing information on County visitors. In 2024, there were approximately 1.1 million day trippers to the County and over 650,000 overnight visitors. These visitors spent over \$526 million, which represents 15% of total spending within the County. As the County continues to attract visitors, it is important to ensure that sustainable practices are in place to support long-term economic development and investment.

The County has also produced a strategic plan for sustainable tourism. The plan outlines key initiatives to support and grow tourism including:

1. Build better brand recognition,
2. Improve year-round visitor experiences, and
3. Establish a sustainable tourism economy by ensuring a stable workforce and advocacy for travel issues.

ECONOMIC DEVELOPMENT GOALS

Promote Targeted Industries

Citrus County has identified six target industries to support long-term economic development and diversification: aviation and aerospace, advanced manufacturing, clean and emerging technologies, agricultural businesses, defense and military industries, and medical device manufacturing. These industries were selected based on the County's strategic assets, available land, transportation infrastructure, workforce opportunities, and potential for future economic growth.

Promote Location and Transportation Assets

Building upon its central location within Florida, Citrus County continues to explore opportunities to strengthen its role as a regional hub for commerce, logistics, and industry. Ongoing initiatives related to the potential development of Port Citrus, the expansion of the Suncoast Parkway, and improvements to local airport facilities position the County to attract businesses involved in shipping, warehousing, distribution, and logistics. Together, these efforts are intended to enhance economic competitiveness, expand employment opportunities, and diversify the County's economic base over the long term.

ECONOMIC DEVELOPMENT INITIATIVES

Local Incentives/Partners

The County currently does not have any incentive programs with specific criteria; however, it does have an official Economic Development Incentive Ordinance which gives local leaders the authority to negotiate business support where appropriate. This support may include infrastructure improvements, fee reductions, permit review support, or workforce recruitment assistance.

The County is establishing an Industrial Development Authority which will provide bonding opportunities. The County is also looking at establishing a priority permit program specifically for economic development and small business revolving fund.

Regional Incentives

The State of Florida offers various programs and incentives through FloridaCommerce and the Department of Revenue, they include:

1. **Capital Investment Tax Credit (CITC)** - Corporate income tax credit for capital-intensive projects (20-year credit for eligible businesses). The intent of this program is to spur capital investment in Florida's High Impact Sectors (as defined by Florida Statutes).
2. **High Impact Performance Incentive (HIPI)** - Grant for capital investment and high-wage job creation in Florida's high impact sectors.
3. **Quick Response Training (QRT)** - in partnership with local colleges provide workforce training funds.
4. **Research & Development (R&D) Tax Credit** - Corporate income tax credit for qualified R&D expenditures in targeted industries.
5. **Sales & Use Tax Exemptions** - Exemptions available for machinery, equipment, and production-related materials.
6. **Rural Infrastructure Fund (RIF)** - Supports local governments with planning, preparing, and financing of infrastructure projects in rural communities to encourage job creation, capital investment and the strengthening and diversification of rural economies.
7. **State Small Business Credit Initiative (SSBCI)** - Program that provides credit enhancements and loan support for small businesses.
8. **Semi-Conductor, Defense, and Space Technology Tax Exemption** - Businesses involved in semiconductor, defense and space technology production are eligible to apply for a sales tax exemption permit, valid for two years, on the purchase of machinery and equipment.

FUTURE CONSIDERATIONS

The direction of future growth and development in Citrus County was a major topic throughout the visioning process. Residents consistently emphasized the importance of preserving the County’s rural character, natural resources, and unique quality of life while also supporting enhanced public services, infrastructure, and economic opportunities. These priorities highlight the need for a thoughtful and balanced growth strategy that accommodates future development in a manner that is compatible with the County’s environmental assets and community character.

Achieving the County’s long-term vision will require a coordinated approach that directs growth toward appropriate areas while protecting sensitive natural systems and established rural landscapes. Existing growth areas provide a strong foundation for accommodating future population and economic growth; however, additional strategies and planning tools may be needed to ensure future development supports infrastructure efficiency, economic vitality, environmental stewardship, and the overall character that residents value throughout Citrus County.

1. **Encourage Growth and Development in Designated Areas.** Citrus County’s Future Land Use Map dedicates multiple strategically placed nodes as areas of desired growth. These areas include the CR-491 Fixed Corridor Area, Interchange Management Areas (IMAs), Holder Industrial Park (HIP), and Hollinswood Harbor Port (HHP). Each of these areas has adopted policies to encourage mixed-use development within their respective boundaries. Additionally, these areas are located based on their logistical significance allowing quick access to transportation corridors such as the Suncoast Parkway and the Cross Florida Barge Canal. **Map G&D-14** provides an illustration of a Targeted Growth Scenario that includes existing character areas and potential targeted growth areas and rural preservation zones.
 - a) **Residential Growth and Development.** Residential densities in the IMAs are significantly higher than any other future land use category in Citrus County, allowing 20 dwelling units per acre (see **Table G & D – 16**). These areas not only increase the County’s carrying capacity but also provide locations for high density and mixed housing stock unachievable in other future land use categories. Encouraging residential development in the denser IMAs increases the likelihood of the County meeting future residential demand while mitigating

sprawl. Additionally, residents in the IMAs can conveniently access the Suncoast Parkway allowing more residents to live in Citrus County while commuting to other areas in the region for work. Expansion of the IMA boundaries should be explored within the next 5 years to ensure the adequate land area is available to accommodate the desired mix of development.

b) **Economic Growth and Development.** The economy of Citrus County is continuing to diversify. Traditionally, economic growth in the County has been linked to the success of tourism and service industries in the western part of the County. The County's designated growth areas are designed to facilitate the diversification of Citrus County's economic industries and hubs. Residential mixed-use areas like the CR-491 Fixed Corridor and IMAs encourage the development of residential service-related industries such as grocery stores, retail, and health care offices. Industrial and logistic mixed-use areas like HHP and HIP encourage the development of the identified targeted industries in the County. These areas of economic development are also located near major transportation corridors allowing for easy distribution of goods throughout the region and access to existing infrastructure.

2. **Protection and Leverage of Rural and Natural Areas.** Preserving the rural and natural character of Citrus County emerged as one of the most consistent themes throughout the visioning process. More than half of the County's existing land area is currently classified as Conservation or Agriculture; however, many of these lands are owned and managed by private entities or regional and state agencies. As the County continues to grow, maintaining the balance between development, environmental stewardship, and rural character will remain an important consideration. Existing growth management strategies that encourage redevelopment and more compact development patterns within established growth areas help reduce pressure for outward expansion into rural and environmentally sensitive areas. Additional tools and strategies should be explored to further support long-term conservation goals, including land acquisition programs, transfer of development rights (TDR) programs, conservation partnerships, and enhanced environmental protection standards.

Citrus County's rural landscapes and natural resources also represent significant economic and recreational assets. Tourism continues to be a major contributor to the local economy, particularly along the County's coastal areas; however, opportunities exist to further enhance tourism and recreation throughout the

interior and eastern portions of the County. Expanding access to natural areas, trails, agricultural destinations, and outdoor recreation can help diversify the local economy while providing additional amenities for residents and visitors alike. Potential strategies may include supporting eco-tourism and agri-tourism initiatives, expanding trail networks, and creating new recreational, cultural, and community gathering spaces that celebrate the County's unique natural and rural character.

- 3. Facilitation of New Partnerships.** Partnerships play an important role in advancing both community development and resource protection efforts throughout Citrus County. While formal partnerships are currently limited in some areas, numerous opportunities exist to strengthen coordination with local, regional, state, private, and nonprofit organizations that share common goals and interests. Building collaborative relationships can help the County leverage technical expertise, funding opportunities, conservation initiatives, infrastructure improvements, and economic development efforts needed to implement the community's long-term vision. The Coordination Chapter of this Comprehensive Plan identifies a broad range of existing and potential partners that may assist the County in achieving its future planning, environmental, and economic objectives.

REGIONAL CONTEXT

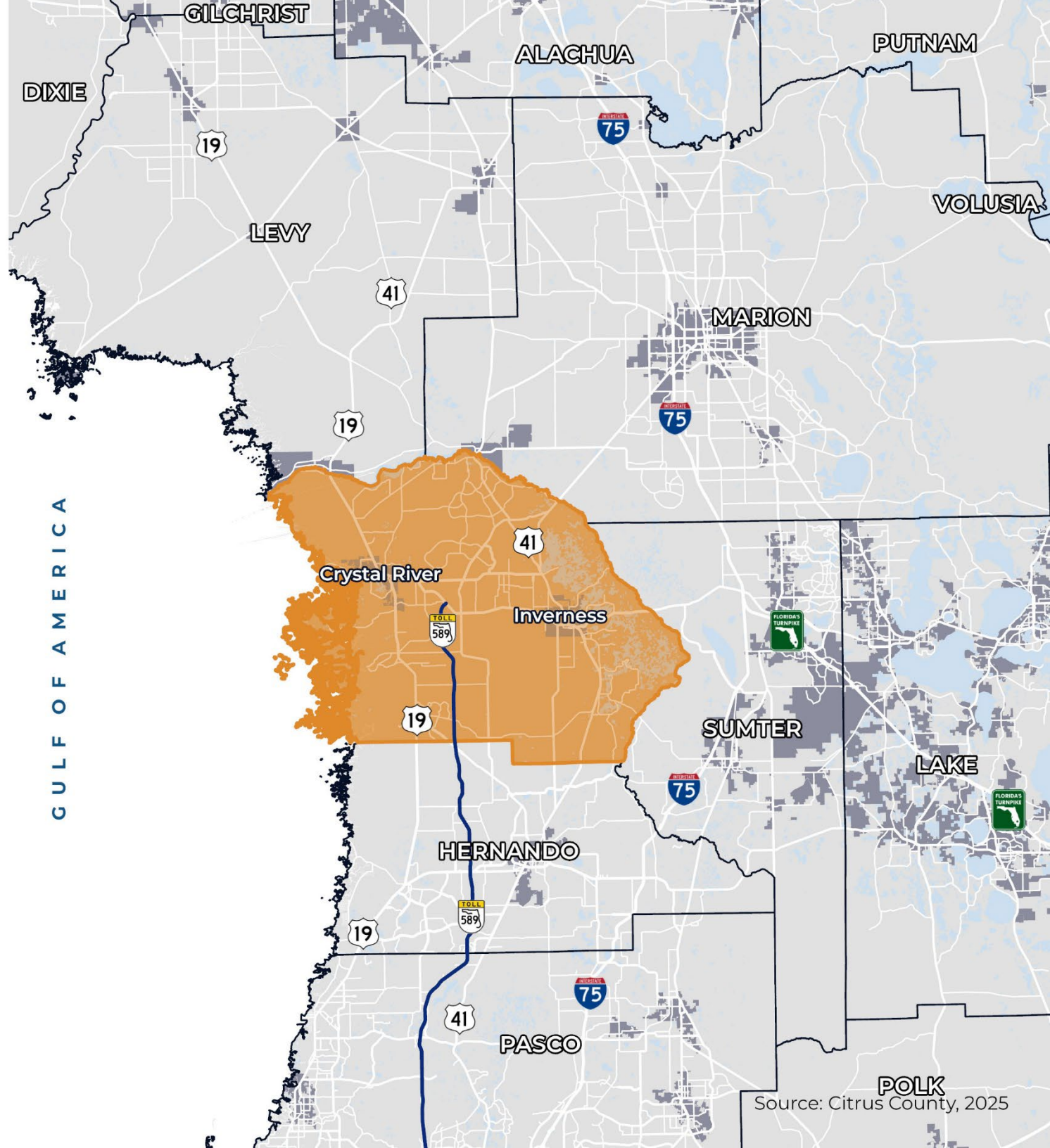
0 5 10 15 20 Miles



Legend

Map G & D - 1

-  Citrus County
-  County
-  Municipality
-  Waterbody
-  Suncoast Parkway



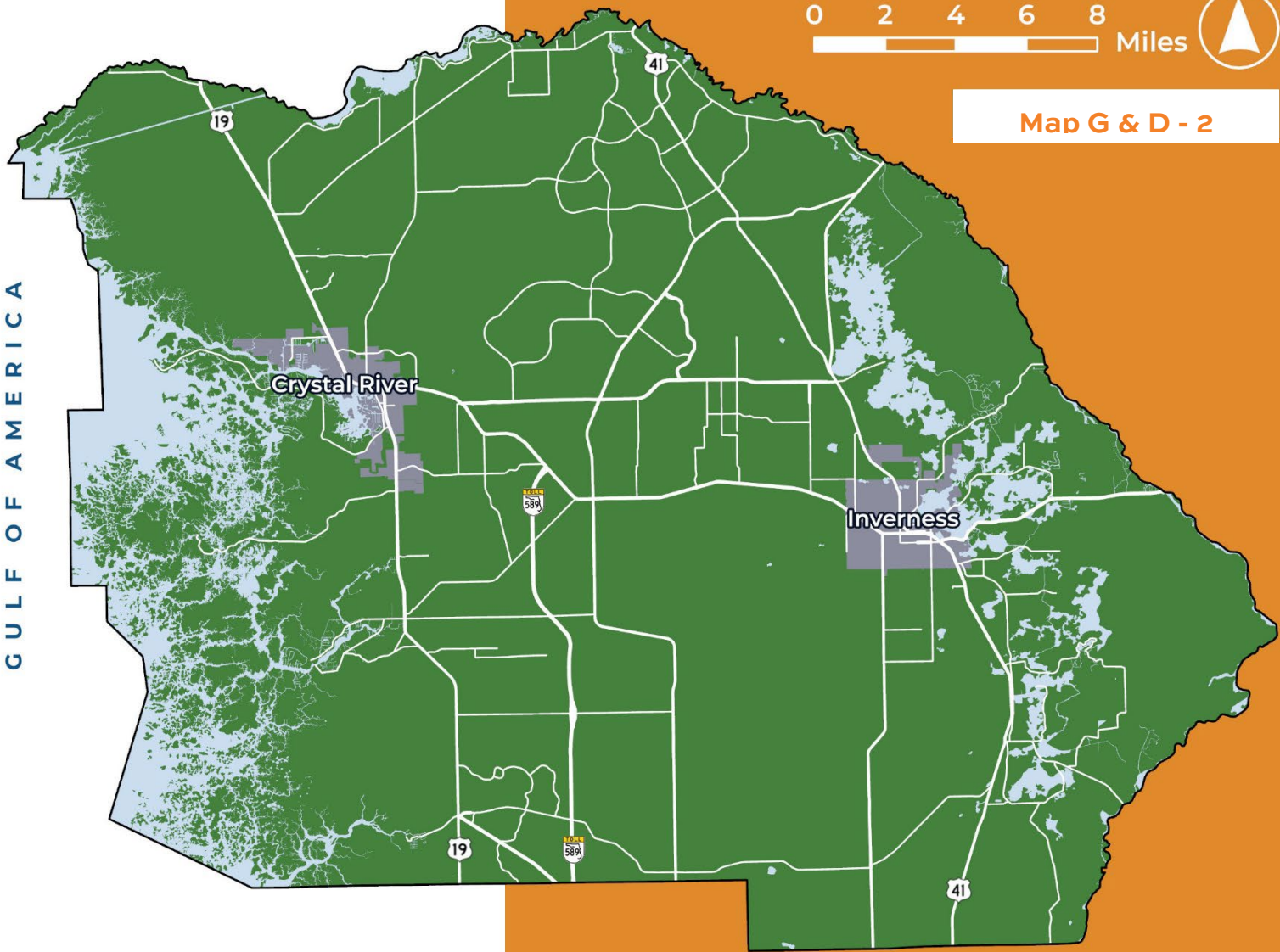
Legend

-  Citrus County Boundary
-  Incorporated Area
-  Unincorporated Citrus County

MUNICIPAL BOUNDARIES



Map G & D - 2



Legend

 Citrus County Boundary

 Incorporated Area

Region

 Coastal Area

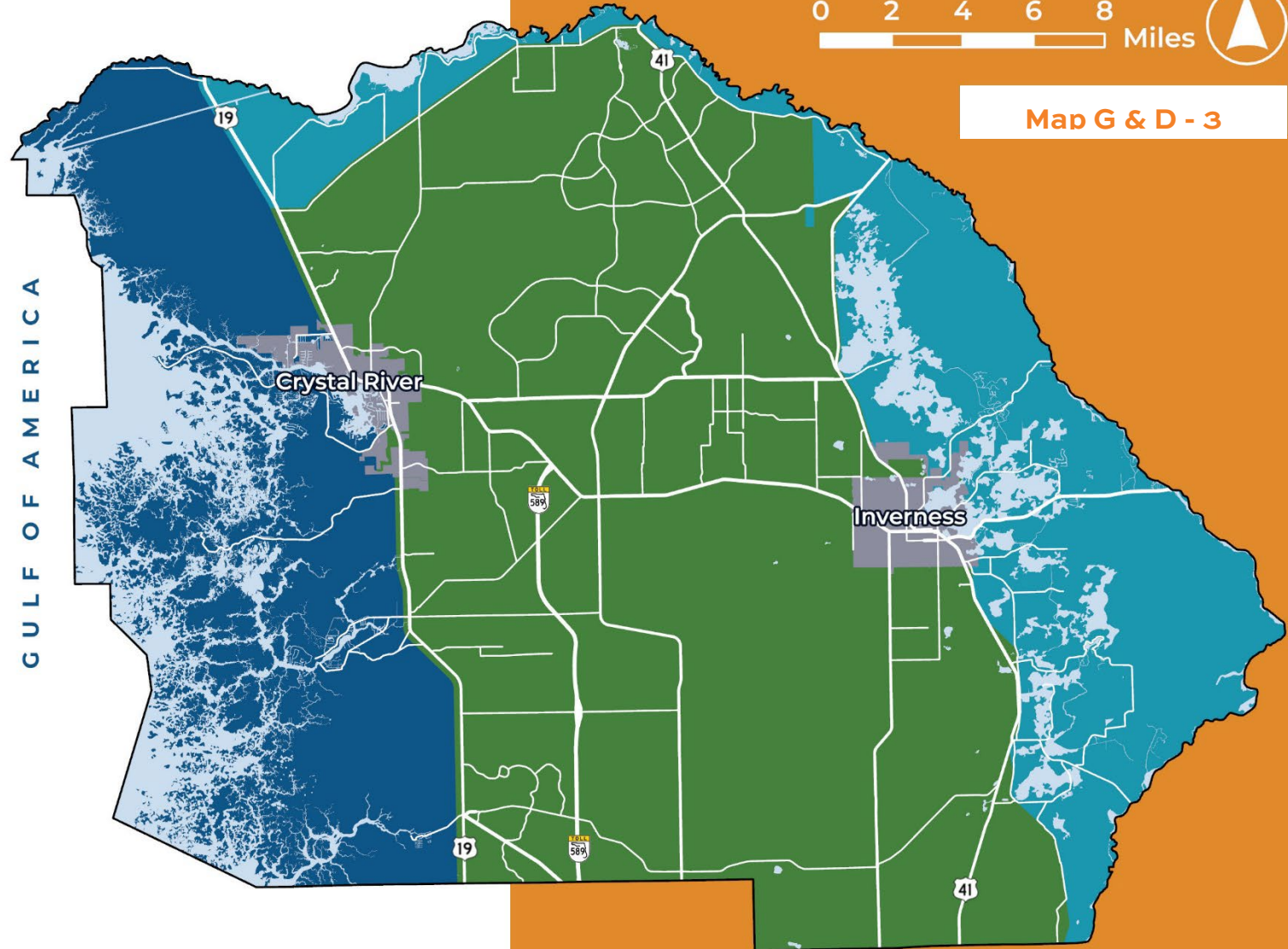
 Central Ridge Area

 Lakes and River Area

GEOGRAPHIC REGIONS



Map G & D - 3



Legend

-  Citrus County Boundary
-  Incorporated Area

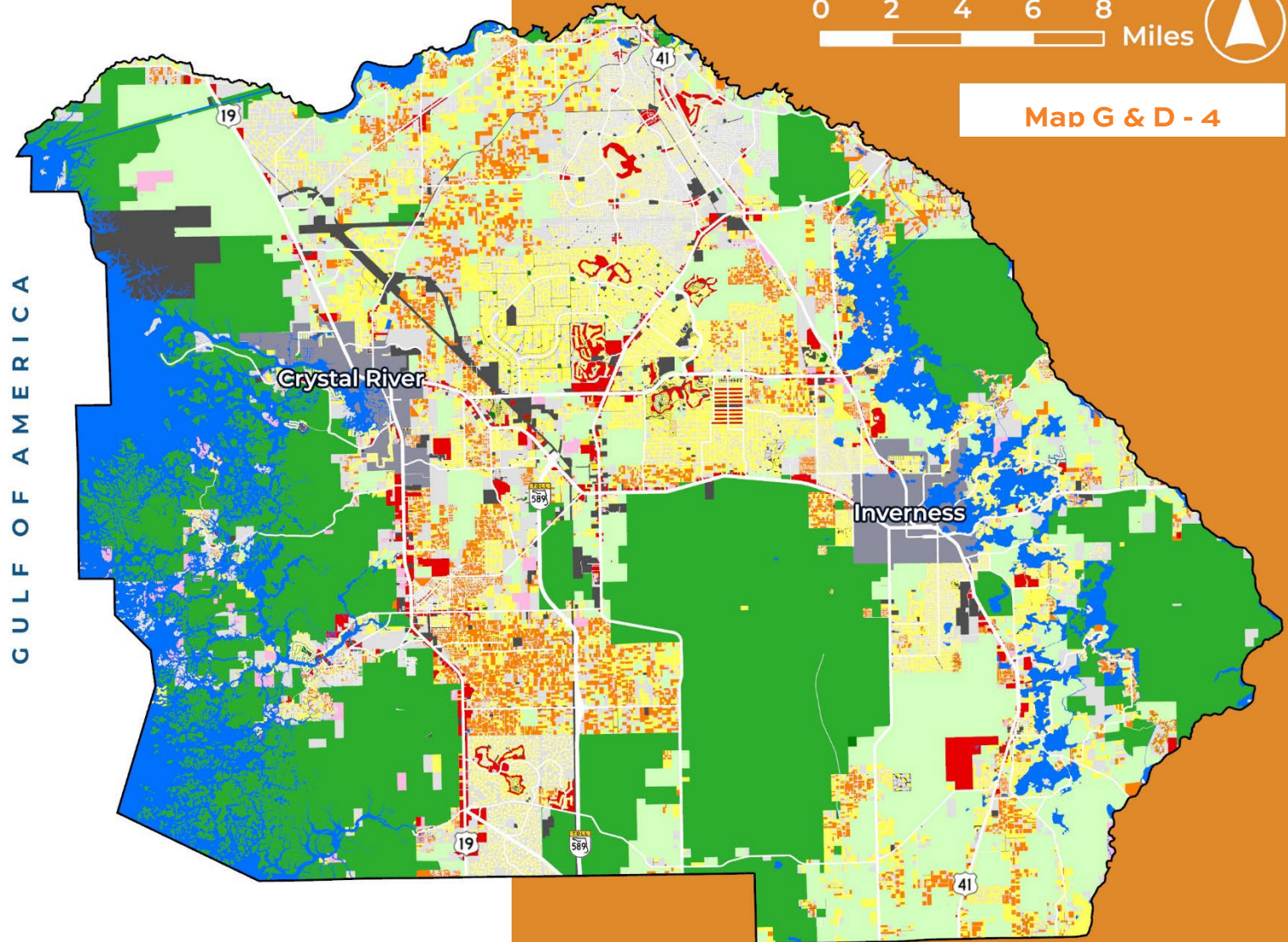
Existing Land Use

-  Conservation
-  Recreation and Open Space
-  Agriculture
-  Low Density Residential
-  Manufactured Housing
-  High Density Residential
-  Mixed Use
-  Commercial
-  Institutional
-  Industrial
-  Vacant
-  Water

EXISTING LAND USE



Map G & D - 4



Legend

□ Citrus County Boundary

■ Incorporated Area

Land Use / Land Cover

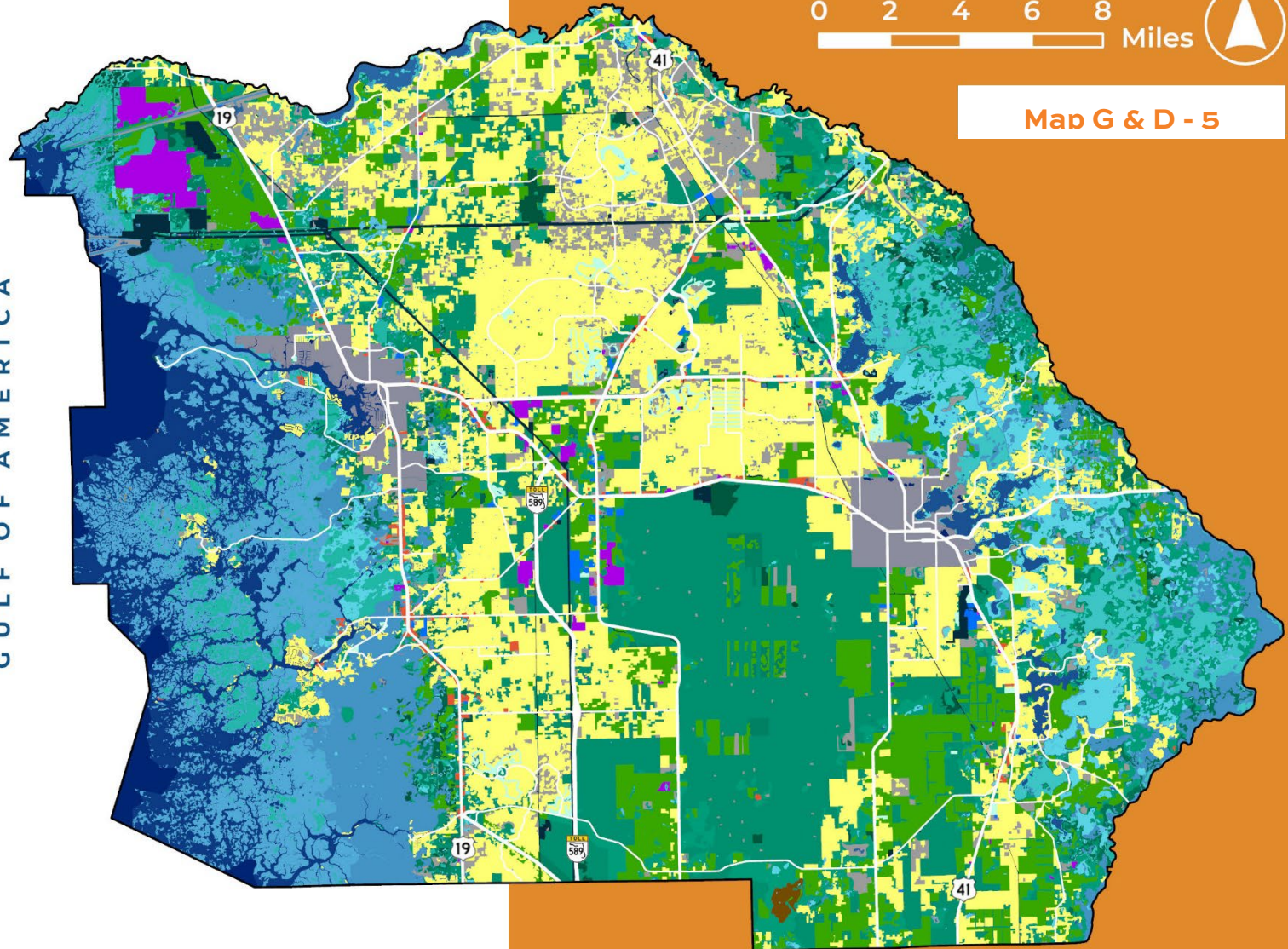
- Agriculture
- Residential
- Commercial
- Institutional
- Industrial
- Recreational
- Utilities and Infrastructure
- Disturbed and Open Land
- Herbaceous
- Shrub and Brushland
- Mixed Rangeland
- Cypress
- Pine Flatwoods
- Longleaf Pine - Xeric Oak
- Upland Coniferous Forest
- Upland Hardwood Forest
- Wetland Coniferous Forest
- Wetland Forested Mixed
- Wetland Hardwood Forests
- Vegetated Non-Forested Wetlands
- Emergent Aquatic Vegetation
- Freshwater Marshes
- Mangrove Swamps
- Bay Swamps
- Wet Praries
- Saltwater Marshes
- Stream and Lake Swamps
- Intermittent Ponds
- Reservoirs
- Lakes
- Bays and Estuaries
- Gulf of America
- Reclaimed Land
- Salt Flats
- Beaches other than Swimming
- Sand other than Beaches

LAND USE / LAND COVER



Map G & D - 5

GULF OF AMERICA



Legend

 Citrus County Boundary

 Incorporated Area

Floodplain

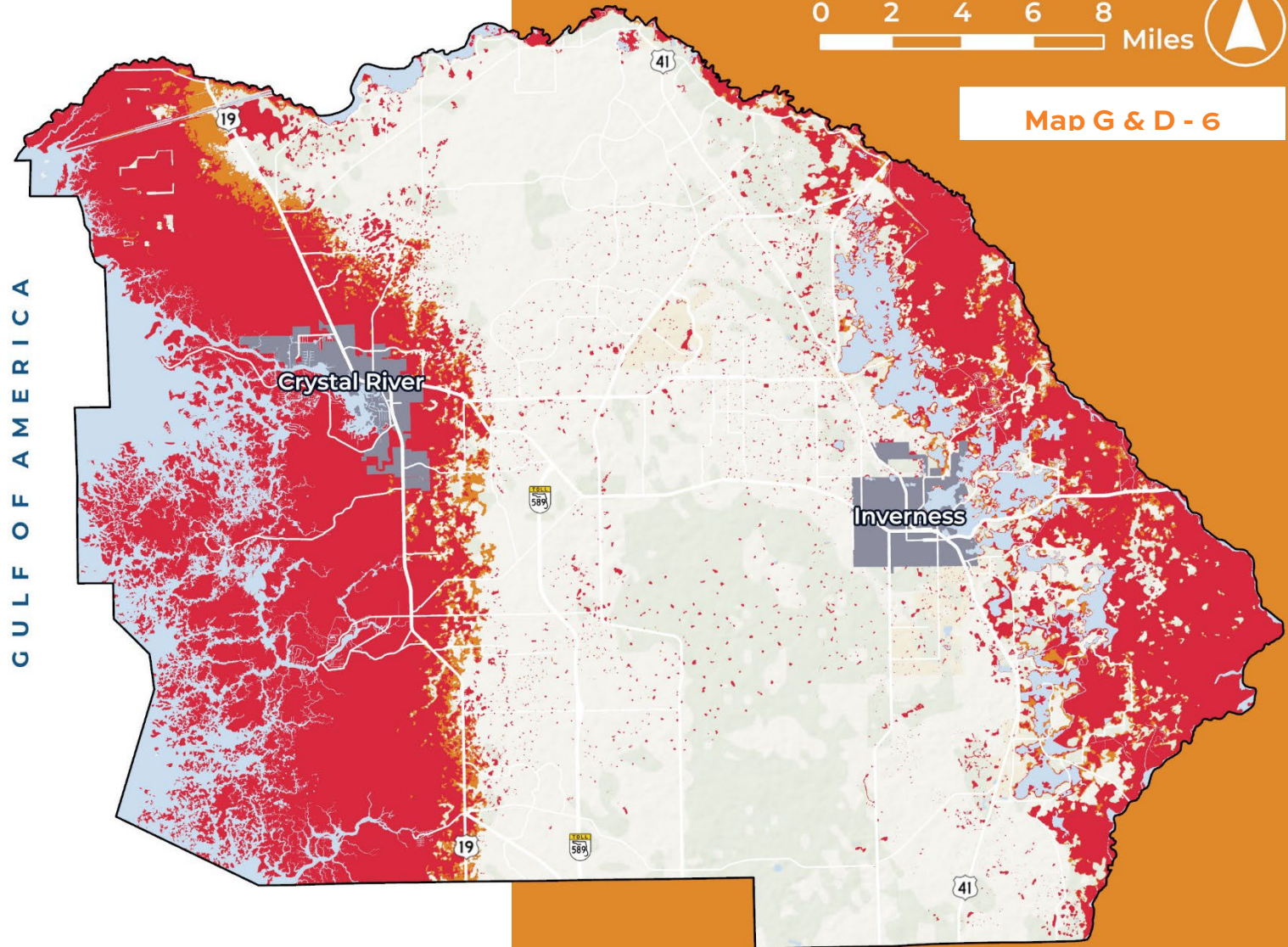
 100-Year Floodplain

 500-Year Floodplain

FLOODPLAIN INVENTORY



Map G & D - 6



Legend

 Citrus County Boundary

 Incorporated Area

Soil Permeability

 Excessively Drained

 Moderately Well Drained

 Well Drained

 Somewhat Poorly Drained

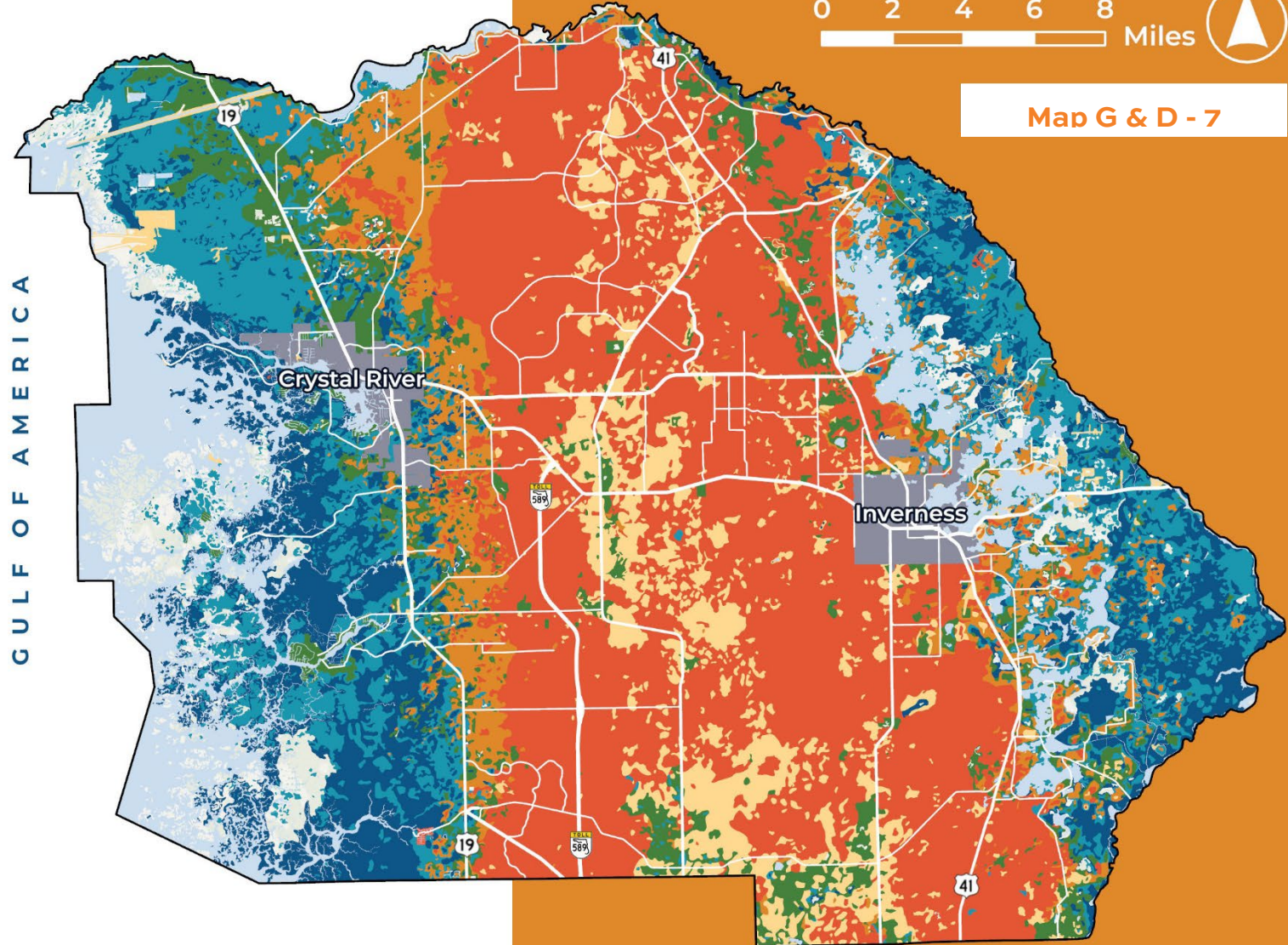
 Poorly Drained

 Very Poorly Drained

SOIL PERMEABILITY



Map G & D - 7



Legend

 Citrus County Boundary

 Incorporated Area

Aquifer Recharge/Discharge

 High Recharge

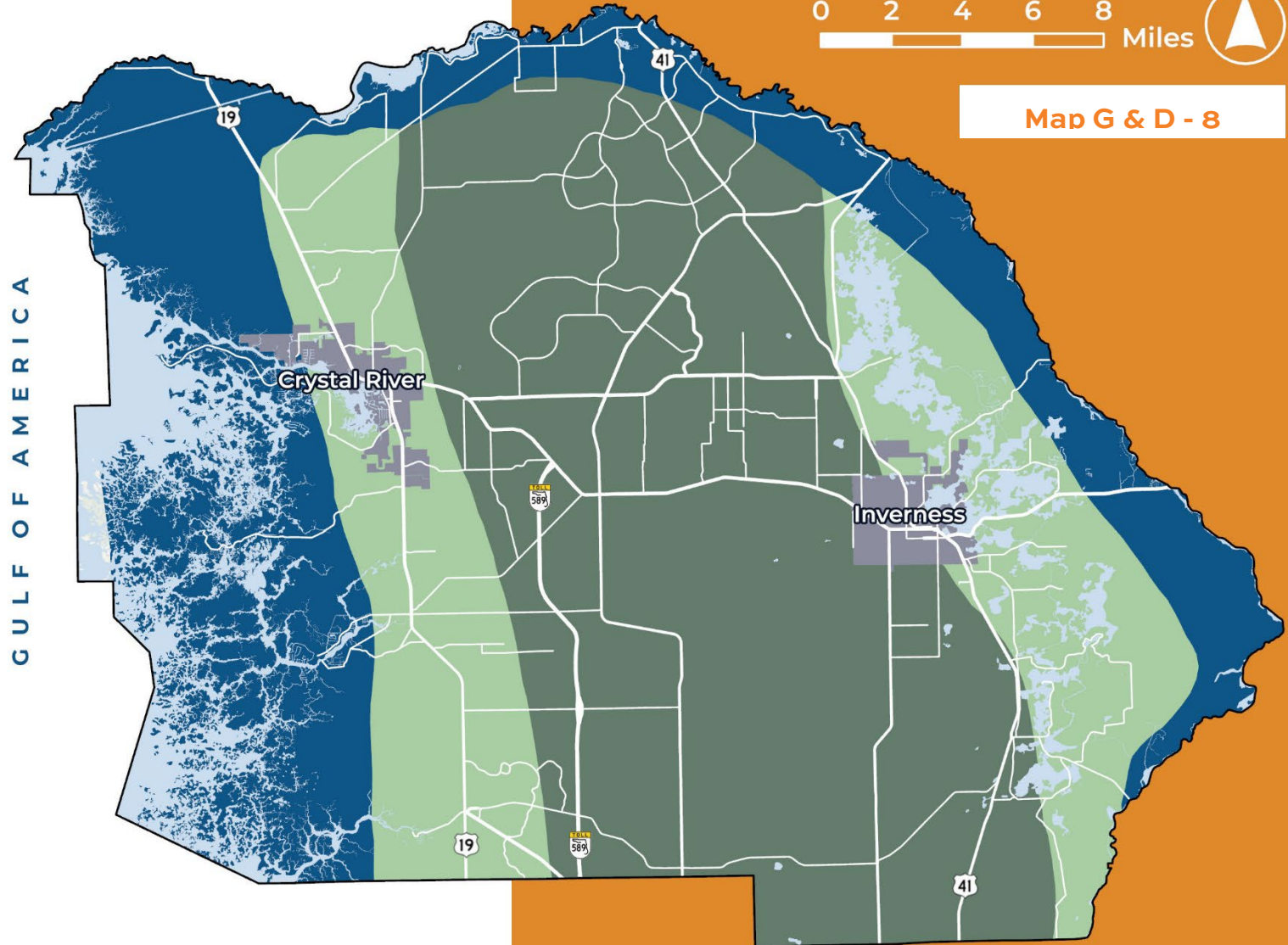
 Medium Recharge

 Discharge

AQUIFER RECHARGE



Map G & D - 8



Legend

□ Citrus County Boundary

■ Incorporated Area

Structures

● Eligible or Potentially Eligible for NRHP

● Listed on the NRHP

Resource Group

■ Listed on the NRHP

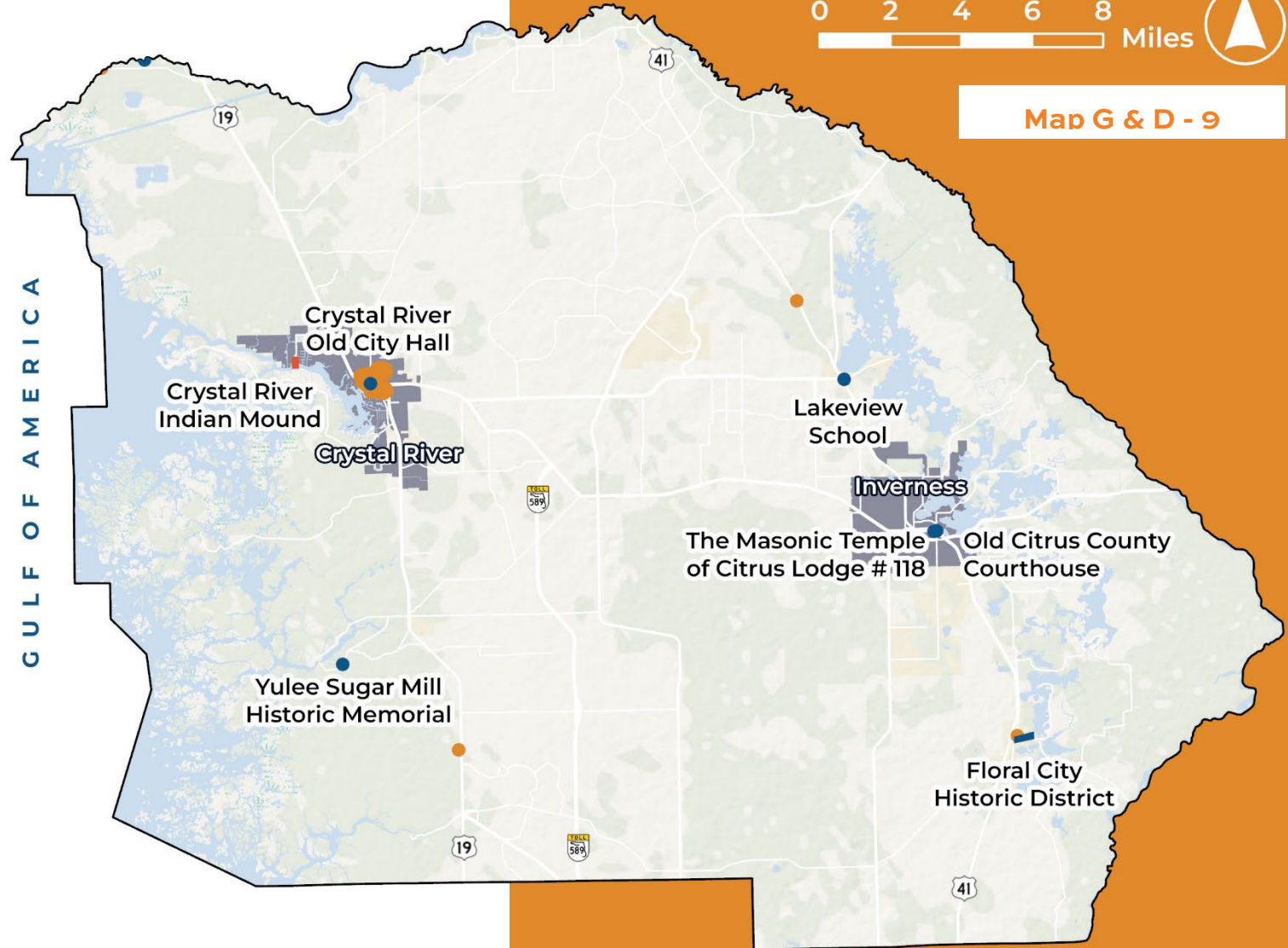
Archaeological Site

■ Listed on the NRHP

HISTORIC RESOURCES



Map G & D - 9



Legend

 Incorporated Area

 Citrus County

Future Land Use

 Conservation

 Recreation

 Agriculture

 Low Intensity Coastal
Lakes

 Rural Residential

 Central Ridge Residential

 Low Density Residential

 Medium Density
Residential

 High Density Residential

 Residential Mixed Use

 Mobile Home Park

 Recreational Vehicle Park

 Rural Activity Center

 Coastal and Lakes
Commerical

 Professional Service &
Office

 Public/Semi-Public
Institution

 General Commercial

 Port District Use

 Industrial

 Extractive

 Transp./Communic./
Utilities

Subareas and Overlays

 Interchange
Management Area

 Hollinswood Harbor Port

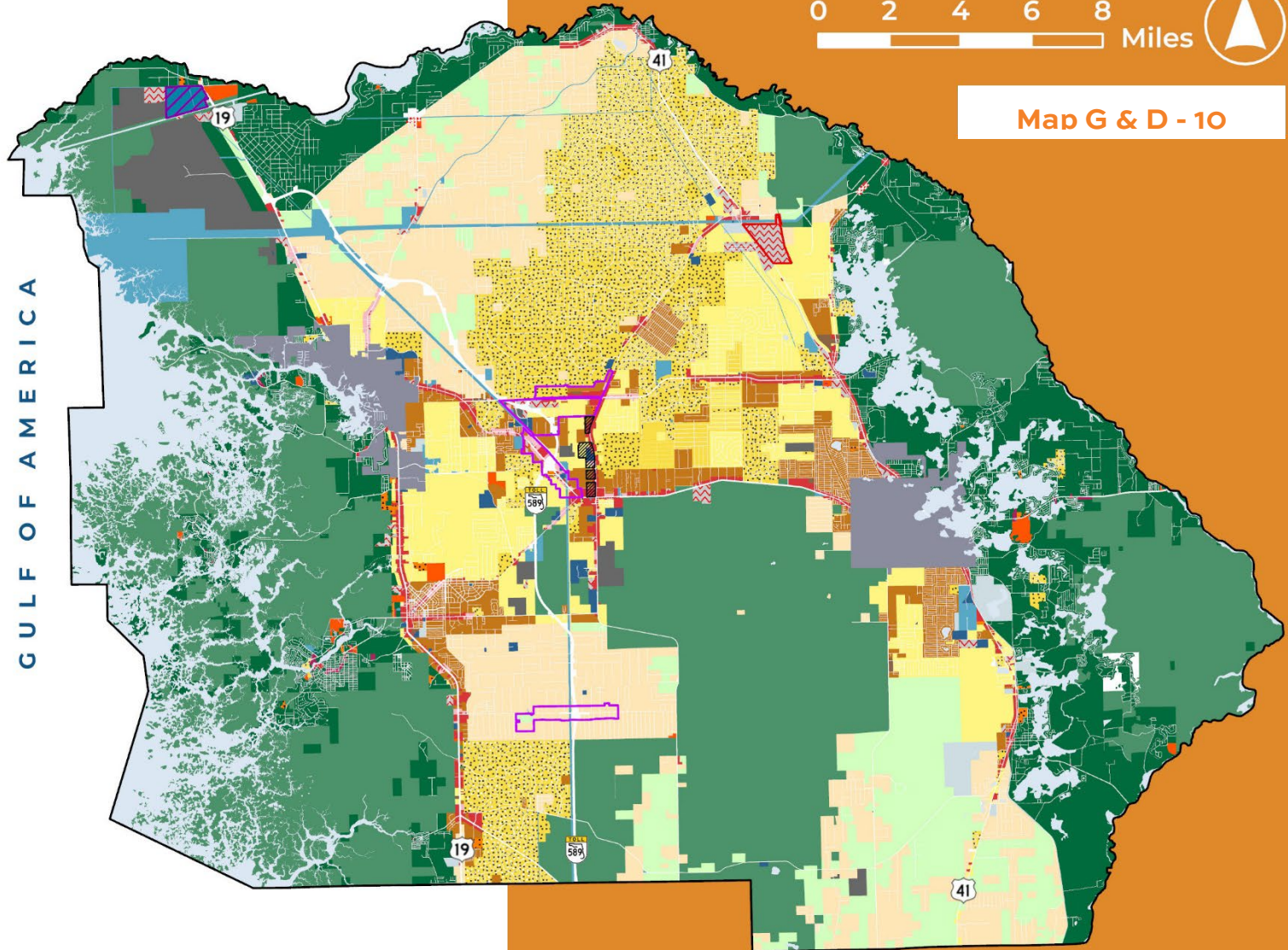
 Holder Industrial Park
Subarea

 CR-491 Fixed Corridor
Area

FUTURE LAND USE



Map G & D - 10



Legend

□ Citrus County Boundary

■ Incorporated Area

Development of Regional Impact

■ Betz Farm

■ Beverly Hill II

■ Citrus Hills II

■ Clearview Estates

■ Meadowcrest

■ Pine Ridge

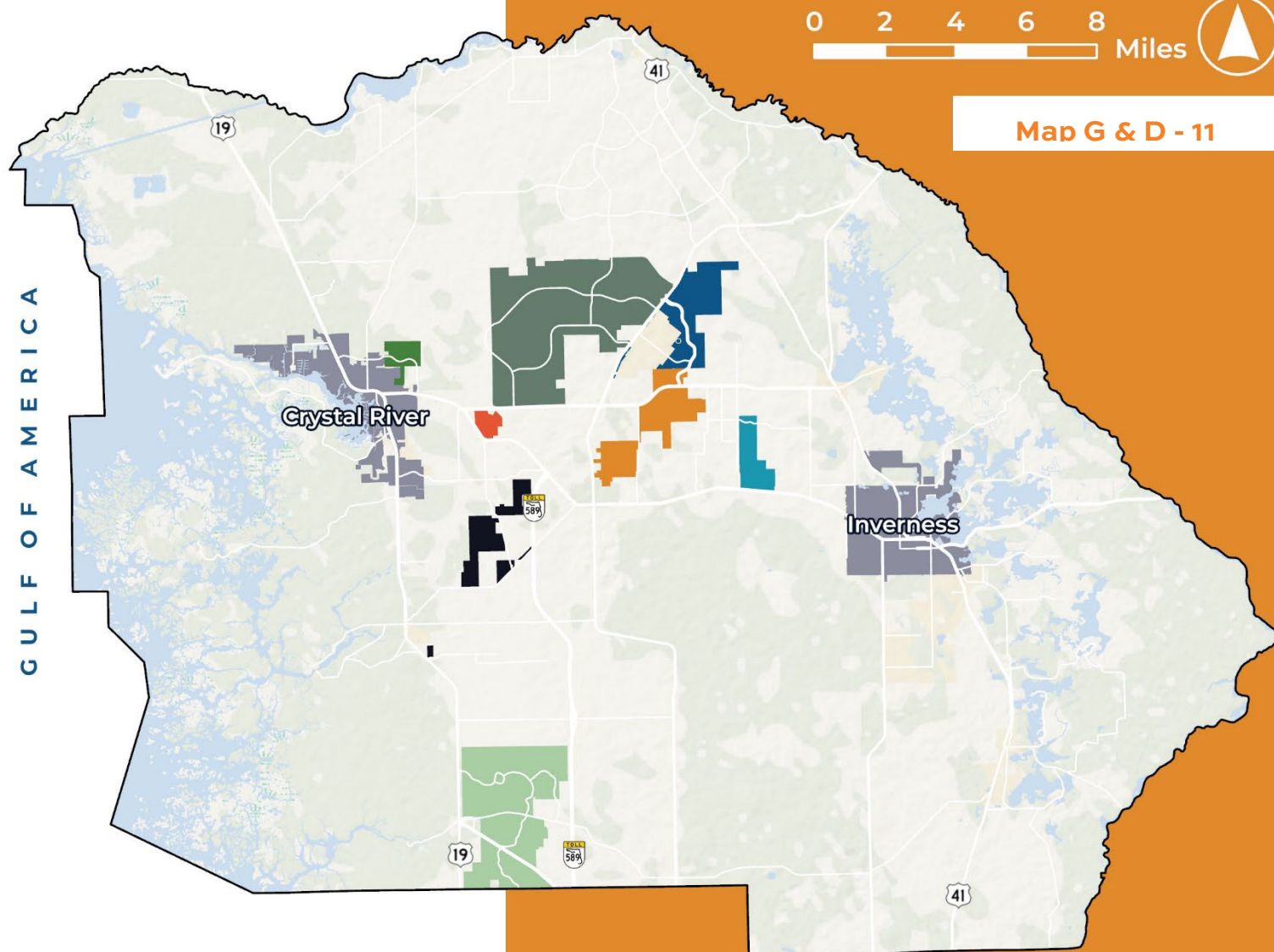
■ Rock Crusher Road

■ Sugarmill Woods

DEVELOPMENTS OF REGIONAL IMPACT



Map G & D - 11



Legend

 Citrus County Boundary

 Incorporated Area

Wetland Type

 Estuarine and Marine Wetland

 Freshwater Emergent Wetland

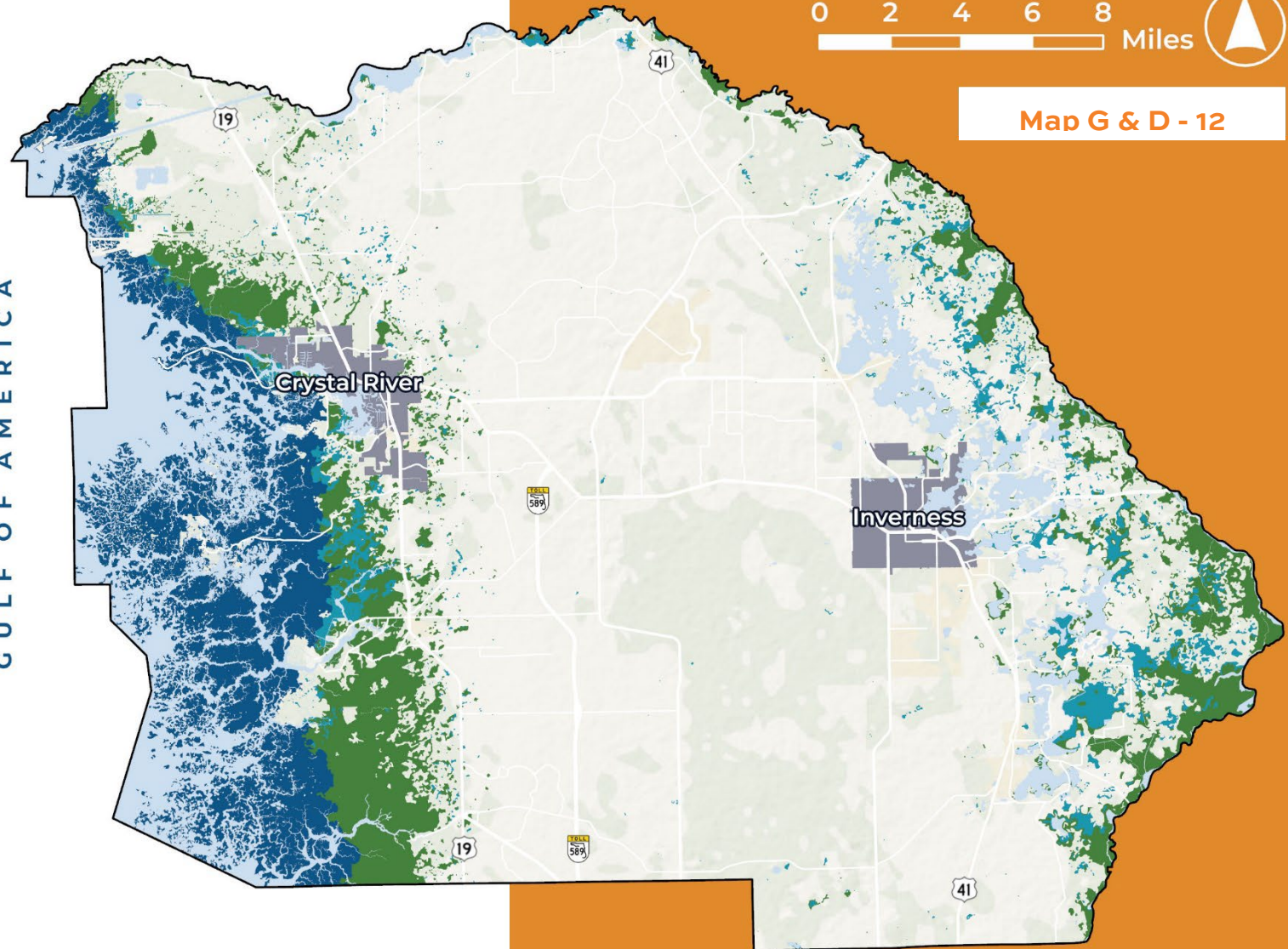
 Freshwater Forested/
Shrub Wetland

WETLANDS INVENTORY



Map G & D - 12

GULF OF AMERICA



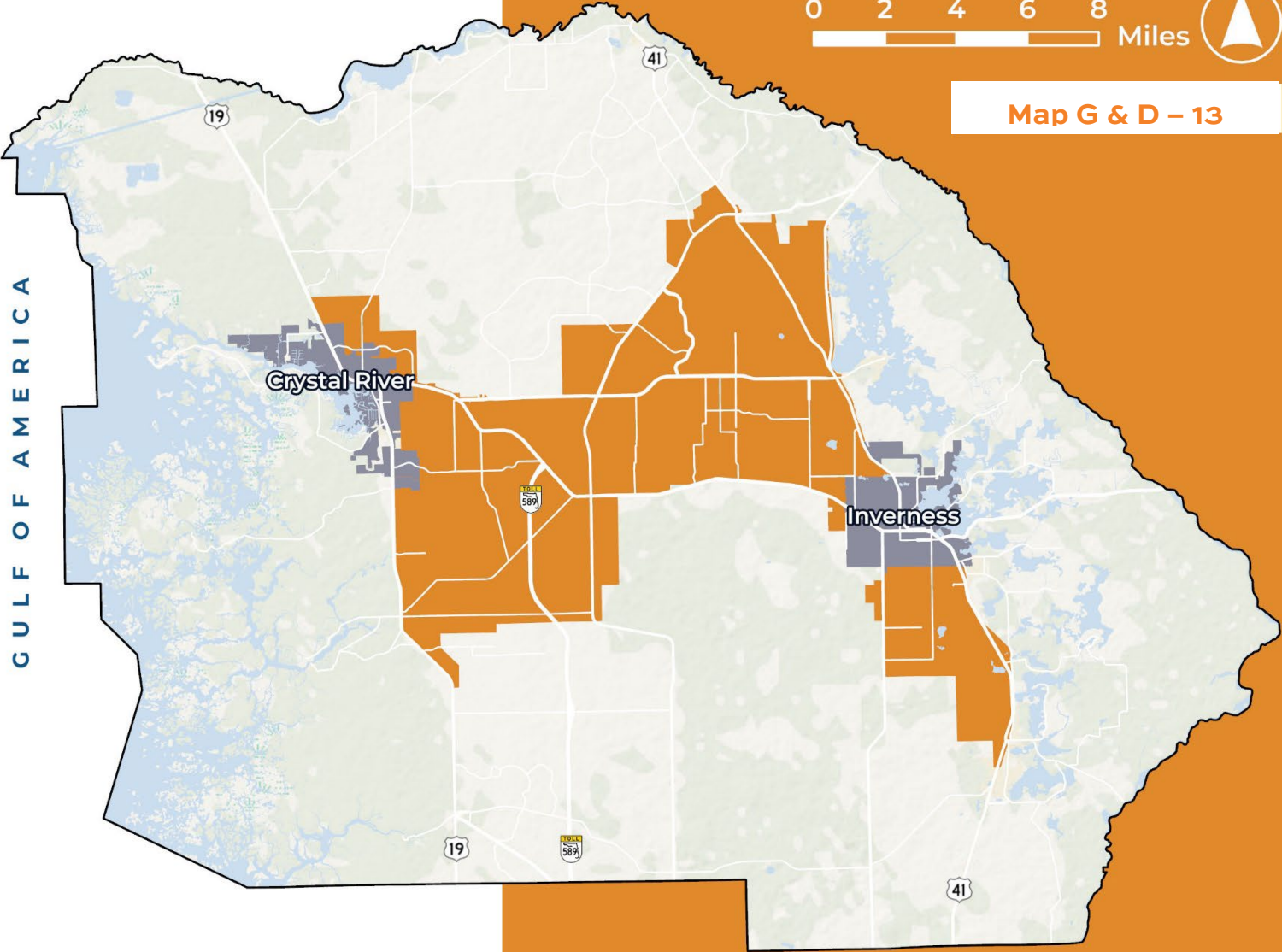
Legend

-  Citrus County Boundary
-  Incorporated Area
-  Planned Service Area

PLANNED SERVICE AREA



Map G & D – 13



Legend

- Citrus County Boundary
- Incorporated Area
- Suncoast Parkway Extension

Character Area

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

TARGETED GROWTH SCENARIO



Map G & D - 14

