



OPEN HOUSE

October 19, 2026

THE PLAN UPDATE

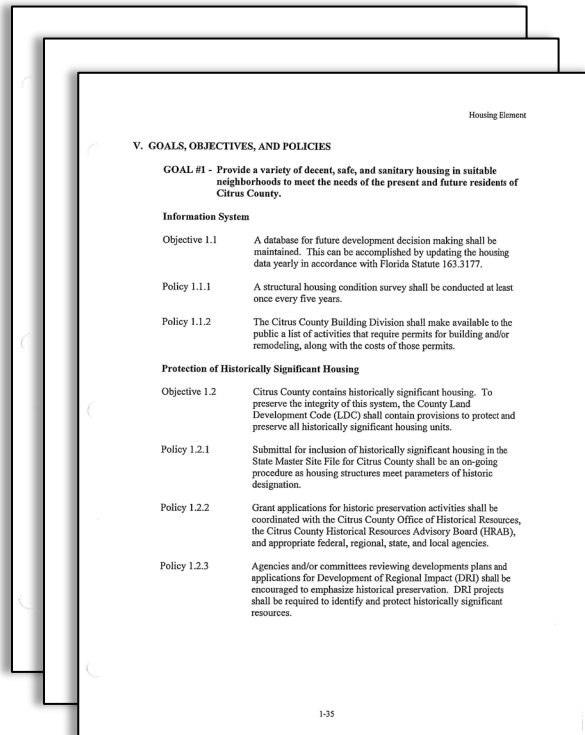


What is a Comprehensive Plan?

A document designed to guide the future actions of a jurisdiction. It presents a **vision** for a community's future through long range goals, objectives, and policies.

The Comprehensive Plan also serves to:

- View the “big picture”
- Coordinate local decision making
- Give guidance to landowners and developers
- Establish a factual basis for policy decisions
- Involve a broad array of interests in a discussion about the long-range future
- Build an informed community



CURRENT PLAN ELEMENTS



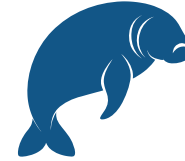
1. Housing



5. Infrastructure
(Solid Waste,
Sanitary Sewer,
Potable Water,
Drainage)



9. Utility



13. Manatee



**2. Recreation
& Open
Space**



**6. Multimodal
Transportation**



10. Land Use



14. Library



3. Conservation



**7. Private
Property Rights**



**11. Intergovernmental
Coordination**



**15. Economic
Development**



**4. Coastal, Lakes,
& River
Management**



8. Aviation



**12. Capital
Improvements**

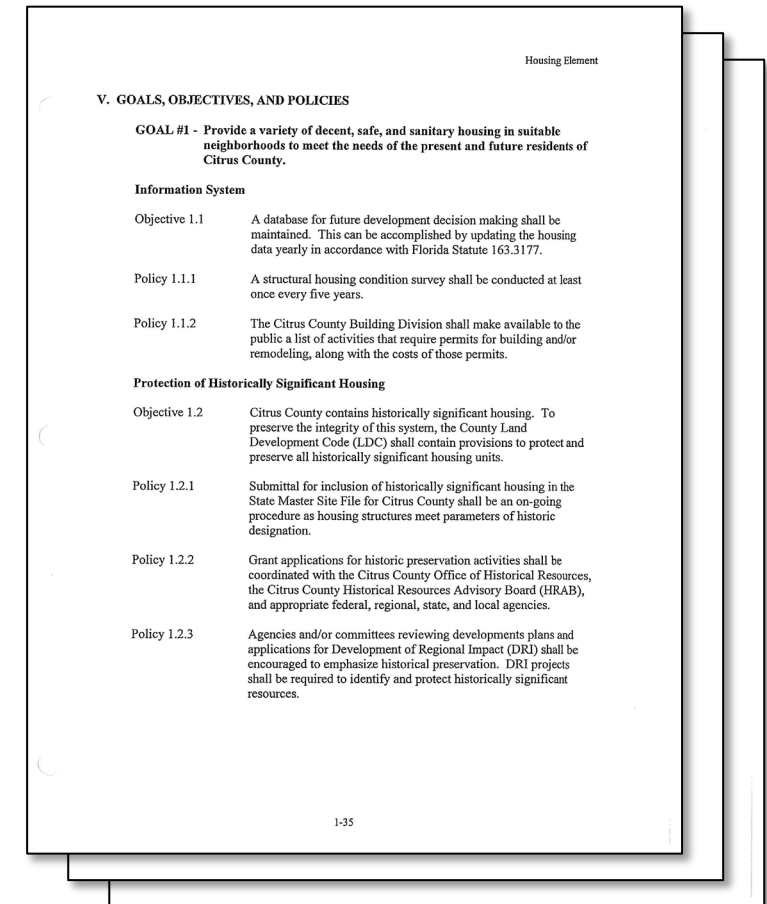


17. Port

WHY UPDATE?



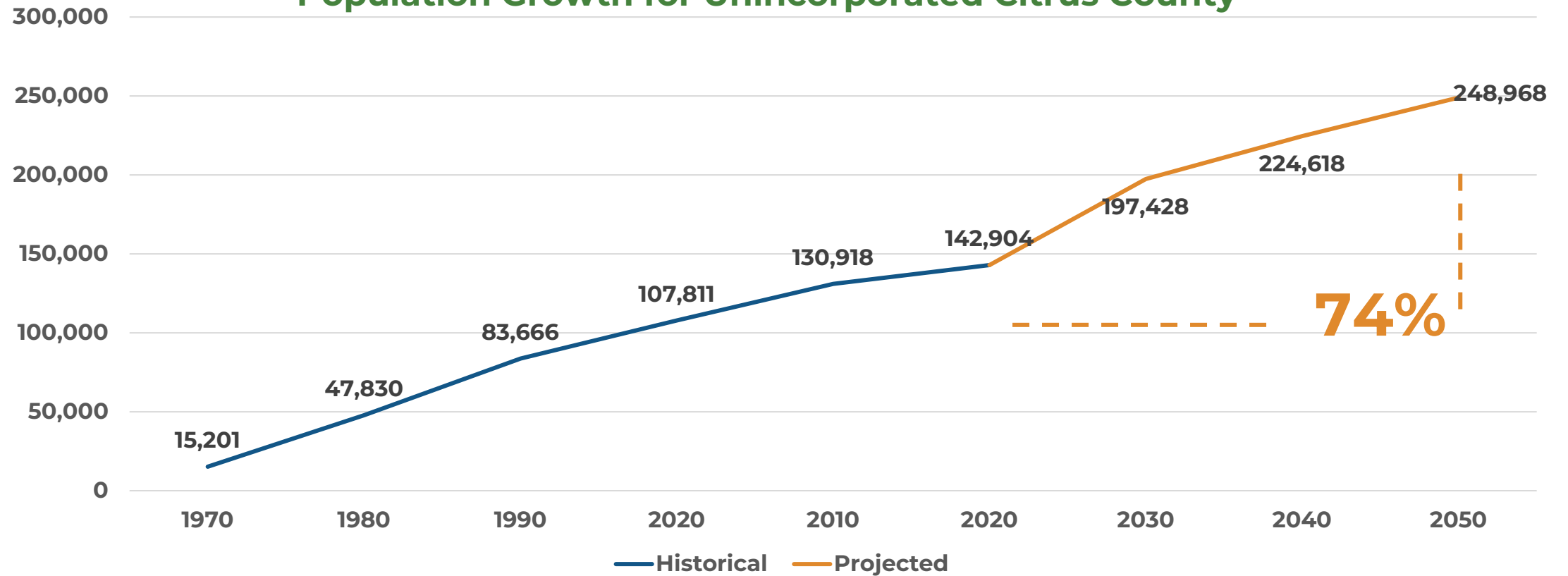
- Required by Florida Statutes every **7 years**
- Reflect **changes** in state law
- Update **Future Land Use Map Series**
- Reflect **current conditions**
- Plan proactively for **new development**
- Reassess **decision-making practices**
- Evaluate **public facility** levels of service standards
- Address existing and future **opportunities**
- Update the community's **vision** and **2050 priorities**



PROJECTED GROWTH



Population Growth for Unincorporated Citrus County



PROJECT TIMELINE



October 2025
Project Kickoff

December 2025
*Stakeholder
Interviews
Workshop #1*

March 3, 2026
Workshop #3

**March 2026 –
June 2026**
*Update Goals,
Objectives, & Policies*

**November 2026 –
February 2027**
Adoption Process

**October 2025 –
January 2026**
*Update Data &
Analysis*

February 3, 2026
Workshop #2

**Winter/Spring
2026**
Pop Up Events

October 19, 2026
Sharing Amendments

**STAKEHOLDER
MEETING**

December 2nd, 2025

27

STAKEHOLDERS

127

**WORKSHOP
ATTENDEES**

167

**POP-UP
PARTICIPANTS**

1,431

SURVEY RESULTS

07

**IN-PERSON SURVEY
LOCATIONS**

4,148

WEBSITE VISITS

Community Priorities



- Economic Development
- Rural Character & Conservation
- Housing
- County Infrastructure & Services

OVERALL CHANGES



- Consolidated and reorganized elements
- Updated names of various entities
- Updated statutory references
- Streamlined & removed duplicative policies
- Reorganized order of each element
- Added titles for easier readability

CONSOLIDATED PLAN ELEMENTS



Growth & Development

1. Land Use
2. Economic Development
3. Property Rights

Public Facilities

1. Infrastructure
2. Utilities

Coastal Management

1. Coastal, Lakes, & River Management
2. Manatee

Transportation

1. Multimodal Transportation
2. Aviation
3. Port

Recreation & Leisure

1. Recreation & Open Space
2. Libraries

Coordination - Intergovernmental Coordination

Improvements - Capital Improvements

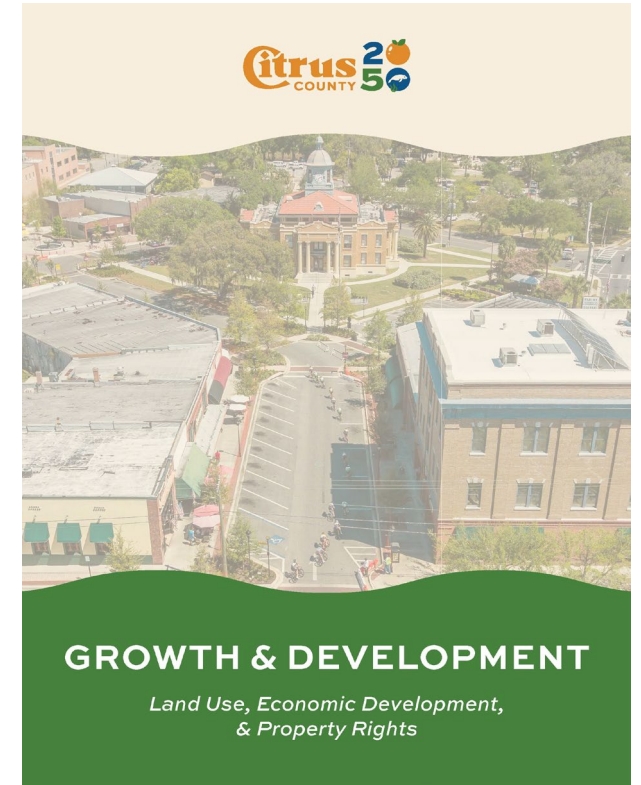
Housing

Conservation

GROWTH & DEVELOPMENT



- Combined Land Use, Economic Development, and Property Rights chapters
- Promote **Infill Development** and **Redevelopment**
- Establishment of a **Transfer of Development Rights (TDR) Program**
- Targeted **Economic Growth**
- Maintain County's **Rural Character**
- Maintain **Private Property Rights**



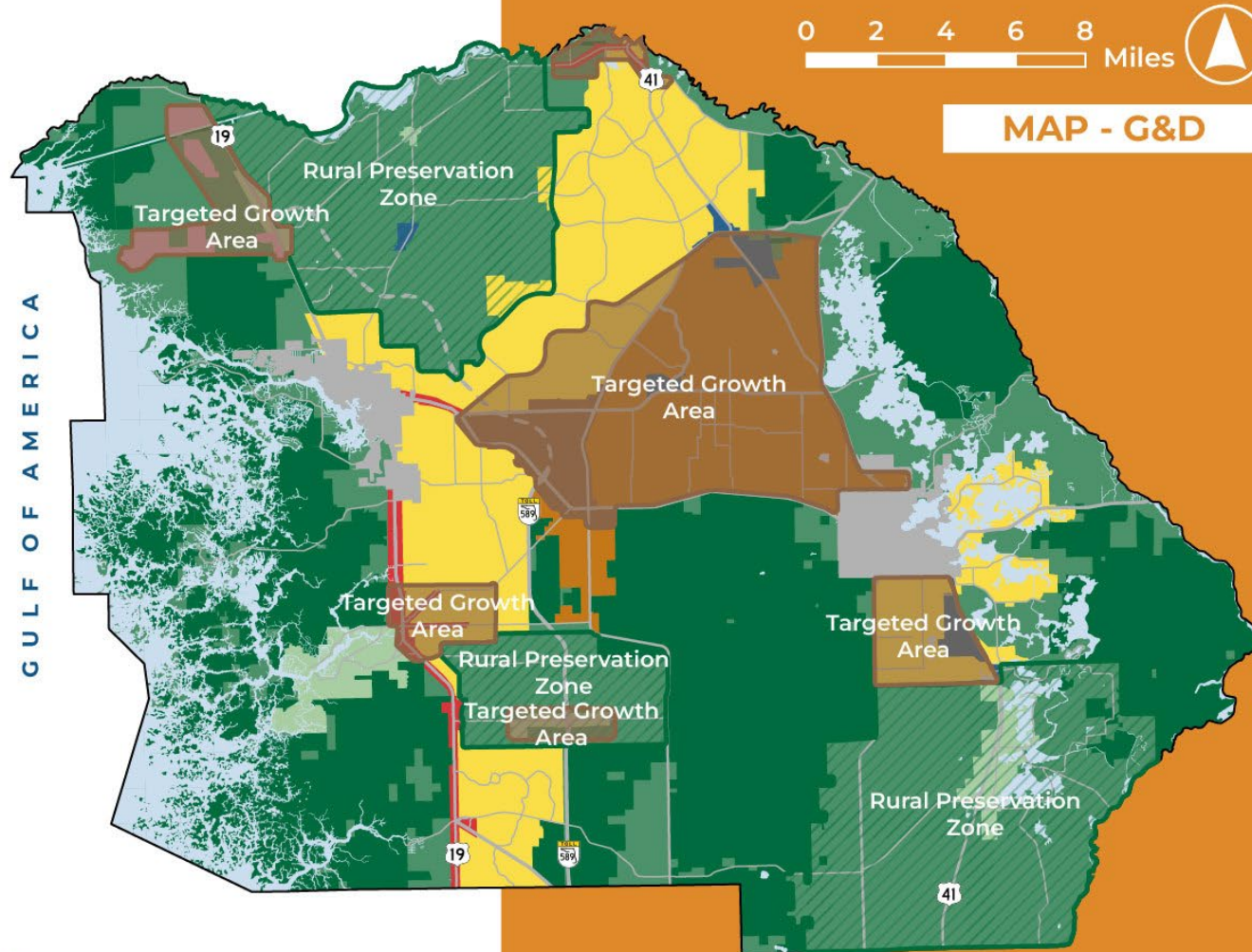
TARGETED GROWTH SCENARIO

Legend

-  Citrus County Boundary
-  Incorporated Area
-  Suncoast Parkway Extension

Character Area

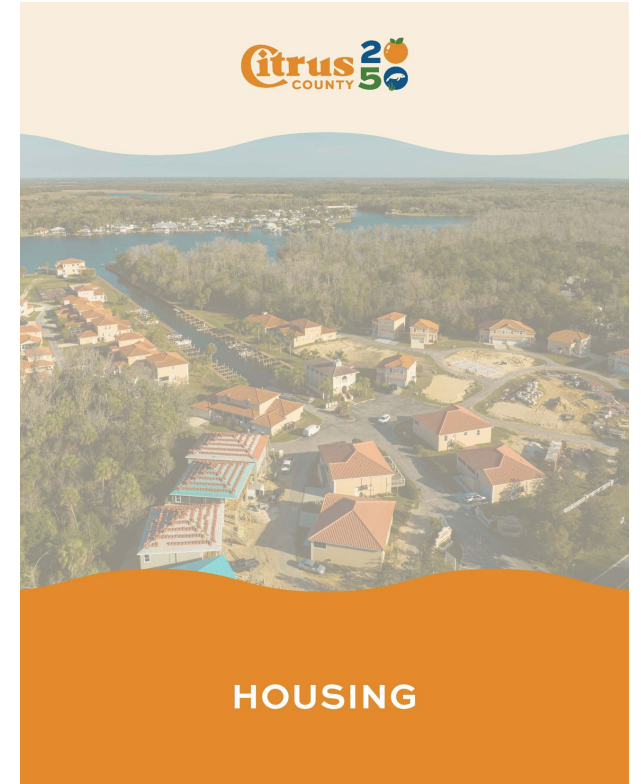
-  Urban Center
-  Urban General
-  Employment Center
-  Commerce Zone
-  Suburban Commercial
-  Suburban Residential
-  Rural Town
-  Rural
-  Natural & Conservation Areas



HOUSING



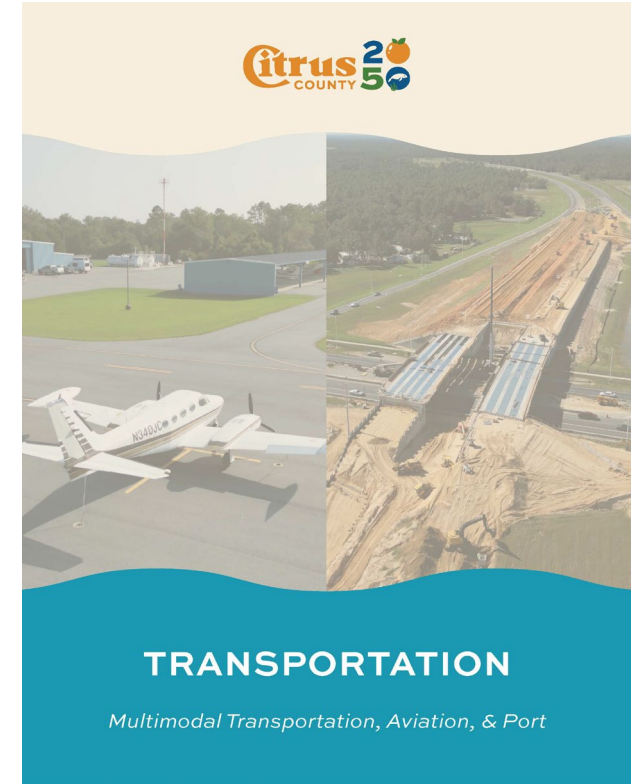
- Encourage more **housing variety** (infill, ADUs, missing-middle)
- Support **workforce and affordable housing** partnerships
- Align affordable housing strategy with **AHAC's recommendations**
- Encourage **sustainable, energy-efficient, cost-effective** construction
- Support **aging-in-place** and senior-friendly communities



TRANSPORTATION



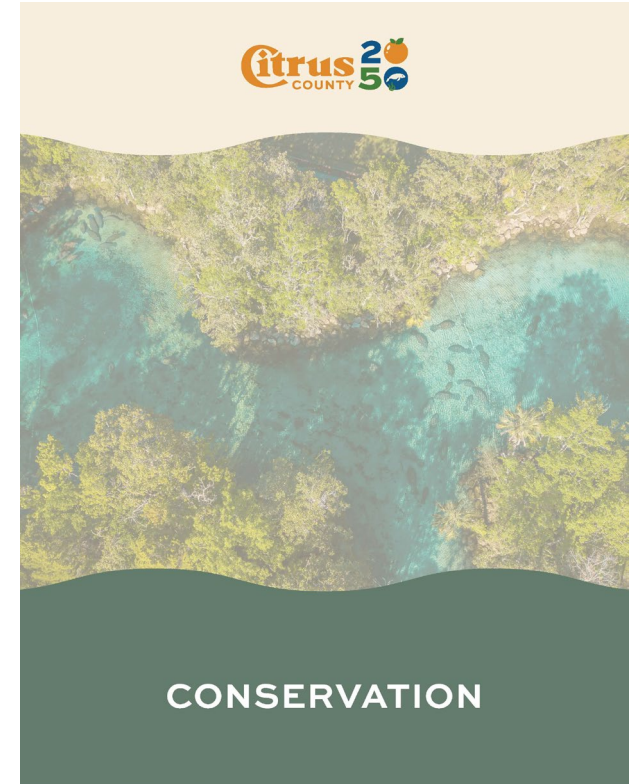
- Strengthen **mobility planning** and **road network improvements**
- Reinstate **concurrency** and update level-of-service standards
- Integrate **smart transportation technology** for safety and connectivity
- Evaluate roads to designate as **scenic corridors**



CONSERVATION



- Added waterbodies to **protected waterbodies** list
- Support conservation of land in **Florida Wildlife Corridor**
- Moved **wetland regulations** to the LDC
- Strengthen **fertilizer/pesticide enforcement**



PUBLIC FACILITIES



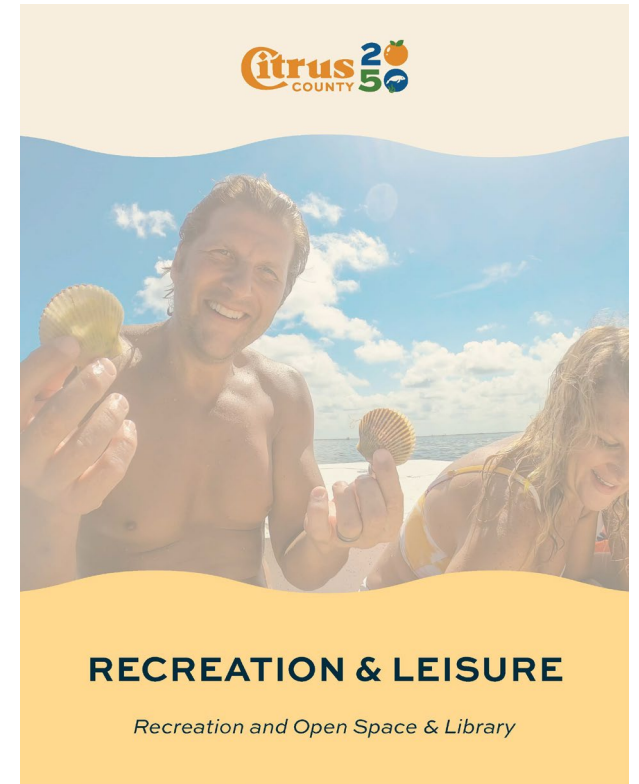
- Align **recycling** and **waste goals** with state targets
- Explore **organics diversion and composting** programs
- Prohibit new package treatment plants
- Advance **septic to sewer** plan
- Explore **alternative water supply** strategies to **reduce reliance on aquifer**
- Enhance **wellhead protection** standards



RECREATION & LEISURE



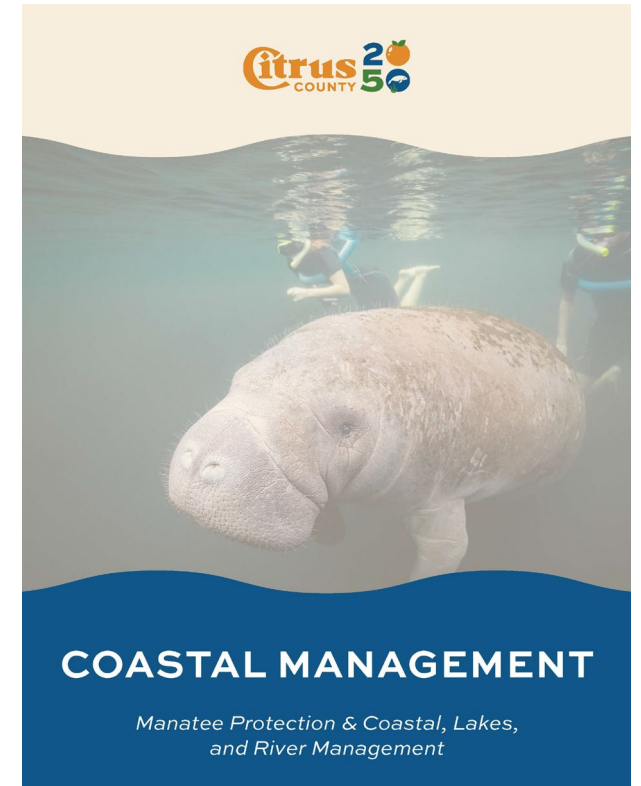
- Established **level of service standards** for parks (overall rather than by type) and libraries
- Develop **parks & recreation master plan**
- Prioritize park **access, resiliency**, and library **expansion**
- Incorporate **passive recreational improvements** for aging populations



COASTAL MANAGEMENT



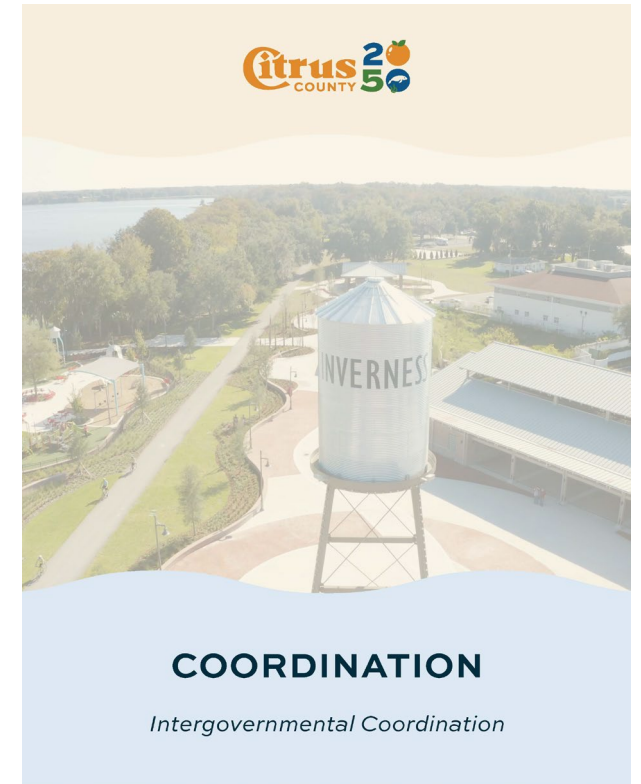
- Study and **expand access to water**
- Implement **resiliency strategies** based on Vulnerability Assessment
- Evaluate **acquisition** of repetitive loss properties
- Align **hurricane evacuation, shelter, flood insurance, and construction** policies with Peril of flood requirements
- Designate **BOCC as responsible agency** for manatee-related policies



COORDINATION



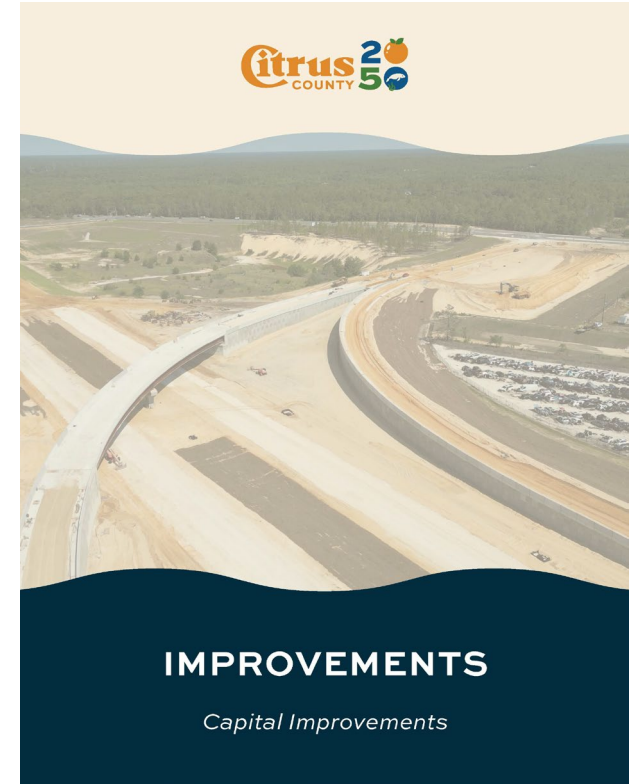
- Coordinate **with local municipalities** and **planning bodies**
- Partner with MPO/FDOT on **transportation projects**
- Collaborate with **broadband** providers to expand broadband access
- Coordinate with state agencies on **emergency management** and **evacuation planning**
- Work with **conservation** groups
- Partner with **local education/workforce institutions**



IMPROVEMENTS



- Limit **public expenditures** in the Coastal High Hazard Area
- Proactively **address deferred maintenance** in capital planning process
- Encourage **mobility investments**, including intersection enhancements and expanded multimodal infrastructure



PROJECT WEBSITE



Visit the website to find drafts copies of the Goals, Objectives, and Policies

**Provide your feedback by
Saturday October 31st**



SCAN ME!

bit.ly/plancitrus



THRIVE NATURALLY. PLAN PURPOSEFULLY.