

## Workshop 2: Where do we want to go?

Summary Memorandum  
2/9/2026

### Introduction

The purpose of this memorandum is to summarize the second community workshop conducted as part of the Citrus County Comprehensive Plan Update. This workshop marked the second of three planned community workshops designed to gather input on the community's vision for the future of unincorporated Citrus County. The workshop was held on Tuesday, February 3, 2025, from 5:30 p.m. to 7:30 p.m. at the Lecanto Government Building (3600 W. Sovereign Path, Lecanto, Florida 34461). A total of 22 Citrus County residents participated in the workshop; the general geographic distribution of attendees is illustrated by the red dots in **Attachment A**. The workshop format consisted of a presentation and six public engagement activities.

### Presentation



The second workshop started with a presentation from the project manager, Chris Dougherty. The slide deck used during the presentation can be found in **Attachment B**. The presentation began with an introduction of the Citrus County staff and the consultants from Inspire Placemaking working on the project. The presentation provided an overview of the Comprehensive Plan Update with a project timeline and interactive project website. The presentation then provided

preliminary results for the survey, which was available to residents on the project's website and as hard copies at kiosks around the County. The presentation then provided projected population growth as well as key themes identified from community feedback received thus far. The presentation concluded with an overview of the six public engagement activities which are summarized below.

### Public Engagement Activities

Workshop #2 featured six interactive public engagement activities designed to gather participant feedback. Each activity focused on how residents would like to see the community grow and evolve over the next 25 years toward the 2050 planning

horizon. Attendees were invited to participate in any or all activities in the order of their choice. A summary of the six activities is provided below.

## Vision Priorities

The vision priorities activity asked attendees to identify the vision themes they believe should be prioritized in the Comprehensive Plan Update. The activity provided 12 different vision themes that were developed based on feedback collected from previous public engagement efforts. Each workshop attendee was given five stickers to identify the vision themes they felt should be prioritized in the Citrus County Comprehensive Plan Update. Attendees could allocate their dots however they desired, meaning an attendee could place all five stickers on one priority or be spread amongst themes. The results of the vision priority engagement activity can be seen in **Attachment C** and below in **Table 1**.

**Table 1. Vision Priorities Activity Results**

| Priority                                                                    | Count |
|-----------------------------------------------------------------------------|-------|
| Protect Natural Resources                                                   | 21    |
| Adequately Maintain the Roadway System                                      | 19    |
| Preserve the Rural Character                                                | 17    |
| Protect Agricultural Resources                                              | 14    |
| Protect The Quantity and Quality Of The Aquifer                             | 13    |
| Ensure Adequate Infrastructure and Utility Systems                          | 9     |
| Build More Active Recreation Facilities                                     | 8     |
| Ensure Affordable Housing Choices                                           | 5     |
| Promote More Commercial and Industrial Development                          | 5     |
| Promote Eco and Agri Tourism                                                | 4     |
| Promote the Development of More Third Places                                | 3     |
| Concentrate Development and Redevelopment in Areas with Access To Utilities | 2     |

The results of the vision priorities activity show attendees want to prioritize preserving the rural character of Citrus County by protecting their natural and agricultural resources. The attendees also want to ensure that the roadway system is adequately maintained.

## Conservation Priorities

The conservation priorities activity provided attendees with an opportunity to identify which type of land they believe should be conserved in Citrus County. Each attendee was provided with one sticker to choose between five choices provided: upland natural areas, wetland natural areas, passive recreational, passive agricultural and active agricultural. The results of the conservation priorities can be found in **Attachment D** and below in **Table 2**.

**Table 2. Conservation Priorities Activity Results**

| Type of Land                             | Count |
|------------------------------------------|-------|
| Active Agricultural (Cropland)           | 6     |
| Upland Natural Areas                     | 5     |
| Wetland Natural Areas                    | 4     |
| Passive Recreational                     | 4     |
| Passive Agricultural (Rural Homes Areas) | 3     |

Workshop attendees did not have a strong preference towards one type of land that should be conserved in Citrus County. However, the two categories that were chosen the most are Upland Natural Areas and Active Agricultural Lands.

## Economic Development and Land Use Map

The economic development and land use map activity provided an opportunity for residents to identify areas where the County should consider encouraging non-residential types of land uses associated with economic development. There were five different land uses attendees could choose from agriculture, commercial, industrial, institutional, and vertical mixed use.

Workshop attendees placed various economic development land uses throughout the County mainly along major roadways, the results of this activity can be seen in **Appendix E**. Agriculture land uses were primarily concentrated south of Inverness. Commercial and Vertical Mixed Use land uses were placed along Norvell Bryant Highway. Industrial land uses were placed along US 19 and the Suncoast Parkway. There was one institutional land use sticker that was placed between Lecanto and Black Diamond.



## Funding Priorities



The funding priorities activity was divided into six different categories: parks and recreation and library services, conservation, stormwater, transportation, utilities, and public safety. Each attendee was given four tokens that they could allocate amongst the six categories however they desired. The attendees could also identify specific programs, projects, or areas they would like to see funded under each category. Attendees who did not have additional projects could agree with the projects identified by placing a check mark next to the project listed. The results of the activity can be

seen in **Appendix F** and below in **Table 3**.

**Table 3. Funding Priorities Activity Results**

| Category                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Tokens |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| <b>Conservation</b> <ul style="list-style-type: none"> <li>• <i>Purchasing conservation areas</i><sup>1</sup> – ✓</li> <li>• <i>Reef conservation and creation</i><sup>1</sup> – ✓</li> <li>• <i>Agricultural easements</i><sup>1</sup></li> <li>• Add more trees and require replanting when removed – ✓✓✓</li> <li>• More restrictions on developers removing trees</li> <li>• Not fine but jail time</li> <li>• Increase wildlife corridor</li> <li>• Limit housing built in Citrus Springs</li> <li>• No building on Tuscany Ranch – definitely – no lagoons</li> <li>• Save farm lands from developers</li> <li>• Protect local farms/ranches</li> </ul> | 31     |
| <b>Transportation</b> <ul style="list-style-type: none"> <li>• <i>Road resurfacing</i><sup>1</sup> – ✓✓✓✓✓✓✓</li> <li>• <i>Improved transit</i><sup>1</sup> – ✓✓</li> <li>• <i>Bike Lanes and Sidewalks</i><sup>1</sup> – ✓✓✓</li> <li>• Signal timing and coordination improvement</li> </ul>                                                                                                                                                                                                                                                                                                                                                                | 24     |
| <b>Parks and Recreation and Library Services</b> <ul style="list-style-type: none"> <li>• <i>Boat ramps</i><sup>1</sup></li> <li>• <i>Community parks</i><sup>1</sup></li> <li>• <i>Community amenities</i><sup>1</sup> – ✓✓</li> <li>• Public Basketball court (hopefully indoor) – ✓</li> <li>• Rock climbing wall</li> <li>• Concert venue</li> <li>• Food truck lots w/ gas fireplaces/water misters and entertainment</li> <li>• Miniature golf-cross between mini and course golf</li> </ul>                                                                                                                                                            | 17     |

| Category                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Tokens |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| <b>Stormwater</b> <ul style="list-style-type: none"> <li>• Drainage improvements<sup>1</sup></li> <li>• Flood mitigation<sup>1</sup> – ✓</li> <li>• Storm sewer system improvements<sup>1</sup></li> <li>• Limit Fill Dirt</li> </ul>                                                                                                                                                                                                                                                                                               | 7      |
| <b>Utilities</b> <ul style="list-style-type: none"> <li>• Landfill Expansion<sup>1</sup> – (No)</li> <li>• Centralized Sewer<sup>1</sup> – ✓</li> <li>• Water Treatment<sup>1</sup></li> <li>• Secondar water for irrigation</li> <li>• Need incinerator for landfill! Burn for energy use</li> <li>• Increase recycling areas<sup>1</sup> – need styrofoam and glass as well.<br/>Go back to separate recycle container</li> <li>• Request for school no more Styrofoam trays.</li> <li>• Less amount in landfill waste</li> </ul> | 5      |
| <b>Public Safety</b> <ul style="list-style-type: none"> <li>• New Fire Stations<sup>1</sup></li> <li>• Emergency Shelters<sup>1</sup></li> <li>• Hurricane Resiliency<sup>1</sup> – ✓</li> <li>• Trauma Center</li> </ul>                                                                                                                                                                                                                                                                                                           | 4      |
| <sup>1</sup> The first three bullets in each category were provided by the project team as examples and were not provided by the workshop attendees.                                                                                                                                                                                                                                                                                                                                                                                |        |

The results of the funding priorities activity show there is a strong preference for funding conservation, transportation, and recreation projects or programs in Citrus County. Workshop attendees expressed interest in projects and programs related to tree preservation, road resurfacing, and community amenities.

## Vision Banner

The Vision Banner activity provided an opportunity for the workshop attendees to provide their vision for Citrus County in 2050. The activity had the prompt of “By 2050 Citrus County will be...” and workshop attendees were asked to provide their response. The results of the activity can be seen in **Appendix G** and are provided below.

### By 2050, Citrus County will be...

- A thriving, sustainable community with preserved agricultural lands
- Planned growth – Growth is inevitable with/on our limited resources plan what will be on our lands so that we have a well-developed community for residents and visitors too
- Slow Growth

- Moving forward while preserving its natural beauty for all...humans/animals  
#LoveNature
- Smart Growth!
- Over developed and out of water
- Sustainable
- Protect existing and promote small business opportunities
- Controlled slow growth
- If we come together, stand together, we can SAVE Citrus County! Care – Spread the word!
- Diverse
- A model for controlled growth
- Preservation
- Not be like other larger counties, stay unique, stay quaint
- Stopping/slowing the growth
- Protecting our woodlands and our Farming <3
- More Resilient
- Not like the villages
- Scenic
- Develop comprehensive strategic plan to focus growth with targeted areas
- Plans fund infrastructure in focused growth areas either before or simultaneously with proposed development
- Roads and utility infrastructure focus
- Direct development to targeted focus areas

The responses to the vision banner's prompt reflect a vision for Citrus County that focuses on smart and controlled growth in targeted areas that protects the County small business industry and rural character.

## Community Idea Wall

The Community Idea Wall is an activity that allows workshop attendees to share any ideas or thoughts that could not be reflected in other workshop activities. The comments collected by the Community Idea Wall can be seen in **Attachment I** and are provided below.

- Residential homes designed for co-living for independent seniors. (Affordability and Community).
- We could use more activities where people can gather and come together in entertainment or eateries like food truck lots w/ entertainment (fireplace, water misters), water, park, 18-hole cross between mini gold and course golf. Huge fountain w/ spouts + corrugated to music and lights with rocking chairs that encircle the huge fountain, on cobblestone streets w/ shops and eateries, main anchors, etc.

- Bring current infrastructure IE roads, water supply, up to standard to meet current needs x2
- Local businesses to on-site training
- Preserve water resources and aquifer recharge on agriculture lands (less concrete)
- Concurrency
- Preserve Natural Wetlands
- Bring current infrastructure to acceptable standards and make maintenance a top priority
- Conserve our farmlands and our wooded areas
- Please have planning meetings later say after 6pm
- Save Tuscany Ranch from homes being built!!
- Grow vertical not outward
- Repair current roads / bring in jobs that pay more than minimum wage
- Please protect our aquifer – no more ponds, lagoons, etc for developers!
- Slow growth-stop building of 100's of in citrus springs
- Enlarge wildlife corridor
- No R.V. park at Whispering Pines

## Summary

The second public workshop had a total of six public engagement activities: Vision Priorities, Conservation Priorities, Economic Development and Land Use Map, Funding Priorities, Vision Banner and a Community Idea Wall that generated meaningful input on the future of the County. These activities were meant to answer the question “Where do we want to go?” There were five themes identified throughout the workshop.

1. Protect Citrus County’s natural and agricultural resources
2. Maintain and improve the existing roadway system
3. Protect Citrus County’s water supply
4. Ensure local businesses are able to thrive in Citrus County
5. Preserve Citrus County’s rural character and small-town charm

## Attachments

|                                                            |    |
|------------------------------------------------------------|----|
| Attachment A: Live Work Play Map.....                      | 8  |
| Attachment B: PowerPoint Presentation .....                | 9  |
| Attachment C: Vision Priorities Board .....                | 17 |
| Attachment D: Conservation Priorities Boards.....          | 18 |
| Attachment E: Economic Development Land Use Activity ..... | 19 |
| Attachment F: Vision Banner .....                          | 20 |
| Attachment G: Community Idea Wall.....                     | 21 |



## Attachment B: PowerPoint Presentation



**Steve Howard**  
*County Administrator*

**Eric Landon**  
*Growth Management Director*

**Gina Eason**  
*Permitting Ombudsman*



**Chris Dougherty**  
*Project Manager*



**Gaby Castro**  
*Deputy Project Manager*

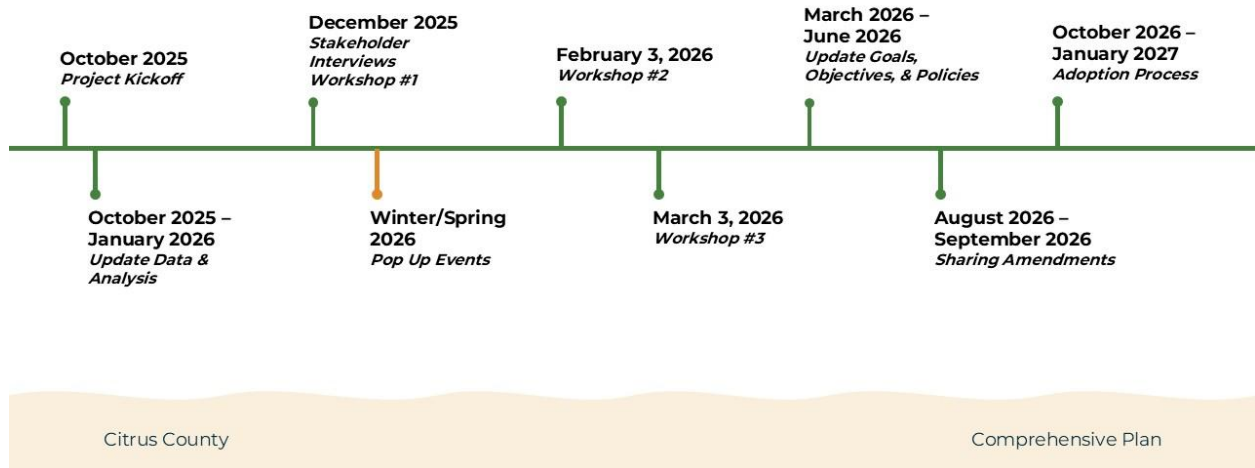


**Haiden Lewis**  
*Planner/GIS Lead*



**Jose Fernandez**  
*Planner*

## PROJECT TIMELINE



## PROJECT WEBSITE



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



[bit.ly/plancitrus](https://bit.ly/plancitrus)

## PROJECT WEBSITE



### Place of Residence

Crystal River or Inverness - 20%

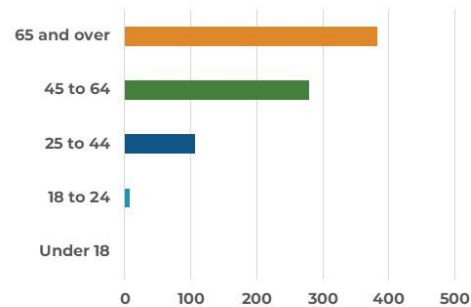
Unincorporated Area - 79%

Outside the County - 1%

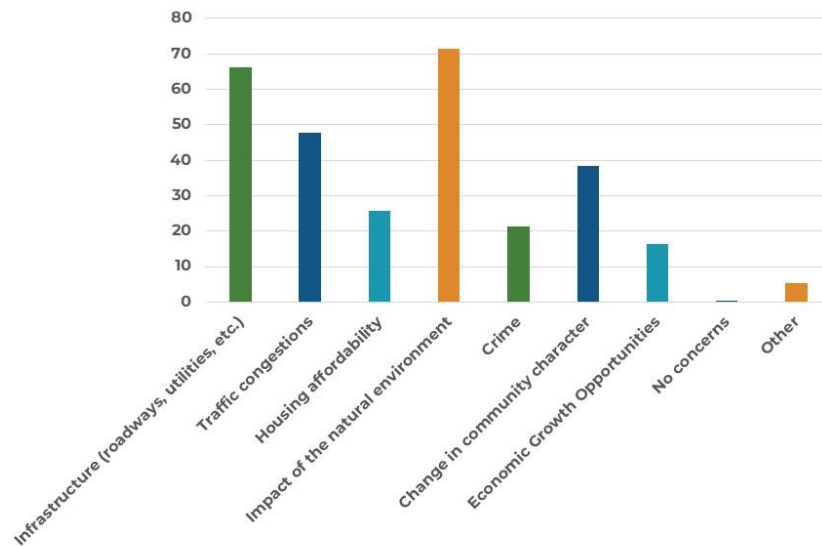
### Employment Status

Majority of survey participants were either **employed full time (35%)** or **retired (54%)**

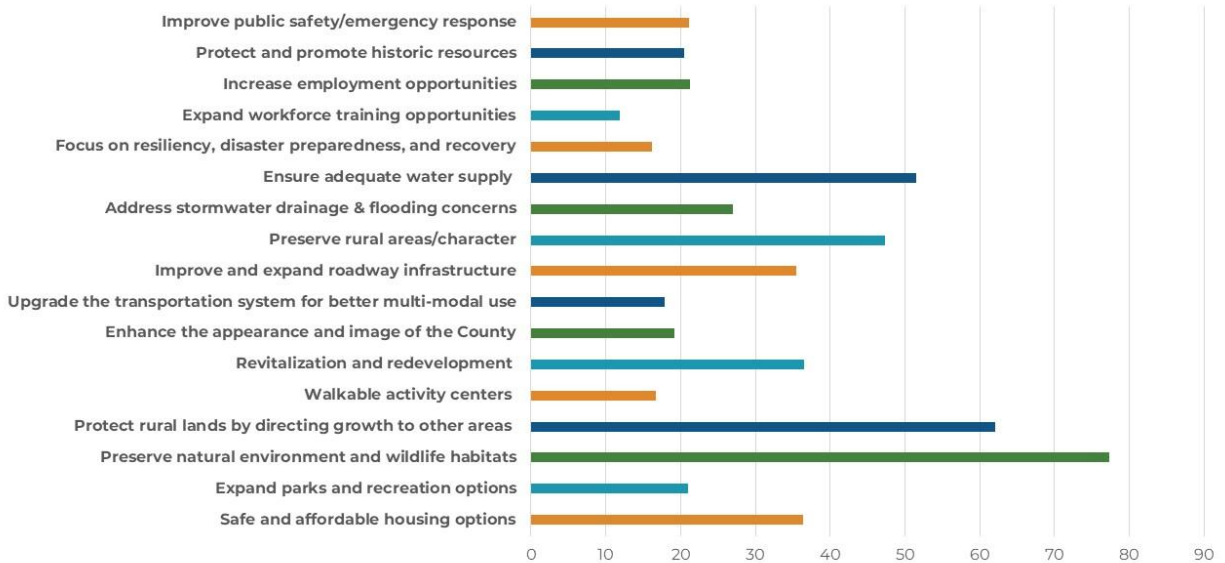
### Age



## What are the top three concerns you have related to future growth within the County?



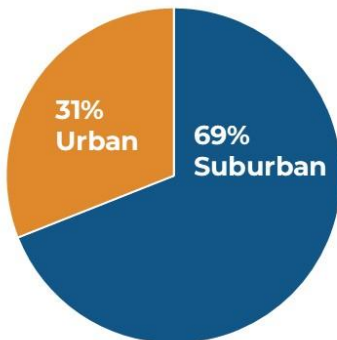
## Which of the following initiatives should be prioritized within the comprehensive plan update?



## Project Website



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



What type(s) of housing do you think should be developed to accommodate County's growing population?

Participants could select as many options as they like.



77%



39%

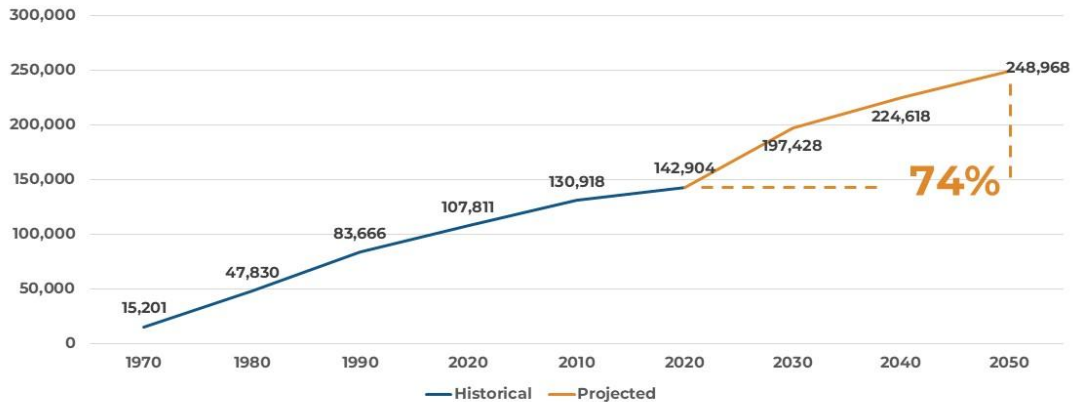


37%

## COMMUNITY SNAPSHOT



Population Growth for Unincorporated Citrus County



## KEY THEMES - ISSUES



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

## KEY THEMES - STRENGTHS



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

Citrus County

Comprehensive Plan

## KEY THEMES - AREAS TO ADDRESS



- |                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• <b>Housing Affordability</b></li> <li>• <b>Right of Way Conveyance</b></li> <li>• <b>Small Business Opportunities</b></li> <li>• <b>Increase Manufacturing &amp; Technical Businesses</b></li> <li>• <b>Current Comprehensive Plan</b></li> <li>• <b>Connecting Conservation Areas</b></li> <li>• <b>Protecting Farmland &amp; Rural Character</b></li> </ul> | <ul style="list-style-type: none"> <li>• <b>Concentrating Growth &amp; Development</b></li> <li>• <b>Redevelopment</b></li> <li>• <b>Sidewalk Gaps</b></li> <li>• <b>Evacuation Routes</b></li> <li>• <b>Historic Preservation</b></li> <li>• <b>Suncoast Parkway</b></li> <li>• <b>Burying Powerlines</b></li> </ul> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Citrus County

Comprehensive Plan

# ACTIVITIES



Citrus County

Comprehensive Plan

## TODAY'S ACTIVITIES



1. Vision Priorities
2. Economic Development & Land Use Map
3. Conservation Priority
4. Vision Banner
5. Funding Priority
6. Community Idea Wall

Citrus County

Comprehensive Plan



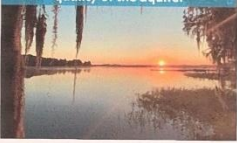
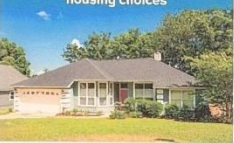
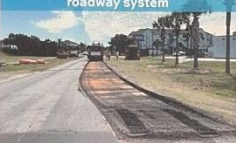
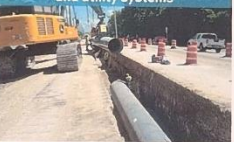
Citrus County

Comprehensive Plan

## Attachment C: Vision Priorities Board

# WHAT IS YOUR VISION FOR THE FUTURE OF CITRUS COUNTY?

Using all five of your provided dots identify the vision themes below which you feel should be prioritized within the Citrus County Comprehensive Plan Update. You are welcome to place more than one of your five dots on a single vision if desired.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Preserve the rural character</b></p>  <div style="border: 1px dashed black; height: 50px; width: 100%; position: relative; margin-top: 5px;"> <!-- 15 green dots representing prioritization --> </div>                                                                                                                                                                     | <p><b>Protect natural resources</b></p>  <div style="border: 1px dashed black; height: 50px; width: 100%; position: relative; margin-top: 5px;"> <!-- 15 green dots representing prioritization --> </div>                            | <p><b>Protect agricultural resources</b></p>  <div style="border: 1px dashed black; height: 50px; width: 100%; position: relative; margin-top: 5px;"> <!-- 10 green dots representing prioritization --> </div>                                               | <p><b>Promote eco and agri tourism</b></p>  <div style="border: 1px dashed black; height: 50px; width: 100%; position: relative; margin-top: 5px;"> <!-- 5 green dots representing prioritization --> </div>                         |
| <p><b>Protect the quantity and quality of the aquifer</b></p>  <div style="border: 1px dashed black; height: 50px; width: 100%; position: relative; margin-top: 5px;"> <!-- 10 green dots representing prioritization --> </div>                                                                                                                                                | <p><b>Ensure affordable housing choices</b></p>  <div style="border: 1px dashed black; height: 50px; width: 100%; position: relative; margin-top: 5px;"> <!-- 5 green dots representing prioritization --> </div>                   | <p><b>Adequately maintain the roadway system</b></p>  <div style="border: 1px dashed black; height: 50px; width: 100%; position: relative; margin-top: 5px;"> <!-- 12 green dots representing prioritization --> </div>                                     | <p><b>Build more active recreation facilities</b></p>  <div style="border: 1px dashed black; height: 50px; width: 100%; position: relative; margin-top: 5px;"> <!-- 8 green dots representing prioritization --> </div>            |
| <p><b>Promote the development of more third places<sup>1</sup></b></p>  <div style="border: 1px dashed black; height: 50px; width: 100%; position: relative; margin-top: 5px;"> <!-- 3 green dots representing prioritization --> </div> <p style="font-size: small; margin-top: 5px;"><sup>1</sup>third place: community gathering spots outside of the home and workplace</p> | <p><b>Ensure adequate infrastructure and utility systems</b></p>  <div style="border: 1px dashed black; height: 50px; width: 100%; position: relative; margin-top: 5px;"> <!-- 10 green dots representing prioritization --> </div> | <p><b>Concentrate development and redevelopment in areas with access to utilities</b></p>  <div style="border: 1px dashed black; height: 50px; width: 100%; position: relative; margin-top: 5px;"> <!-- 2 green dots representing prioritization --> </div> | <p><b>Promote more commercial and industrial development</b></p>  <div style="border: 1px dashed black; height: 50px; width: 100%; position: relative; margin-top: 5px;"> <!-- 5 green dots representing prioritization --> </div> |



THRIVE NATURALLY. PLAN PURPOSEFULLY.



## Attachment D: Conservation Priorities Boards

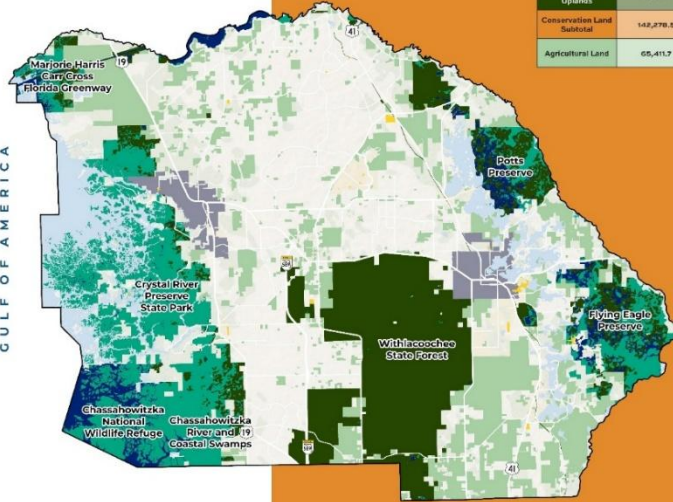
**Legend**

- Citrus County Boundary
- Incorporated Area
- Water
- Agriculture Land
- Park Land

**Conservation by Type**

- Conserved Water
- Conserved Wetland
- Conserved Upland

GULF OF AMERICA



| Area                       | Acres     | Percent of Conservation Land | Percent of County |
|----------------------------|-----------|------------------------------|-------------------|
| Conserved Water            | 15,029.8  | 10.6%                        | 3.7%              |
| Conserved Wetlands         | 57,851.6  | 40.8%                        | 14.0%             |
| Conserved Uplands          | 69,367.3  | 48.9%                        | 16.3%             |
| Conservation Land Subtotal | 142,248.5 | 100.0%                       | 34.6%             |
| Agricultural Land          | 65,411.7  | NA                           | 15.9%             |



## WHAT TYPE OF LAND WOULD YOU WANT THE COUNTY TO CONSERVE?

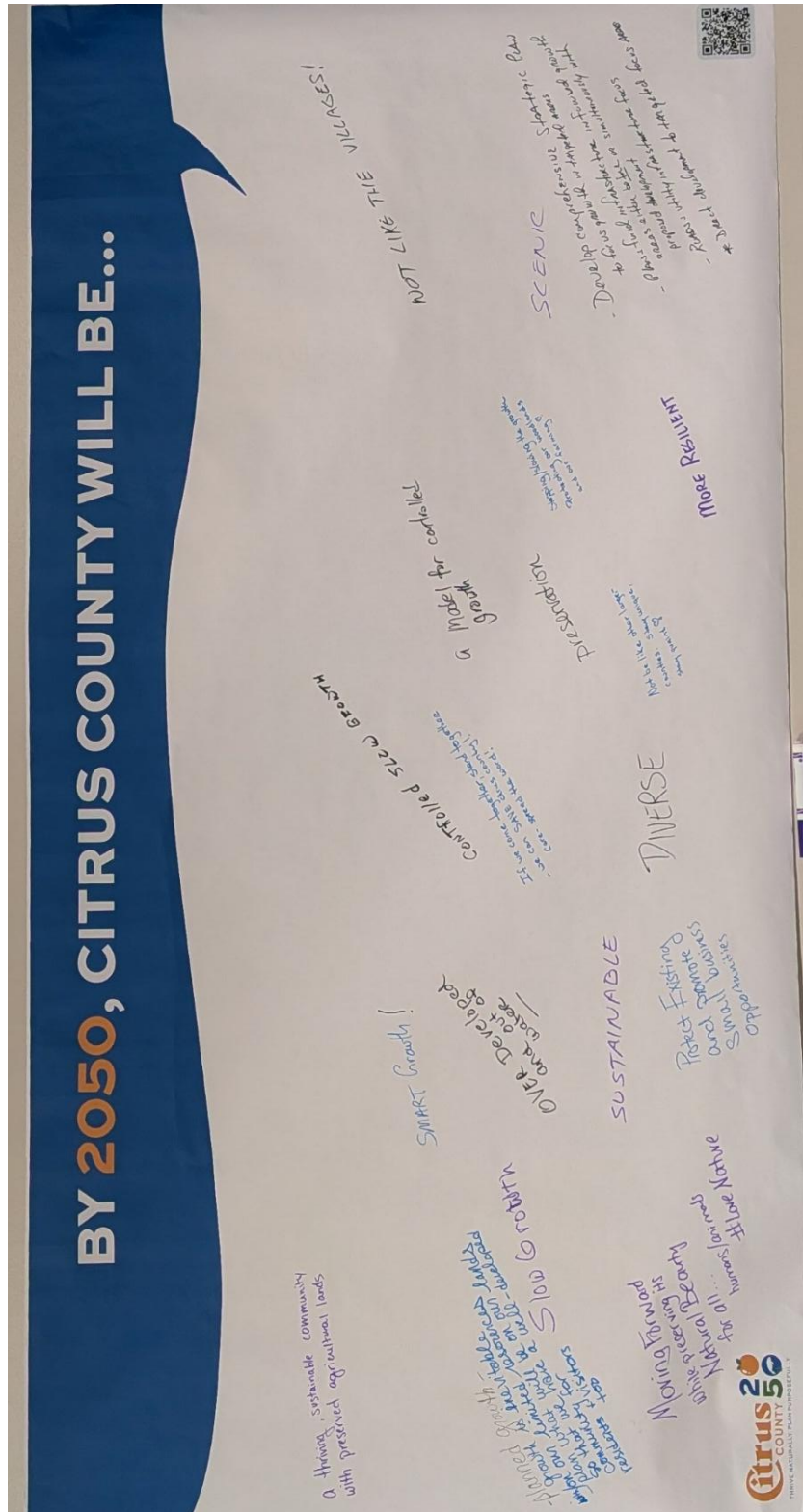
| Upland Natural Areas | Wetland Natural Areas | Passive Recreational | Passive Agricultural (rural homes areas) | Active Agricultural (cropland) |
|----------------------|-----------------------|----------------------|------------------------------------------|--------------------------------|
| ● ● ● ● ●            | ● ● ● ● ●             | ● ● ● ● ●            | ● ● ● ● ●                                | ● ● ● ● ● ● ● ● ●              |



## Attachment E: Economic Development Land Use Activity



## Attachment F: Vision Banner



## Attachment G: Community Idea Wall

# COMMUNITY IDEA WALL

- RESIDENTIAL HOMES DESIGNED FOR CO-LIVING FOR INDEPENDENT SENIORS. (AFFORDABILITY & COMMUNITY)
- We could use more activities where people can gather + come together in entertainment or eateries like food truck lots w/ entertainment (fireplaces water misters), water park, 18-hole cross between mini golf and course golf. huge fountain w/ sprouts + choreographed to music and lights with rocking chairs that encircle the huge fountain, on cobblestone streets w/ shops and eateries, main anchors, etc.
- Bring Current Infrastructure i.e. Roads, Water Supply up to standard to meet current needs x2
- Local businesses do on-site training
- Preserve water resources + aquifer recharge on agriculture lands (less concrete)
- Concurrency
- PRESERVE NATURAL WETLANDS
- Bring current infrastructure to acceptable standards + and make (ROADS) maintenance a top priority
- Conserve our farmlands and our wooded areas
- Please have planning mtgs - later say after 6pm
- Save Tuskey Ranch from homes being built!!

Grow Vertical - Not Outward

Repair current Roads / Bring in jobs that pay more than minimum wage

Please protect our aquifer - no more ponds, lagoons, etc for developers!

Slow growth - slow-step building of 100's of in citrus groves

Inlarge wildlife corridor

No R.V. park @ Whispering Pines