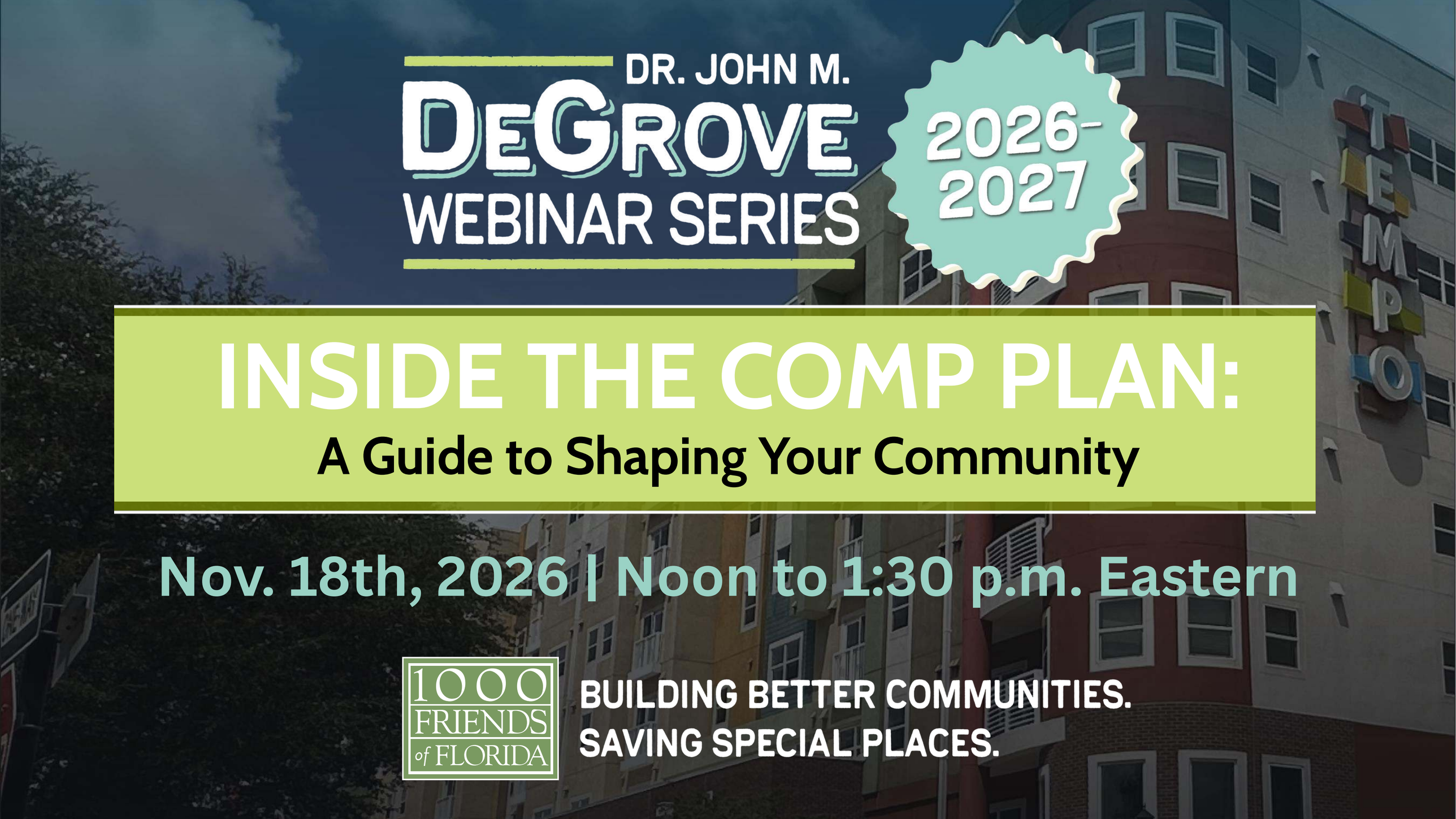
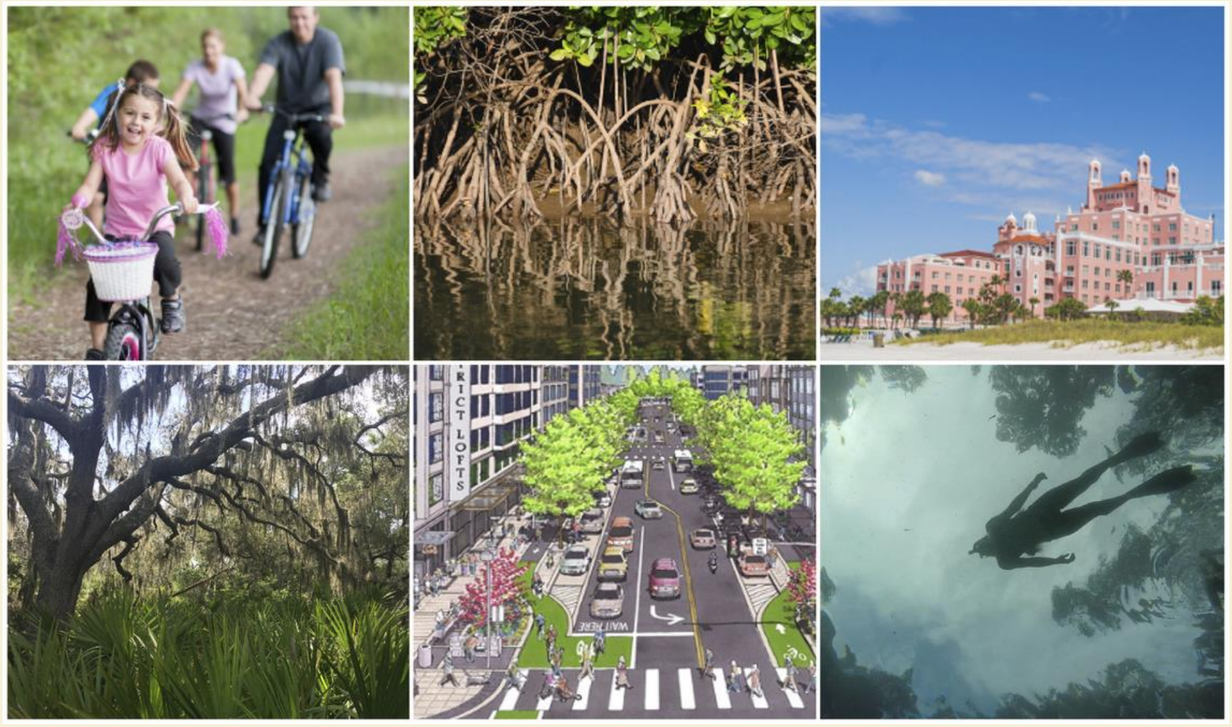

DR. JOHN M.
DEGROVE
WEBINAR SERIES
2026-2027
INSIDE THE COMP PLAN:
A Guide to Shaping Your Community
Nov. 18th, 2026 | Noon to 1:30 p.m. Eastern
1000 FRIENDS of FLORIDA
BUILDING BETTER COMMUNITIES.
SAVING SPECIAL PLACES.

Building Better Communities, Saving Special Places

We are Florida's leading nonprofit advocate for sustainable communities

Work with citizens, community and state leaders, conservation and business groups

Educate, advocate and negotiate to protect Florida's high quality of life



Dr. John M. DeGrove

May 4, 1924 – April 13, 2012



Icon of comprehensive planning both in Florida and across the nation

Co-founder of 1000 Friends of Florida

To find out more, please visit:
1000friendsofflorida.org/dr-degrove

1000 FRIENDS of FLORIDA

Professional Certification Credits

Reminder: We only offer professional certification credits for participants who attend the live webinar!

For those that attend the live event, this webinar has been approved for credits for:

- American Institute of Certified Planners *(AICP CM 1.5, #9338932)*
- Florida Bar Attorneys *(1.5 General CLEs, #2612557N)*
- Certified Floodplain Managers *(1 CEC)*
- Florida Landscape Architects *(1.5 DBPR Credits #0016110)*

1000 Friends has not applied for credits for those who view this broadcast at a later time.
Find credits for past webinars at 1000fof.org/upcoming-webinars/credits

1000 FRIENDS of FLORIDA

Follow-up Survey, Certificate of Attendance

Post-webinar, you will receive:

- **A link to a brief survey to help us improve future webinars**
- **You will also receive a certificate of attendance for this webinar, emailed to you within a couple of days. Please email friends@1000fof.org if you do not receive.**

We've received feedback from some webinar attendees who have not been receiving their certificates. To ensure you get your certificate:

- **Join Zoom with the same email you used to register.**
- **Stay for the full webinar. Credit providers require full attendance, and following that rule is what lets us keep offering credits at no cost to you.**
- **Watch for an email from friends@1000fof.org within a few business days, and check your spam folder.**

Information on professional certification credits for past webinars are available at 1000fof.org/upcoming-webinars/credits

1000 FRIENDS of FLORIDA

John M. DeGrove Webinar Sponsors

VISIONARY
Vicki Silver

STEWARD
Robert L. Parks, P.L.

NATHANIEL REED SOCIETY
Dickman Law Firm
Robert M. Rhodes
Susan Trevarthen

PROTECTOR
J. Crayton Pruitt Foundation

FRIEND
Florida First Capital
Kimberly A. DeGrove & Clyde Partin
Richard Levey/Levey Consulting
Nancy Stroud

PARTNER
Thomas J. Baird
Ned and Carolyn Cooper
Linda Daniels
William DeGrove
Vivienne Handy
James M. Jackson, Jr.
Laurilee Thompson

1000 FRIENDS of FLORIDA

John M. DeGrove Webinar Sponsors

ADVOCATE

Donna Bosold
David Bottomley
Galina Tachieva, DPZ | CoDesign

SUPPORTER

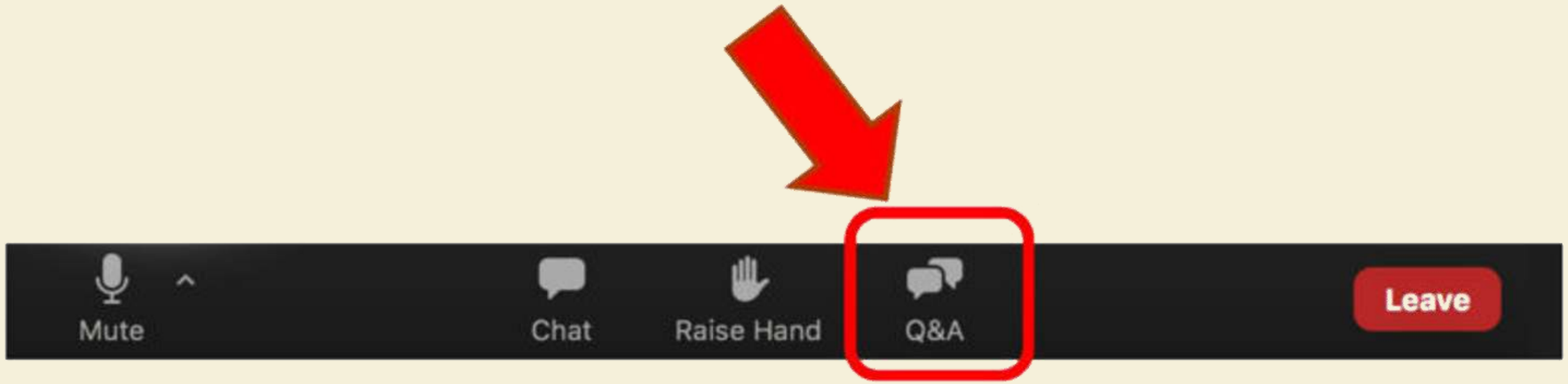
American Planning Association, Florida Chapter
Terrell Arline
Mary Bridgman
David Flinchum, ASLA, AICP
Cindy Lerner
Joan Matthews
MERISTEM
Suze P. Peace
Thomas C. Peterson, ASLA Landscape Architecture

1000 FRIENDS of FLORIDA

Questions & Answers

Please submit questions for speakers using the Q&A button on your Zoom control panel.

Keep questions succinct and, if possible, indicate who your question should be directed to.



1000 FRIENDS of FLORIDA

Upcoming Webinars

Dec. 9

Data Centers in Florida: Protecting Our Communities

(12:00 – 1:30 P.M. ET)

Jan. 13

Drawing the Line: Florida's Rural Boundaries Under Pressure

(12:00 – 1:30 P.M. ET)

Feb. 16

2027 Florida Legislative Preview

(12:00 – 1:30 P.M. ET)

DR. JOHN M. DEGROVE WEBINAR SERIES 2026-2027

Speakers



Thomas Hawkins J.D., AICP

University of Florida
Levin College of Law



Tia Boyd, AICP

University of South Florida
Center for Urban
Transportation Research



Chris Dougherty, AICP

Inspire Placemaking Collective

1000 FRIENDS of FLORIDA

Thomas Hawkins J.D., AICP

Thomas is Senior Legal Skills professor and Director of the Environmental and Community Development Clinic at the University of Florida Levin College of Law. Thomas is also an AICP certified planner and was an Instructional Assistant Professor at the University of Florida's Department of Urban and Regional Planning. In addition, he also previously directed lobbying and litigation for 1000 Friends of Florida as Policy and Planning Director. Thomas also served as a City Commissioner for the City of Gainesville for 6 years.



Tia Boyd, AICP

Tia Boyd, AICP, is a Research Associate with the Center for Urban Transportation Research at the University of South Florida. Her work focuses on transportation decision-making, public participation, and interagency coordination, with an emphasis on the relationship between transportation and land use.

She integrates education into multiple levels of planning practice through facilitating community academies, developing graduate-level curricula, and creating professional training programs. Through education and knowledge-building, Tia works to enhance informed decision-making and foster meaningful community engagement in planning.



Chris Dougherty, AICP

Chris Dougherty is a founding shareholder at Inspire Placemaking Collective and Certified Planner with more than two decades of professional planning practice. Holding a Master of Arts in Urban and Regional Planning from the University of Florida, he has contributed to more than 60 comprehensive plans statewide, serving as a trusted advisor to local governments navigating complex statutory changes, coastal resiliency challenges, and long-range community visioning.

Chris has directed over 20 comprehensive plan overhauls and state-compliant Evaluation and Appraisal Report (EAR) updates, guiding communities such as Flagler, St. Johns, and Pasco counties through state transmittals, state agency review, and final adoption. His approach couples deep experience in Florida planning statutes with tailored community engagement strategies, translating ambitious public aspirations into defensible, results-oriented policy frameworks that protect local character and manage sustainable growth.





How Florida comprehensive planning works

1000 Friends of Florida

Wednesday, November 18, 2026

Inside the Comprehensive Plan: A Guide to Shaping Your Community

Thomas Hawkins, JD, AICP

Director, Environmental and Community Development Clinic

Legal Skills Professor, Fredrick G. Levin College of Law



Human health

Affordability

Quality of life

Built environment matters for…

Economy

Environment

Why make plans?

- Change community
- Don’t change community
- Manage growth *or* Coordinate private development and public capital investment

Why make plans?

Change community

- Improve quality of life
- Address climate change
- Promote economic development
- Provide for public safety



Why make plans?

Don’t change community

- Protect existing residents from change
  - NIMBY
  - Avoid gentrification
- Conserve environment
- Historic and cultural preservation



Why make plans?

Manage growth *or* Coordinate private development and public capital investment

- Time development to availability of public services
- Direct development to areas with available public facilities
- Charge development for capital infrastructure
- Use public infrastructure efficiently

Subject matter in comprehensive plans

- Capital improvements
- Future land use
- Transportation
- Sewer, solid waste, drainage, potable water, aquifer recharge
- Conservation
- Recreation and open space
- Housing
- Intergovernmental coordination
- Property rights
- Coastal management?
- Historic preservation?
- Equity, social justice?
- Jobs, economic development?

When will a plan get used?

Establishing and changing land development regulations

- zoning

Developing public infrastructure

- roads
- water and sewer
- schools

Permitting private development

Public participation

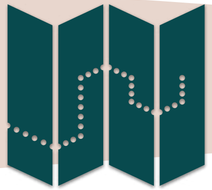
More opportunity for public input — less opportunity for public input

Character of decisions

Legislative — quasi judicial — administrative

broad & general — **narrow & specific**







Comprehensive plan and land development regulations

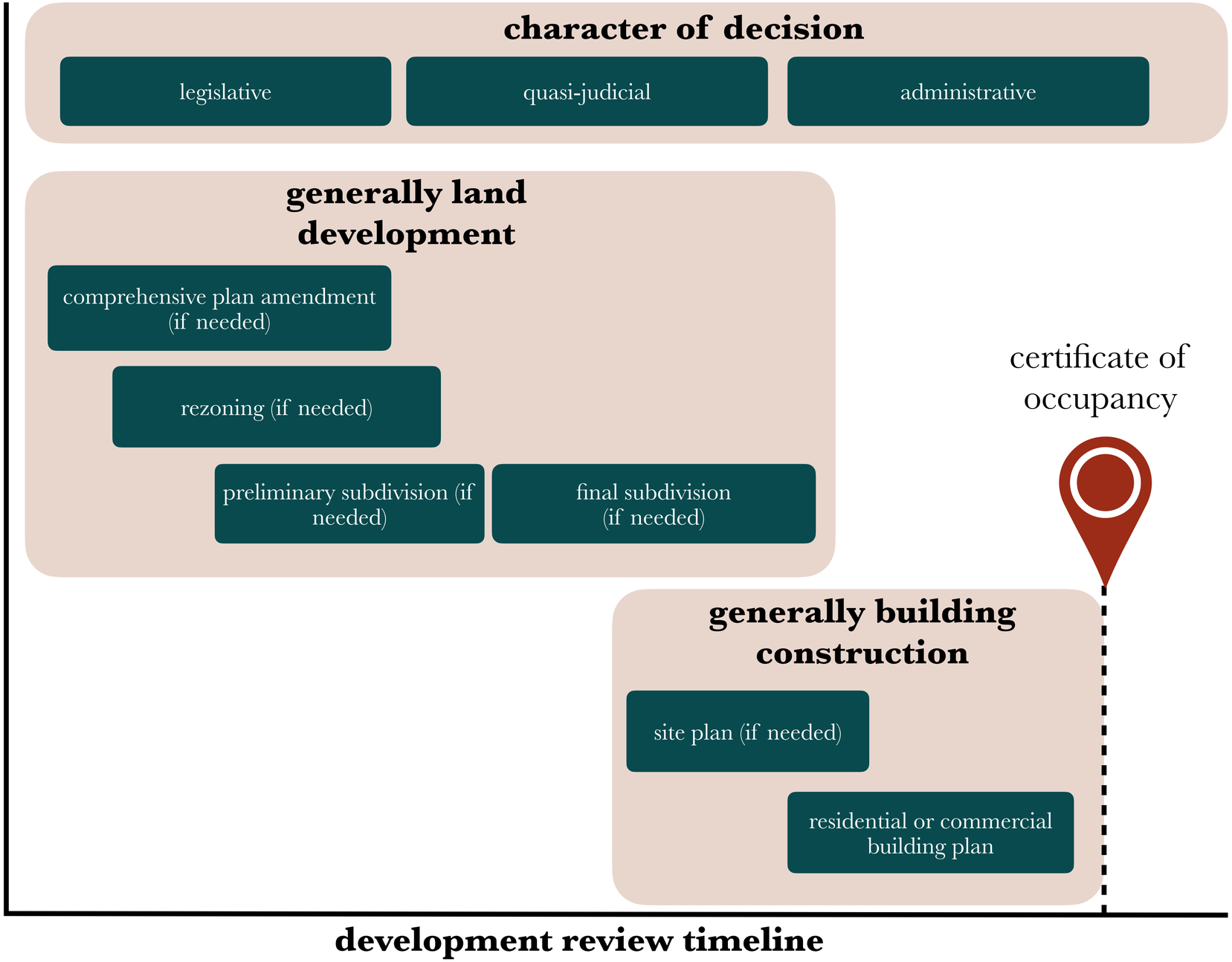
The comprehensive plan and land development regulations generally tell whether a proposed development is allowed at a specific location. These documents govern big picture issues like whether certain uses are appropriate, how dense or intense development may be, what public infrastructure must serve development, and how a development must respond to site constraints like environmental features. Decisions at this stage relate to land development and are usually legislative.

Site planning and subdivision

Site planning and subdivision decisions must be consistent with the comprehensive plan and land development code. A county might also have engineering manuals that give standards for designing development at this level of detail. When reviewing development at this level, a county government considers specific information about the land to be developed and applies county standards to how a proposed development is laid out on that land. Subdivisions relate to land development. Site planning decisions may relate to land development or to building construction. Regardless, decisions at this stage are usually quasi-judicial.

Building permits

Building permits must be consistent with the Florida Building Code and any local amendments to the code. A county might also have comprehensive plan policies or land development regulations that apply to aspects of building design like aesthetics, historic preservation, or building orientation. At this level, a county focuses on the details of building construction to ensure safety. These decisions relate to building construction or vertical development. Decisions at this stage are usually administrative.


character of decision
legislative
quasi-judicial
administrative
generally land development
comprehensive plan amendment (if needed)
rezoning (if needed)
preliminary subdivision (if needed)
final subdivision (if needed)
certificate of occupancy
generally building construction
site plan (if needed)
residential or commercial building plan
development review timeline

Comprehensive plans v. Land development regulations

Like other ordinances, comprehensive plans are laws that people must follow

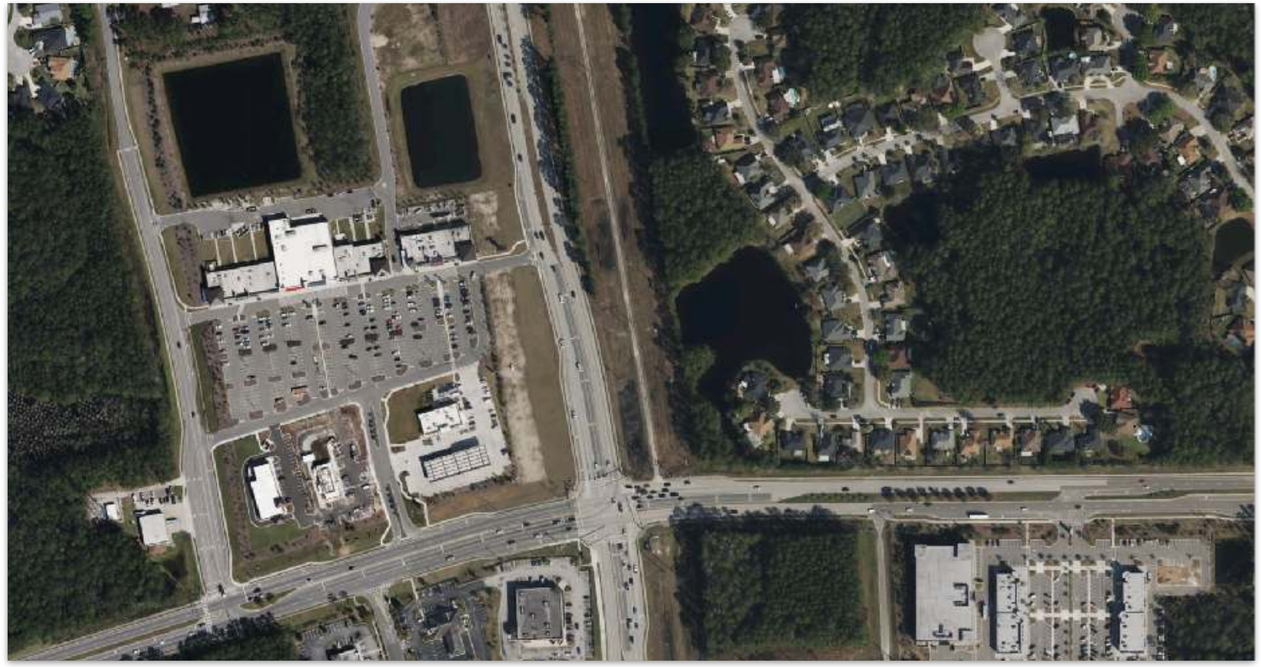
Unlike land development regulations—

- comprehensive plans reflect that they are products of a planning process
- comprehensive plans often provide directions to government, not to private parties

Regulation is not only factor shaping the places we live.

Human behavior dynamically responds to the environment.

Market reenforces existing patterns of development.



St. Johns County, Florida



Orlando, Florida



Gainesville, Florida



Palm Beach County, Florida



Image: Miami Beach, Florida, Apple Maps



Image: Key West, Florida, Apple Maps



Image: St. Augustine, Florida, Apple Maps



Image: Alachua County, Florida, Apple Maps

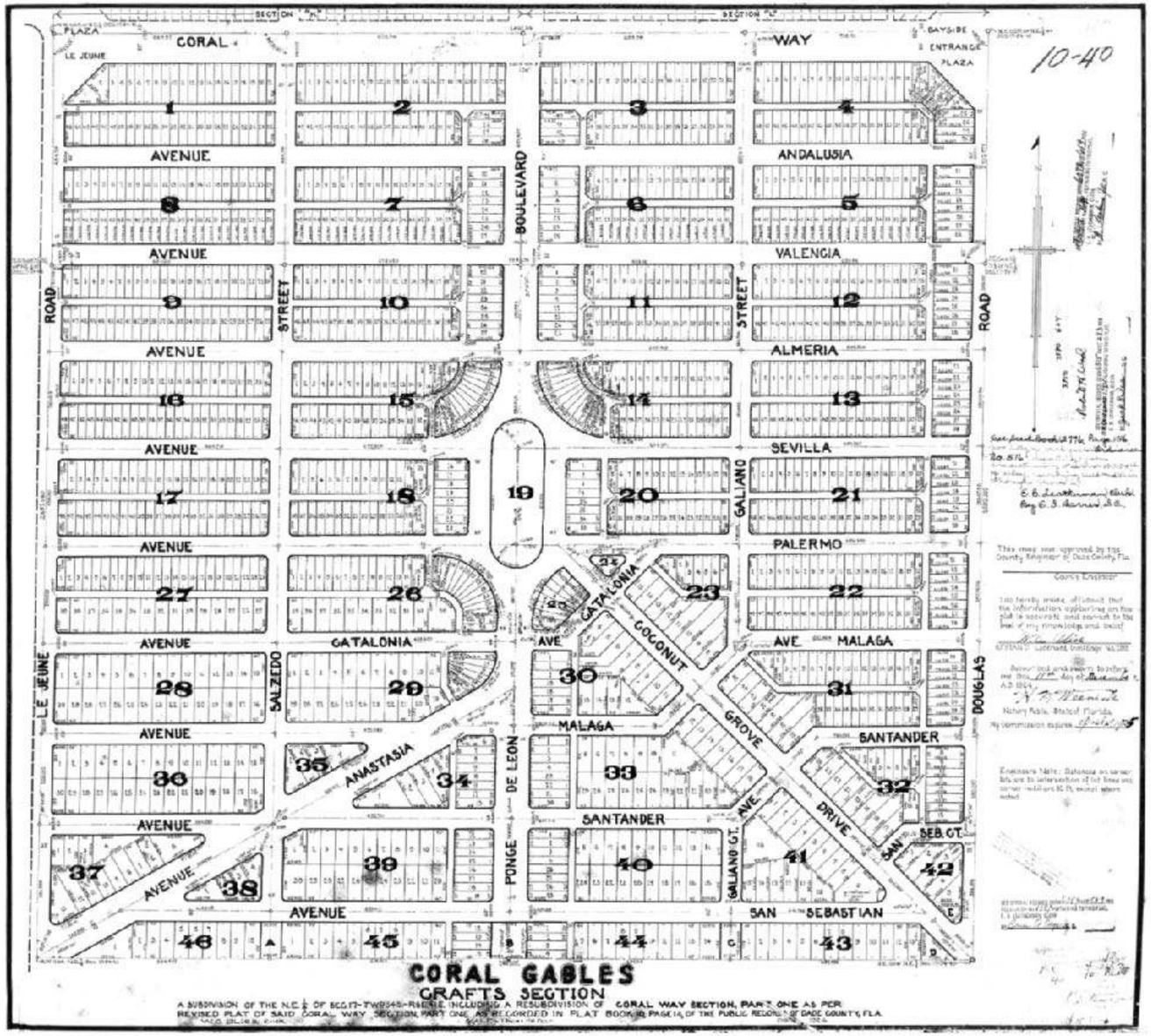
Regulation of built environment



Consumer demand for certain land uses and urban design

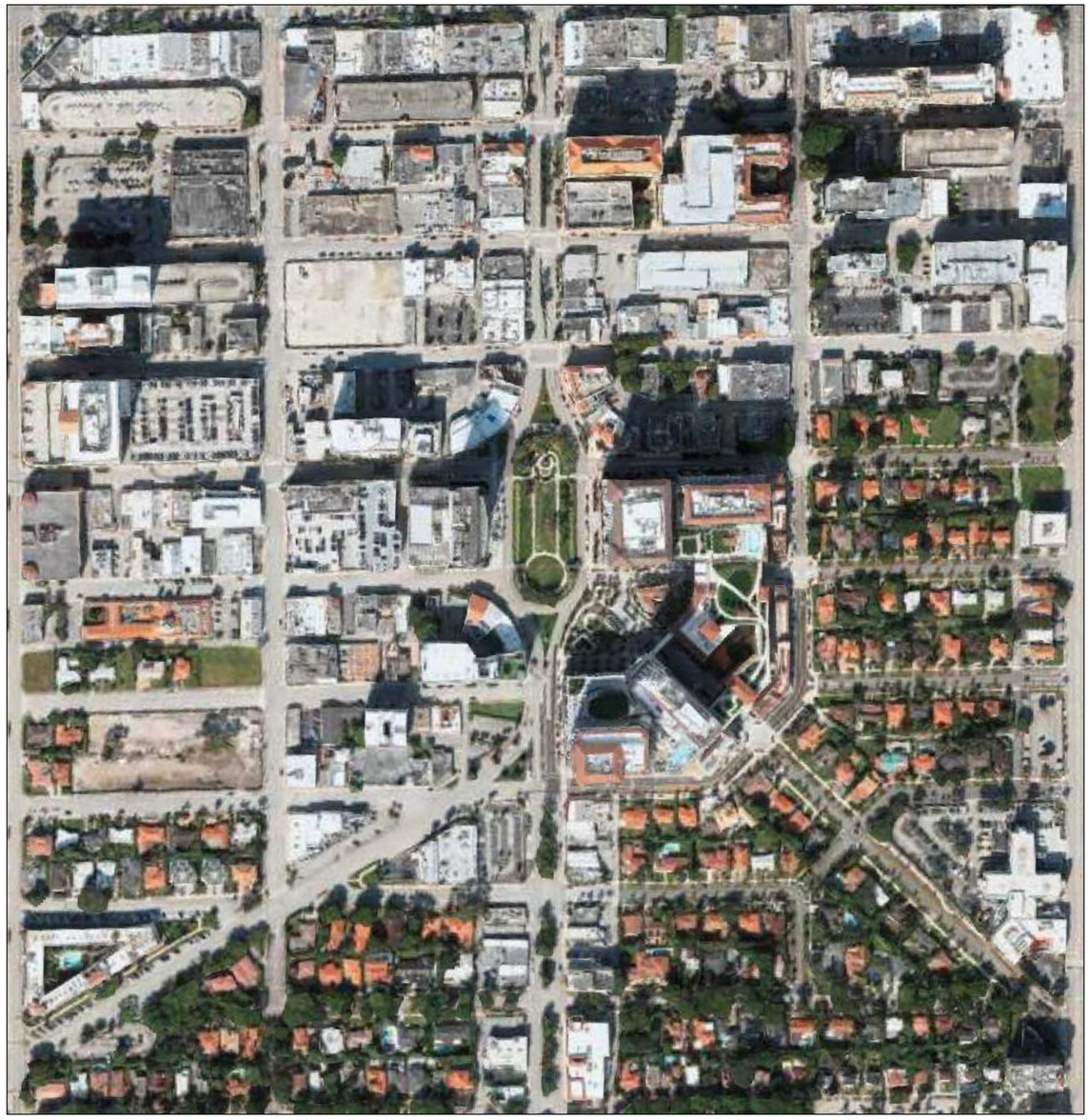
Real estate development

Plat of downtown Coral Gables, Florida



Plat book 10, Page 40 Official records of Miami-Dade County

Aerial photograph of downtown Coral Gables, Florida



Apple Maps



Aerial photograph of Overton and downtown Miami, Florida in 1958. Image credit: The University of Florida Map & Imagery Library, Aerial Photography: Florida Collection.



Aerial photograph of Overton and downtown Miami, Florida in 2025. Image credit: Google Maps.

Mashpee Commons suburban retrofit



Image credit: Congress for the New Urbanism



Image credit: Google Maps

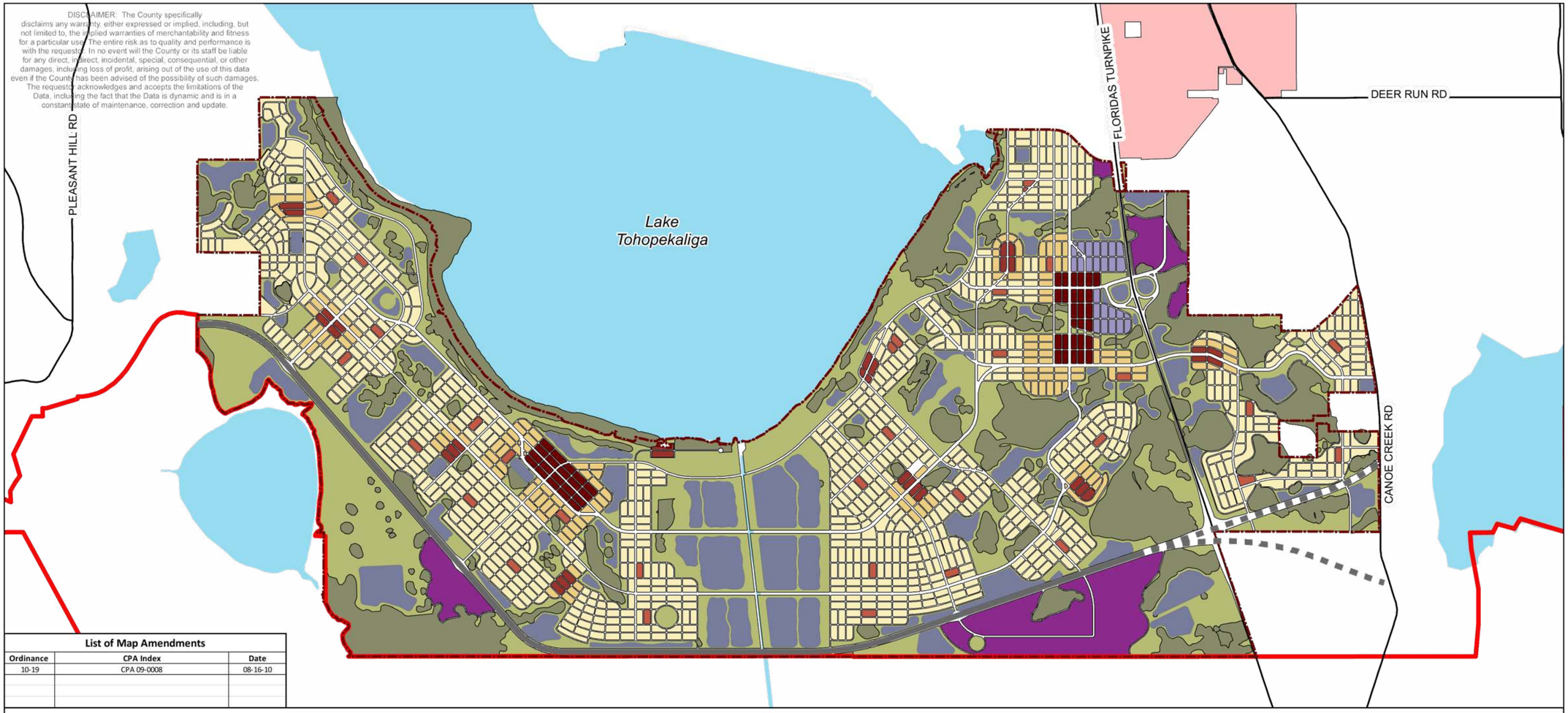


Image credit: Cape Code Times

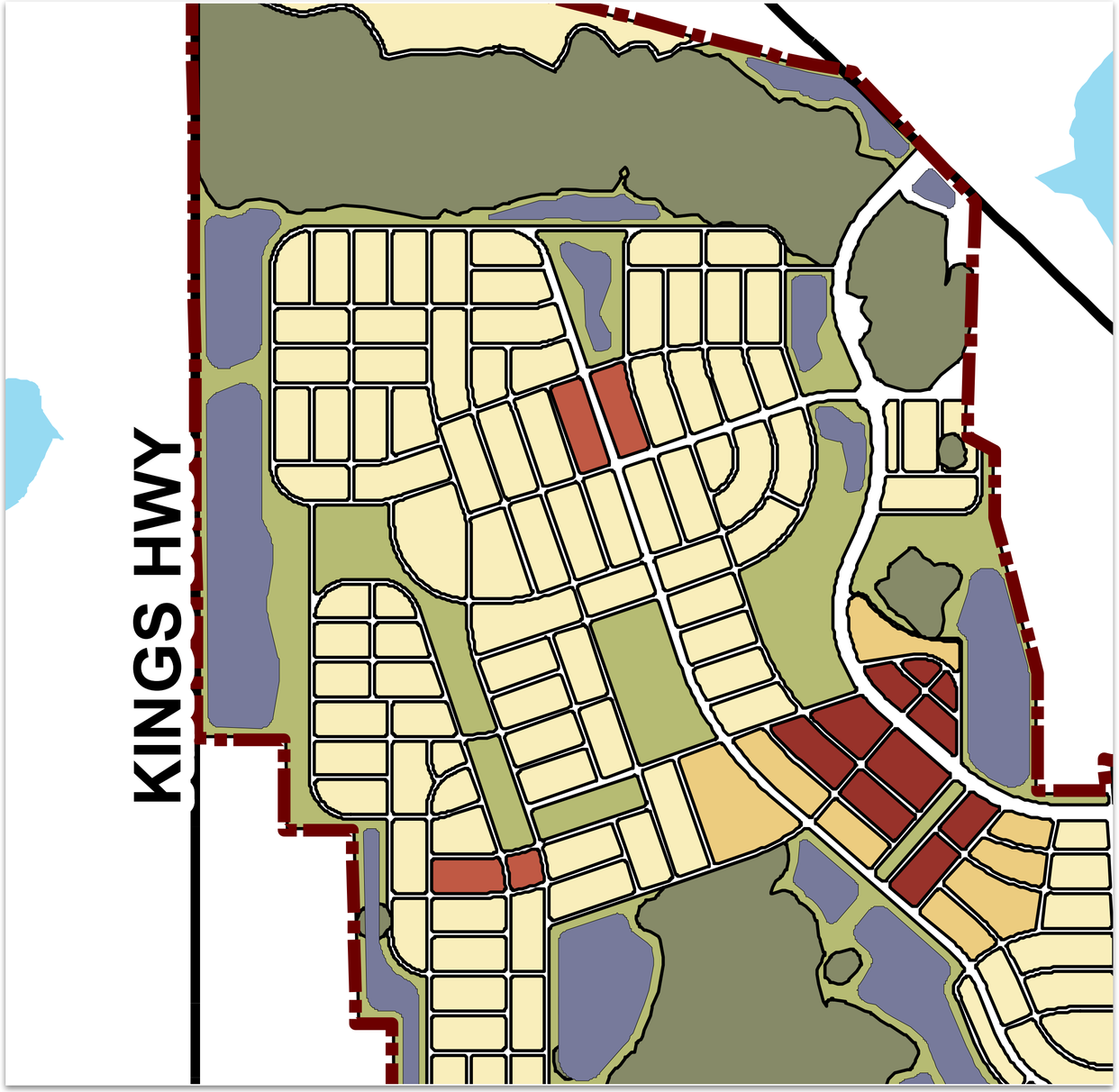


Image credit: Google Maps

SLT 1: Development Program



File: G:\ComprehensivePlan\ComprehensivePlan_2009_Revisions_June2010\SLT_1.mxd Printed on: 13OCT2011



EAST LAKE TOHOPEKALIGA DEVELOPMENT PROGRAM FROM OSCEOLA COUNTY COMPREHENSIVE PLAN



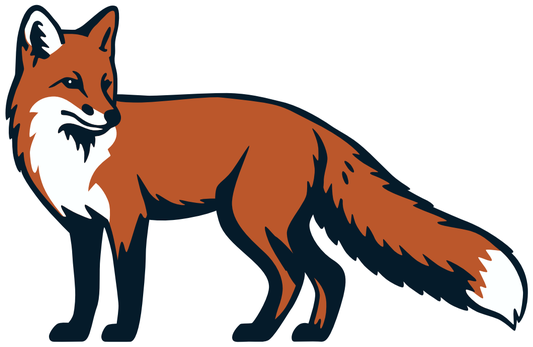
PORTION OF COMPLETED DEVELOPMENT. IMAGE CREDIT: GOOGLE MAPS

Local Government Comprehensive Planning and Land Development Regulation Act

Adopted in 1985

Introduced requirements of *compliance* and *consistency*

Still the framework for planning in Florida today



Foundation for land use regulation

Compliance

Requirement that local comprehensive plans meet standards in state law



Consistency

Requirement that development orders meet standards in comprehensive plan

	decision to challenge	scope of review
petition for hearing by DOAH	comprehensive plan adoption or amendment on grounds decision was not consistent with requirements of law explicitly provided in statute; land use regulation as inconsistent with the applicable comprehensive plan	Whether plan is in compliance with certain provisions of state law as described in F.S. § 163.3184(1)(b).
writ of certiorari	quasi-judicial decision challenged on grounds other than consistency with comprehensive plan (e.g., violation of common law rules on variances or spot zoning)	Whether (1) procedural due process was accorded, (2) essential requirements of law have been observed, and (3) findings are supported by competent substantial evidence. *City of Deerfield Beach v. Valliant*, 419 So.2d 624 (Fla. 1982).
consistency challenge	quasi-judicial or administrative decision alleged to be not consistent with comprehensive plan	Whether a development order is 'consistent' with comprehensive plan—meaning, "the land uses, densities or intensities, and other aspects of development permitted .. are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and [the development order] meets all other criteria ..." F.S. § 163.3194(3)(a).
declaratory judgement	legislative or administrative except those legislative decisions for which petition for hearing by DOAH is appropriate cause of action	Determination of rights under local government ordinance. See F.S. §§ 86.011 and 86.021.

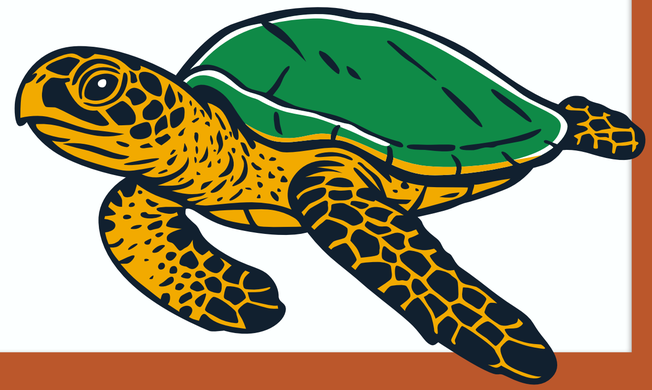
From 2011 to today…

- Community Planning Act made “expedited review” standard, no review for compliance
- “State-coordinated review” still applies for new plans and EAR-based amendments, but Department of Commerce not rigorous
- Citizen enforcement of *consistency* risks attorney fee penalty
- Citizen enforcement of *compliance* risks attorney fee penalty
- Consistency challenge only enforces *use, density, and intensity* standards of comprehensive plan
- Moratorium on comprehensive planning

structured problem solving

Rational planning model

- A methodical approach to solving public problems
- Used in many government processes including:
  - National Environmental Policy Act
  - Florida’s Community Planning Act





Develop solutions

Imagine policies and actions that could solve the problem

Evaluate alternatives

Compare solutions based on difficulty, cost, and likelihood success

Set goals

Describe outcomes in which problem no longer exists



Take action

Implement one or more solutions

Assess values

Talk to the public

Review progress

Evaluate success, refine selected courses of action, implement appropriate changes, continue to improve

Define problem

Use data, rely on experts, be objective

Defining the problem

Call it “data and analysis”

- Big decisions require more data and analysis.
- Less significant decisions require less data and analysis.

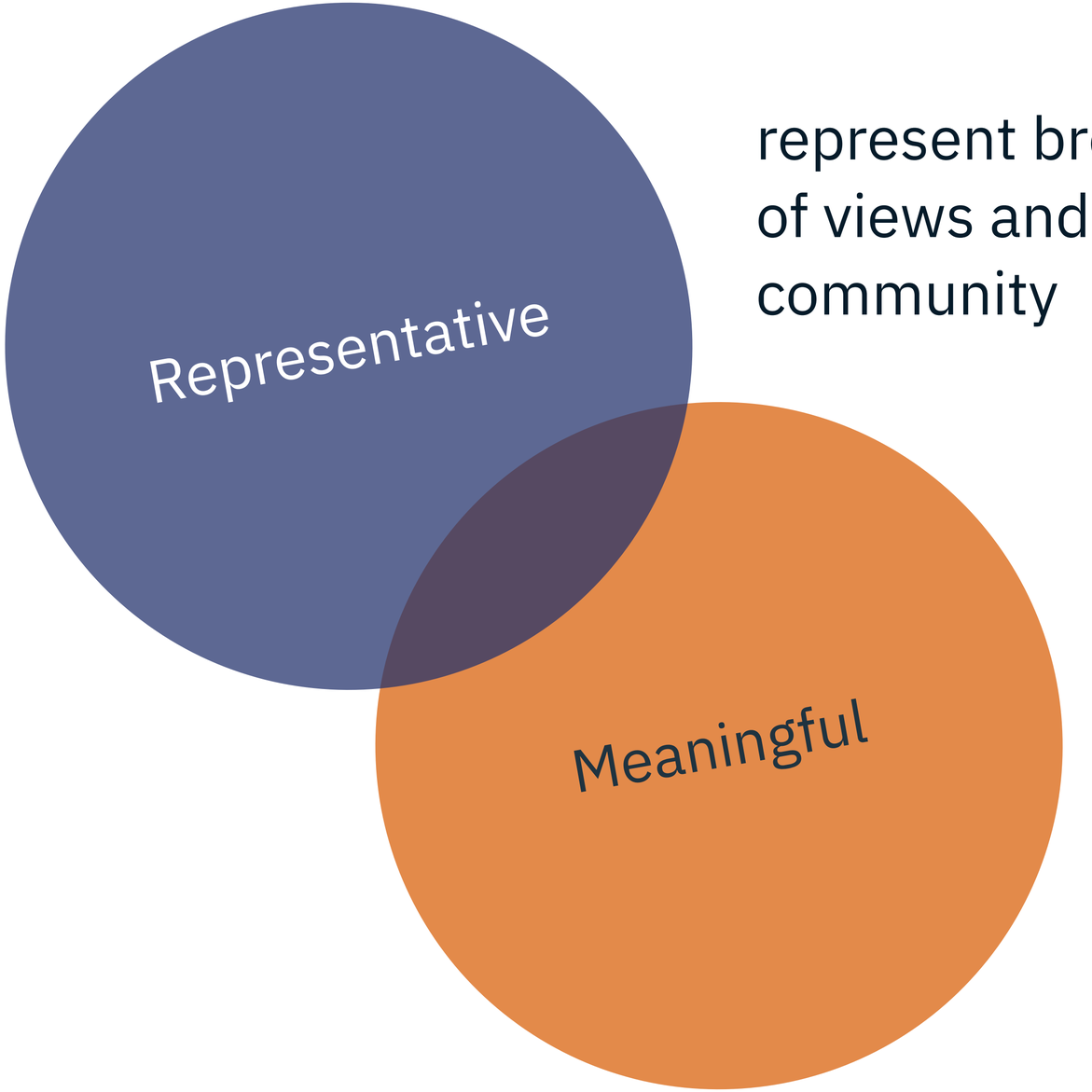
Experts analyze data on:

- Economy
- Population
- Transportation
- Environment
- More!

Assess values

- Public hearings
- Other public meetings
- Stakeholder group meetings
- Key person interviews
- Focus groups
- Surveys
- Simulations and scenario development
- Charrettes
- Participate online





represent broad perspective of views and values in community

participation influences plan

Drafting convention

Goals

- general aims of the community, describe an end state where a problem is solved, organize policies

Objectives

- more specific subelements of goals, usually providing measurable, midrange strategies; organize policies

Policies

- operational actions to implement goals and objectives

Example

Goal

- The city will preserve buildings with historic and cultural resources.

Objective

- The city will prevent the destruction of buildings it has identified as contributing to the historical significance of the Arbor Park neighborhood.

Policy

- The city may not issue a certificate of appropriateness for demolition of a building the city has identified as contributing to the historical significance of the Arbor Park neighborhood unless the building official determines rehabilitating the building is not physically possible.

Give meaningful & predictable standards

This means that

- Plans should enable knowing whether community is meeting objectives
- Plans should enable knowing whether community is following policies

Examples

Existing implementation measure in *forward*Dallas! Comprehensive plan Land Use Element

- 1.1.2.2 Focus on developing strong middle-class neighborhoods anchored by successful schools and supported with sufficient retail.

Better…

- Designate sufficient land with within each neighborhood to a zoning designation that accommodates appropriate retail uses.

Examples

Existing implementation measure in *forward*Dallas! Comprehensive plan Land Use Element

- 1.3.1.8 Encourage converting existing buildings into creative housing options and recognize a developer's additional costs associated with such redevelopment.

Better…

- Publish guidelines on how to cost-effectively meet building code standards when converting existing nonresidential buildings into housing.

Drafting convention

Element

- a part of a plan that deals with a discrete subject
- like a chapter
- usually organized around subject, but could be organized differently, such as around geographic area

Review progress

Stuff changes

- Reality
- Policy preferences

Things don’t go as planned

- Unintended consequences
- Improve approach and drafting

Evaluation and Appraisal process every seven years



Internally consistent

A comprehensive plan should be internally consistent

- Coordinated
- Related
- Without conflict

When relevant, use the same data and analysis for entire plan.

When amending, do not conflict with existing plan (or edit holistically to prevent conflict).

Exceptions are not conflict.

- Conflict is when government simply cannot pursue multiple policies because they are at odds with one another.

Density & intensity

Density—A measure of people per unit of land (e.g., dwelling units per acre)

Intensity—A measure of non-residential development per unit of land

- Floor area ratio (FAR) is a measure of intensity
- FAR equals building square footage divided by property square footage

Tools to plan for growth

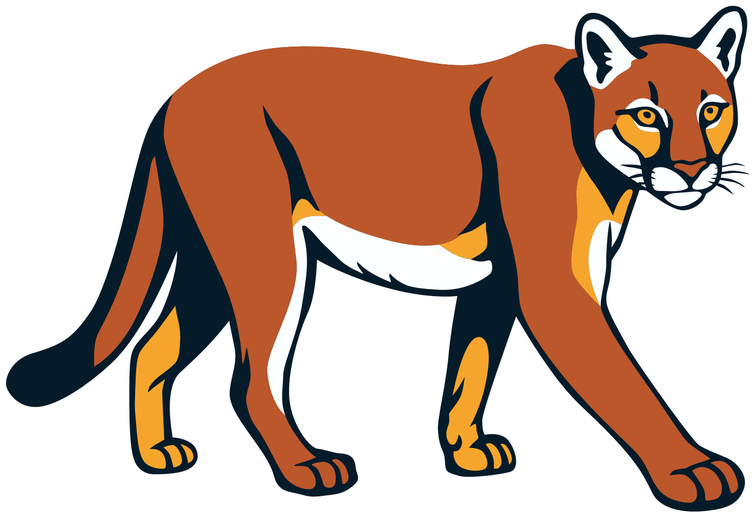
Why regulate density and intensity?

Managing growth requires connecting future land use plans, transportation plans, infrastructure plans, and capital improvement plans.

Capital improvements element

This one is not like the others.

Instead of goals, objectives and policies, this element is a list of “things to build.”



Capital improvements element

At its most simple, is a list of capital projects. Like—

- Schools;
- Roads;
- Water and sewer infrastructure; or
- Other public buildings (police, fire, recreation, etc.).



Capital improvements element

When more complex—

- provides maps showing the locations of proposed infrastructure;
- identifies funding sources;
- prioritizes projects; or
- provides concurrency policies.

LOCAL PLANNING AGENCY

Governing body delegates plan creation and monitoring

Early idea was removing politics from planning

Practically necessary because planning takes so much work!

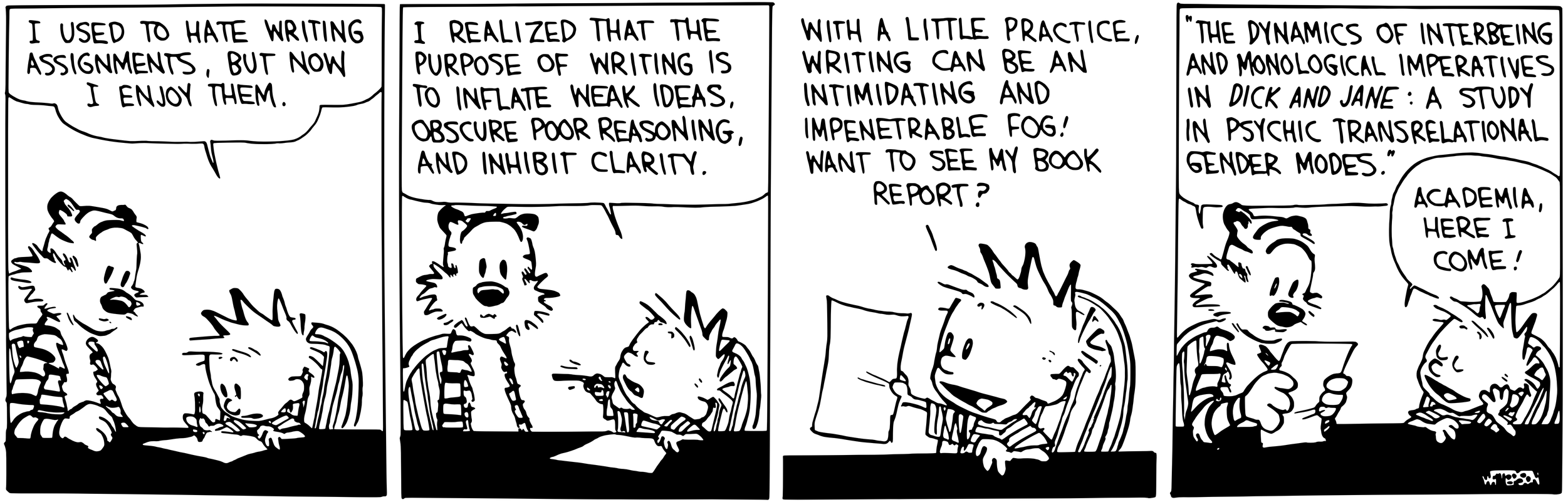
Often called “planning commission” or “planning board”

plainlanguage.gov

FEDERAL PLAIN LANGUAGE GUIDELINES

Published: March 2011
Revised: May 2011

“The Plain Language Action and Information Network (PLAIN) is a community of federal employees dedicated to the idea that citizens deserve clear communication from government. We believe that using plain language saves federal agencies time and money and provides better service to the American public.”


I USED TO HATE WRITING ASSIGNMENTS, BUT NOW I ENJOY THEM.
I REALIZED THAT THE PURPOSE OF WRITING IS TO INFLATE WEAK IDEAS, OBSCURE POOR REASONING, AND INHIBIT CLARITY.
WITH A LITTLE PRACTICE, WRITING CAN BE AN INTIMIDATING AND IMPENETRABLE FOG! WANT TO SEE MY BOOK REPORT?
"THE DYNAMICS OF INTERBEING AND MONOLOGICAL IMPERATIVES IN *DICK AND JANE*: A STUDY IN PSYCHIC TRANSRELATIONAL GENDER MODES."
ACADEMIA, HERE I COME!

Transparency
Predictability
Reliability

Transparency



People can see and participate in decision-making process.

- Transparency protects due process.
- Key concept is fairness.
- Every person should have access, not just professionals.

Predictability

Local government follows rules that are clear and unambiguous.

- Residents know what will happen in community.
- Investors know whether government will permit development.

Reliability

Local government keeps commitments.

- Make and follow a realistic plan.
- Change plan only after thorough consideration and broad support.
- Supports long-term investments in community.

“Make no little plans; they have no magic to stir men's blood ... . Make big plans; aim high in hope and work ... .”

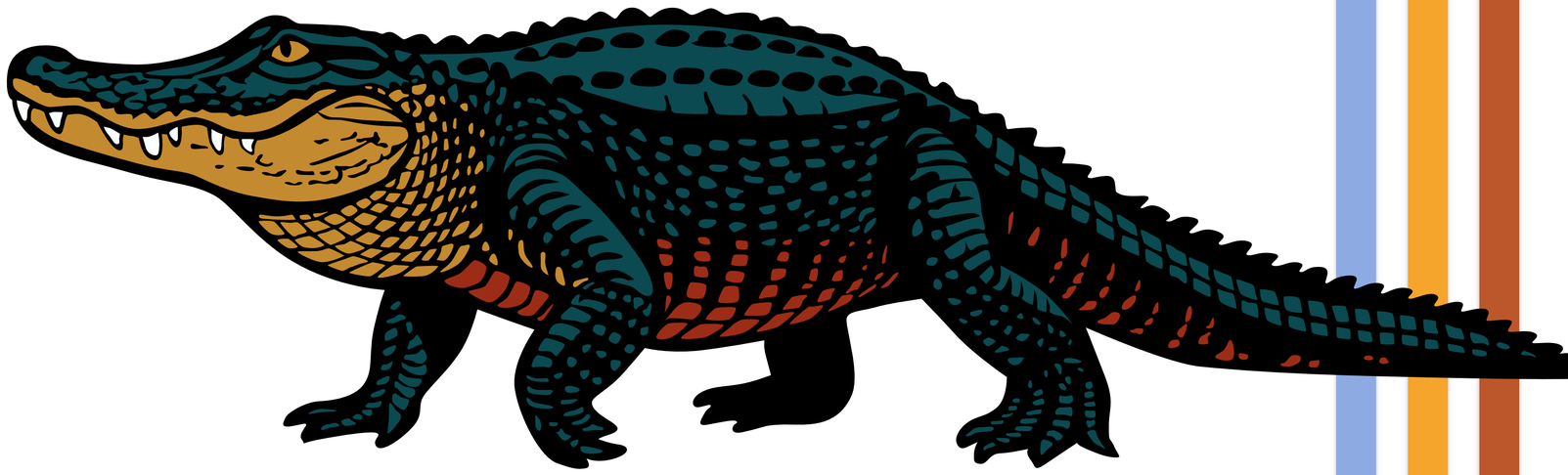
-Daniel Hudson Burnham

“Whatever you can do or dream you can, begin it. Boldness has genius, power and magic in it.”

-Johann Wolfgang von Goethe

QUESTIONS?

Thomas Hawkins
hawkins@law.ufl.edu
(352) 377-3141





From Learning to Doing

Public Involvement, Knowledge Building, and Community Academies

November 18, 2026

Tia Boyd, AICP

Research Associate

CUTR
Center for Urban Transportation Research

UNIVERSITY of SOUTH FLORIDA

Meaningful Public Involvement

- Ensures that…
  - The community's needs are understood
  - Community members are informed
- Enhances…
  - Decision-making
  - Community buy-in
  - Community trust
  - Transparency

- Barriers may include…
  - Limited time and resources
  - Physical inaccessibility
  - Communication and language barriers
  - Digital and technological divides
  - Lack of trust

From Awareness to Meaningful Involvement

- Knowledge building can
  - Clarify who makes decisions
  - Explain timelines and funding realities
  - Give people the confidence to participate
- Which can lead to
  - More community involvement
  - Increased knowledge and confidence
  - Improved and sustained trust



Community Academies: Defined

"a form of public outreach and education programming, to increase citizens' understanding of the planning and development process and the number of individuals engaged in community and city planning"

-Mandarano (2015)



Community academies bridge the gap between **the technical knowledge of practitioners** and **the local knowledge that community members possess**.

Community Academies: Examples

- Tampa Bay Citizens Academy on Transportation
- Tampa Bay Community Safety Academy





Choosing a Starting Point: Identifying Topics of Interest

- Determine the reason for the knowledge-building activity:
  - Ongoing knowledge building
  - For a specific project, study, or activity
- Document and assess frequent questions and concerns
- Ask community leaders and partners
- Send out a poll or questionnaire

Choosing a Starting Point: Development Considerations



Focus on Building Partnerships



Design for the Audience



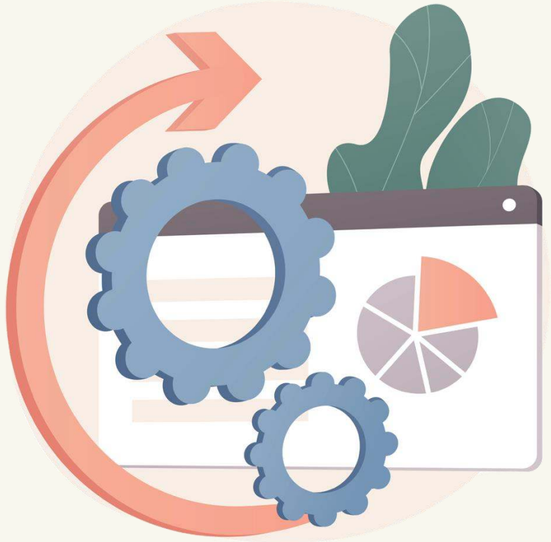
Make learning interactive

Finding Your Place in the Process

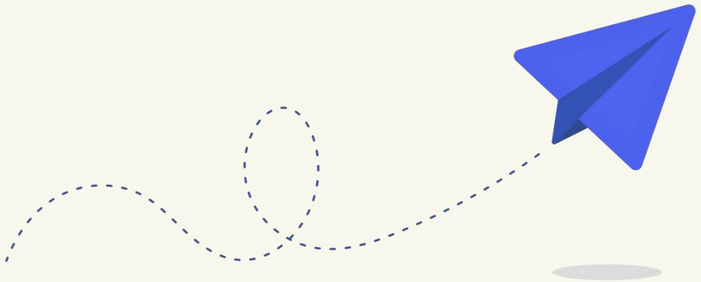
Staying **informed** and sharing input



Regularly **engaging** with agencies and community groups



Serving in **leadership** and decision-making roles



Images from Magnific

From Participation to Partnership

- **Integrate knowledge building** into ongoing public engagement and outreach.
- **Provide multiple, accessible opportunities** for community members to participate.
- **Build lasting relationships** between community members, agencies, and community partners.
- **Demonstrate how public input informs decisions** through consistent communication and follow-through.

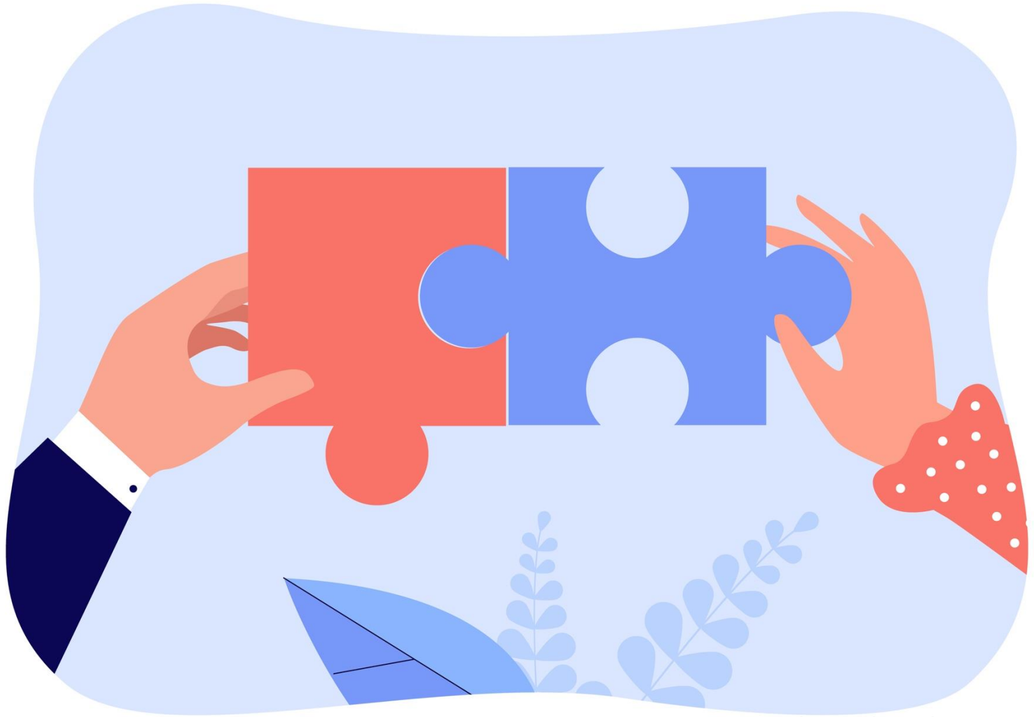


Image by pch.vector on Magnific

Thank you!

tiaboyd@usf.edu

Inside the Comp Plan

1000 Friends of Florida

Chris Dougherty, AICP
Inspire Placemaking Collective



Agenda

- ✓ Statewide Trends
- ✓ Citrus 2050
- ✓ SB 180



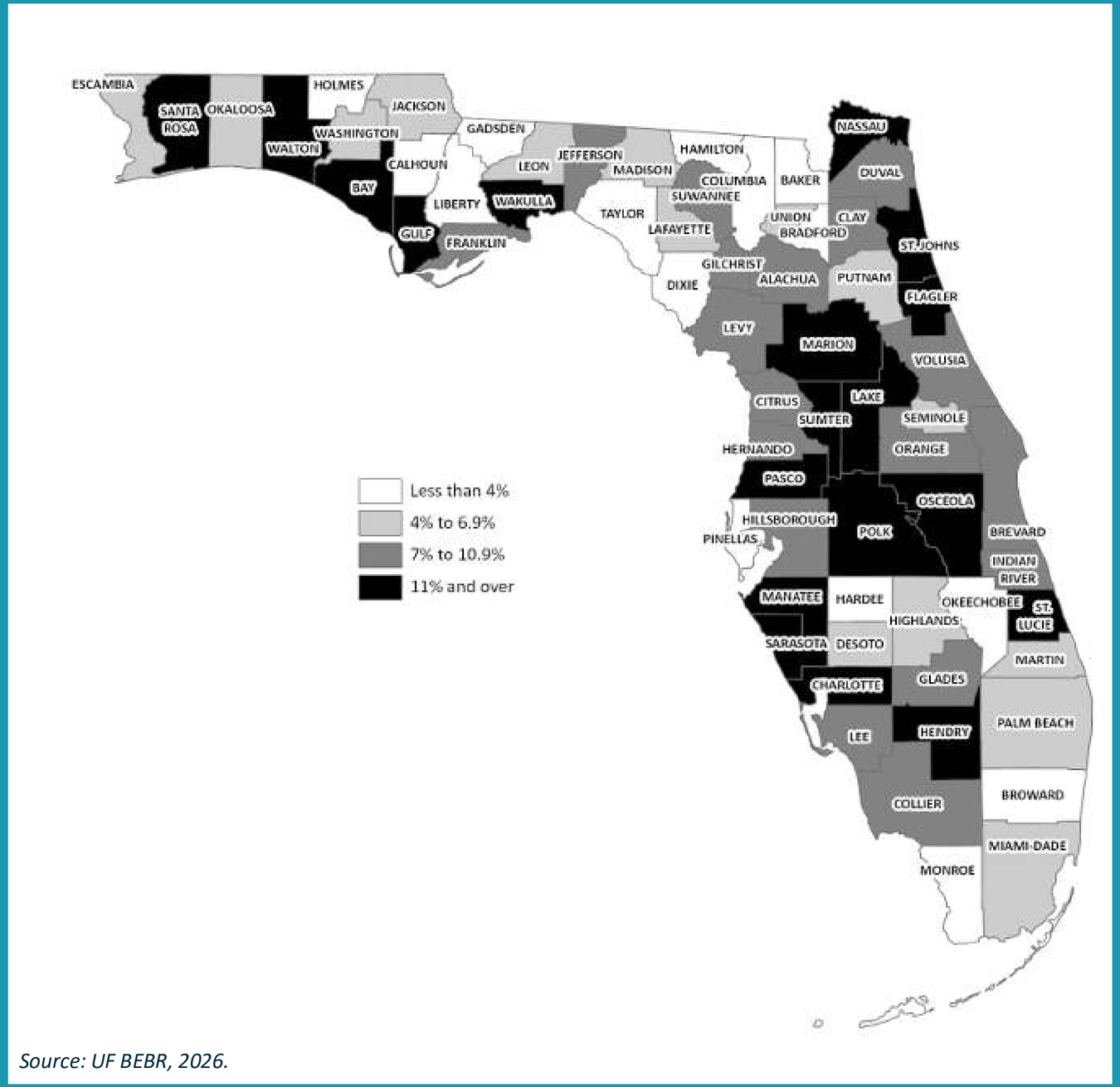




Statewide Trends

STATEWIDE TRENDS

2 Million New Residents
2020 - 2025



Source: UF BEBR, 2026.

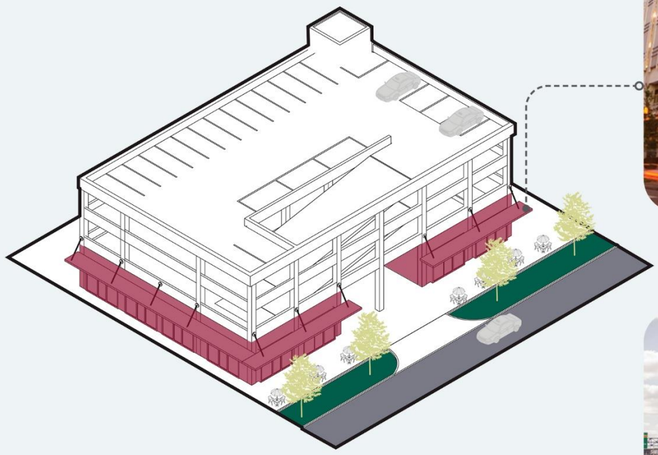
STATEWIDE TRENDS

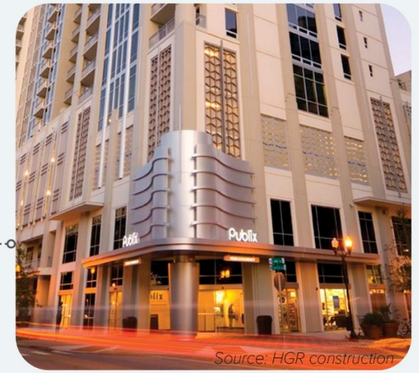
- Growth outpacing infrastructure
- Pent up demand exacerbated by 2020 (COVID-19)
- Preemptions nearly every legislative session favoring residential development
- Commitment to community visioning
- Walkable activity centers



STATEWIDE TRENDS

- Desire for Mixed Use development
- Housing affordability (Cost of Living)
- Focus on preservation & land acquisition
- Emphasis on parks & recreation
- Resiliency measures





Source: HGR construction


Source: Showcase.com


Source: Lopezinc

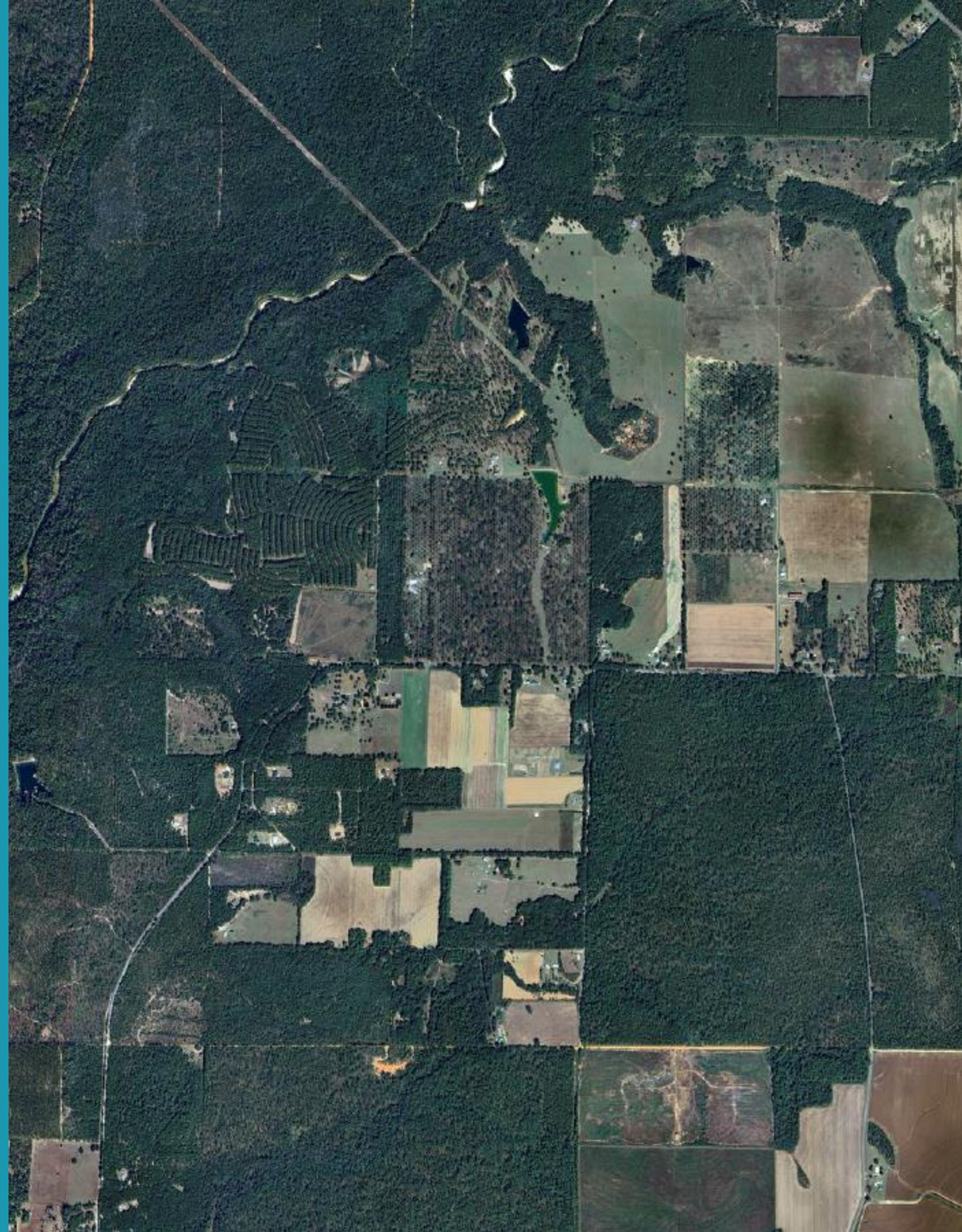
Landscaped open spaces within the hospital campus can support patient recovery and staff wellness, while also serving as green infrastructure to manage stormwater and reduce flood risk districtwide.


Source: Flickr

Providing ground floor retail gives opportunity for businesses and pedestrians utilizing the Health District access to goods and services while also addressing the parking needs.

STATEWIDE TRENDS

- Rural repositioning (TDRs, USAs, Rural Boundaries, JPAs/ISBAs, etc.)
- Lack of funding for vision initiatives
- Lack of certainty related to SB 180



Citrus County 2050

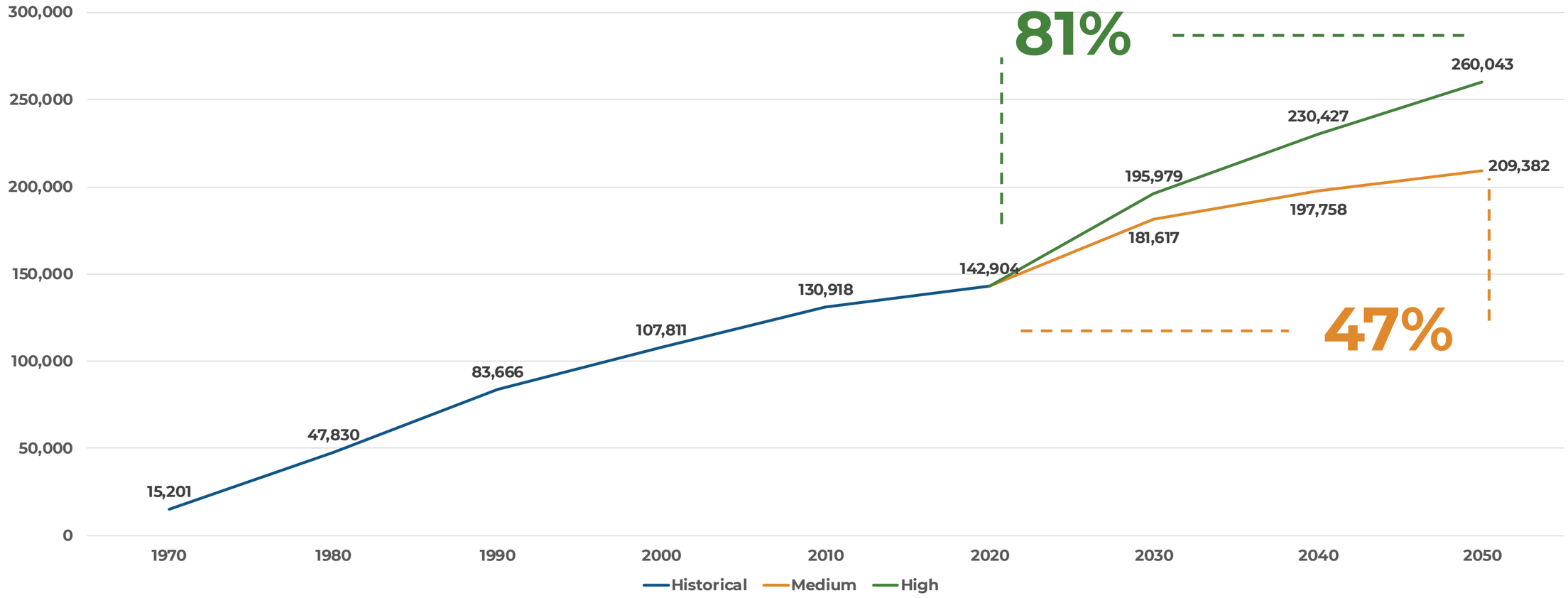
THRIVE NATURALLY. PLAN PURPOSEFULLY.

COMMUNITY SNAPSHOT



COMMUNITY SNAPSHOT

Population Growth for Unincorporated Citrus County



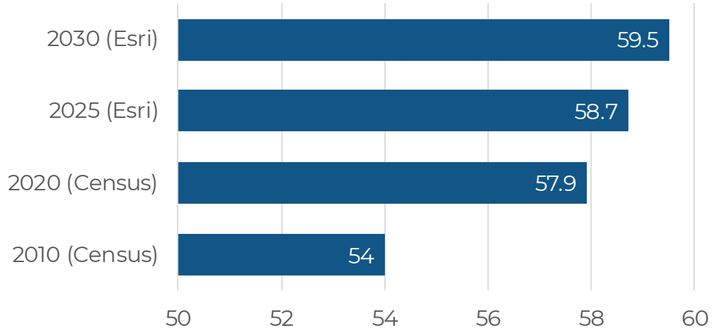
SOCIOECONOMIC

Population (2025 Countywide)
167,981

Age 65+
39.2%

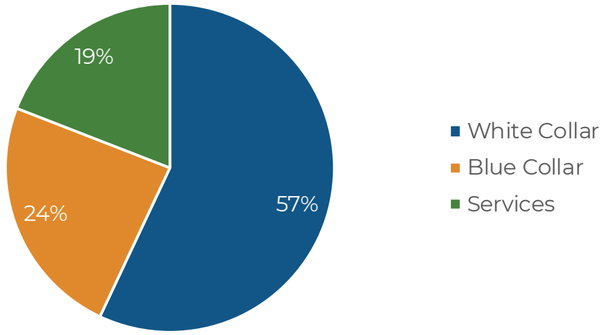
Unemployment Rate
6.0%

Median Age



58.7
Median Age
Compared to
43.6 statewide
49.5 in Hernando County
48.2 in Levy County
50.7 in Marion County
69.2 in Sumter County

Employment



14%
Bachelor's Degree or Higher
Compared to
23% statewide
15% in Hernando County
12% in Levy County
16% in Marion County
23% in Sumter County

Source: Esri BAO (2025); ACS (2019 – 2023)

HOUSING

$56,779

Median Household Income

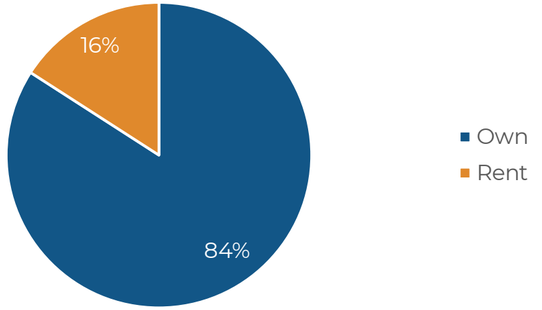
Compared to
$78,205 statewide
$68,105 in Hernando County
$52,107 in Levy County
$61,917 in Marion County
$78,205 in Sumter County

$289,825

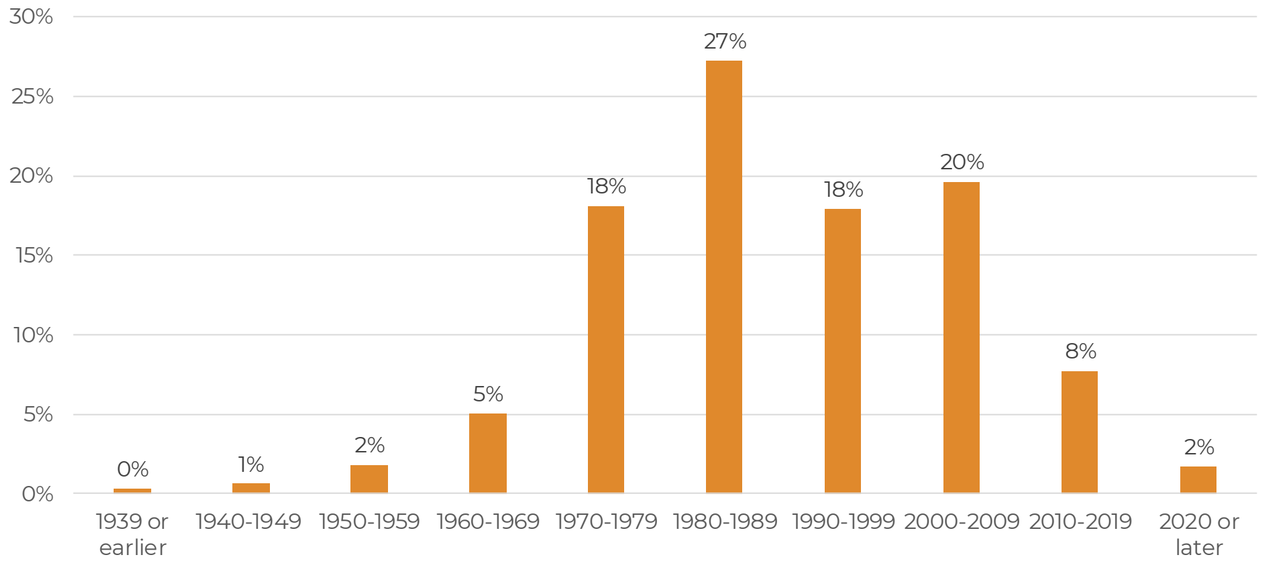
Median Home Value

Compared to
$416,969 statewide
$322,096 in Hernando County
$203,106 in Levy County
$298,225 in Marion County
$422,121 in Sumter County

Home Ownership



Year Housing Built



Source: Esri BAO (2025); ACS (2019 – 2023)

COMMUTING CHARACTERISTICS

2.15

Average household size

83,004

Workers age 16 - 65

27.8

Average commute time
(in minutes)

76.3%

Drive alone to work
(8.5% carpooled)

0.9%

Walk to work

0.3%

Bike to work

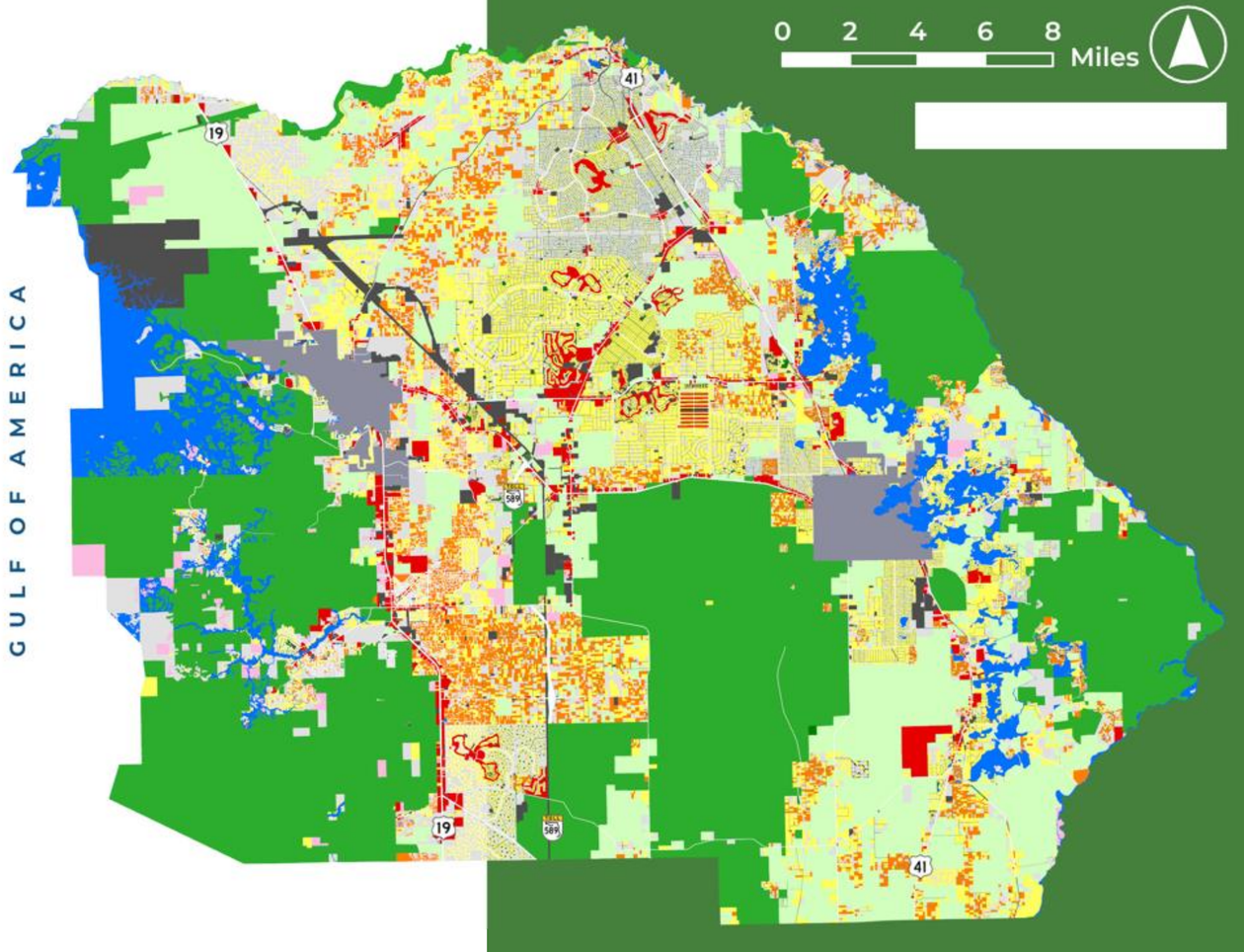
Source: Esri BAO (2025); ACS (2019 – 2023)

COMMUNITY SNAPSHOT

Top 4 Existing Land Uses

1. Conservation – 36.2%
2. Agricultural – 16.2%
3. Vacant – 14.5%
4. Low Density Residential – 13.1%

EXISTING LAND USE

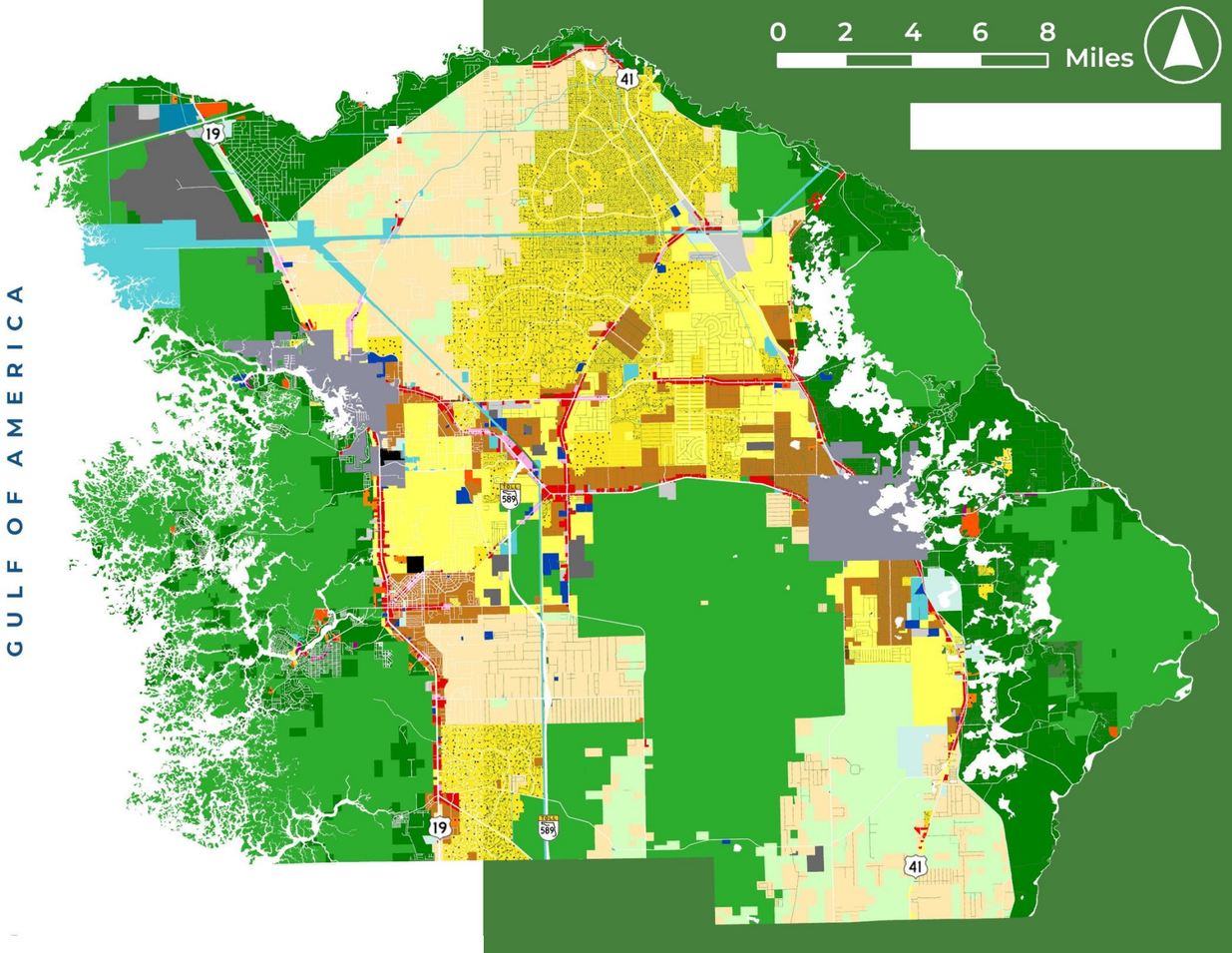


COMMUNITY SNAPSHOT

Top 6 Future Land Uses

1. Conservation – 35.8%
2. Low Intensity Coastal Lakes – 15.5%
3. Rural Residential – 12.2%
4. Residential Mixed Use – 10.1%
5. Low Density Residential – 7.3%
6. Agricultural – 6.4%

FUTURE LAND USE

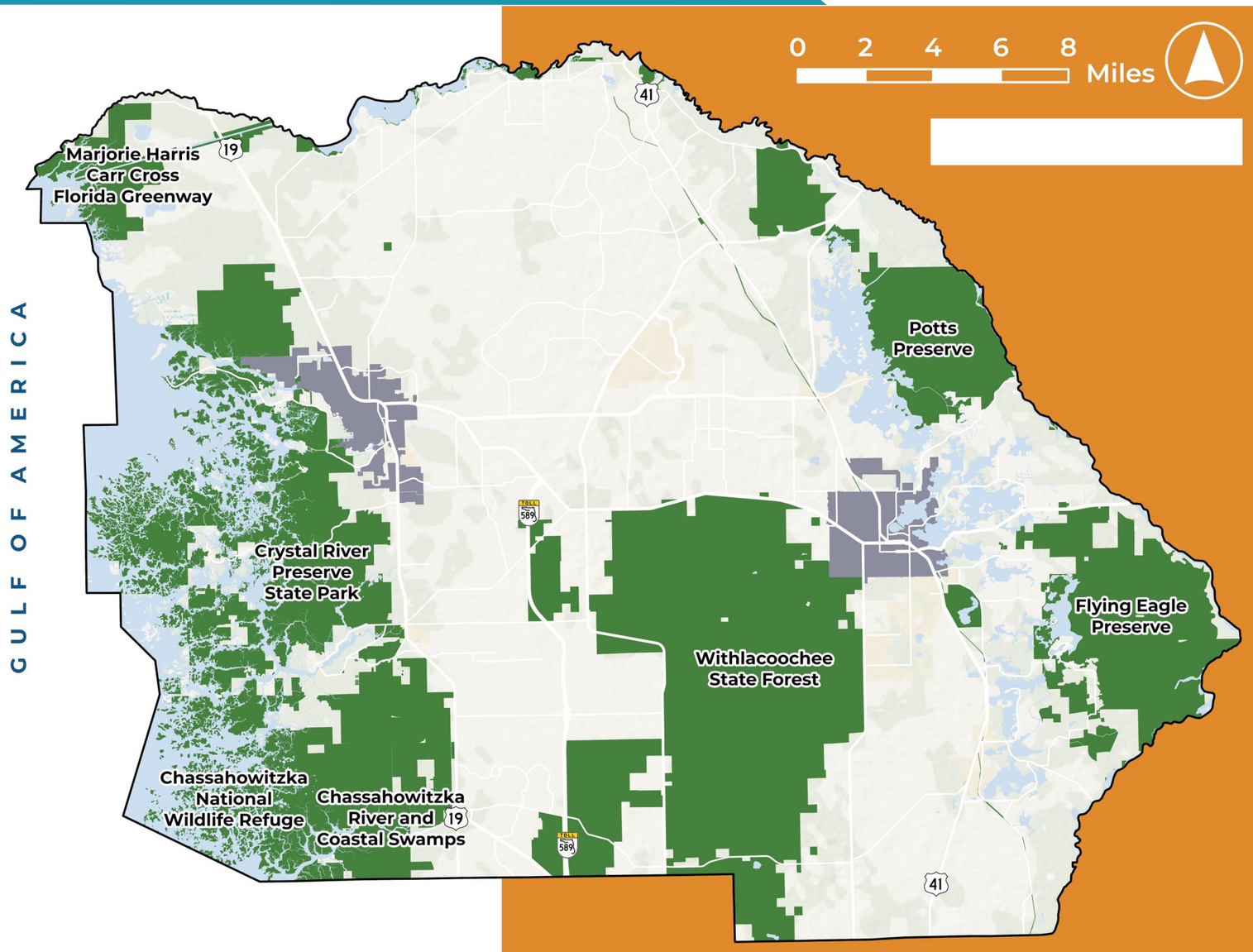


COMMUNITY SNAPSHOT

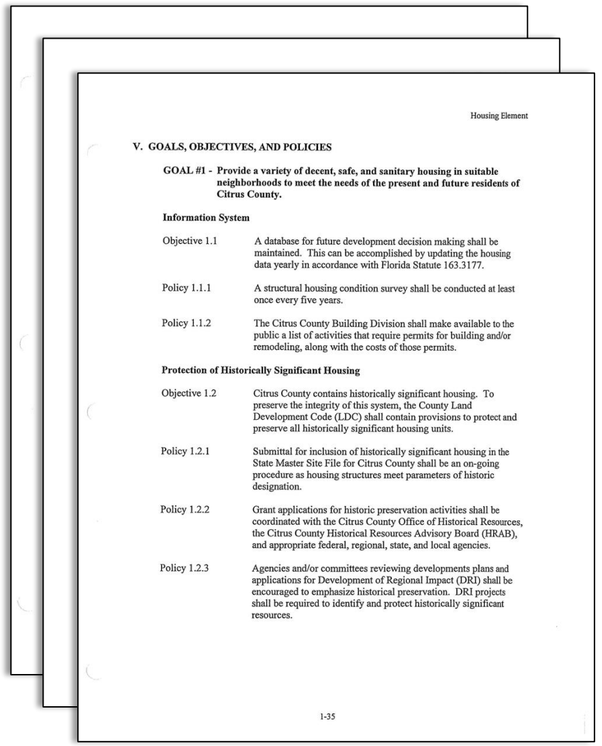
Conservation Areas

145,813 acres

- Marjorie Harris Carr Cross Florida Greenway
- Crystal River Preserve State Park
- Chassahowitzka National Wildlife Refuge
- Chassahowitzka River and Coastal Swamps
- Withlacoochee State Forest
- Potts Preserve
- Flying Eagle Preserve



THE PLAN UPDATE



Housing Element

V. GOALS, OBJECTIVES, AND POLICIES

GOAL #1 - Provide a variety of decent, safe, and sanitary housing in suitable neighborhoods to meet the needs of the present and future residents of Citrus County.

Information System

Objective 1.1 A database for future development decision making shall be maintained. This can be accomplished by updating the housing data yearly in accordance with Florida Statute 163.3177.

Policy 1.1.1 A structural housing condition survey shall be conducted at least once every five years.

Policy 1.1.2 The Citrus County Building Division shall make available to the public a list of activities that require permits for building and/or remodeling, along with the costs of those permits.

Protection of Historically Significant Housing

Objective 1.2 Citrus County contains historically significant housing. To preserve the integrity of this system, the County Land Development Code (LDC) shall contain provisions to protect and preserve all historically significant housing units.

Policy 1.2.1 Submittal for inclusion of historically significant housing in the State Master Site File for Citrus County shall be an on-going procedure as housing structures meet parameters of historic designation.

Policy 1.2.2 Grant applications for historic preservation activities shall be coordinated with the Citrus County Office of Historical Resources, the Citrus County Historical Resources Advisory Board (HRAB), and appropriate federal, regional, state, and local agencies.

Policy 1.2.3 Agencies and/or committees reviewing developments plans and applications for Development of Regional Impact (DRI) shall be encouraged to emphasize historical preservation. DRI projects shall be required to identify and protect historically significant resources.

1-35

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

MAIN COMPONENTS



Data & Analysis



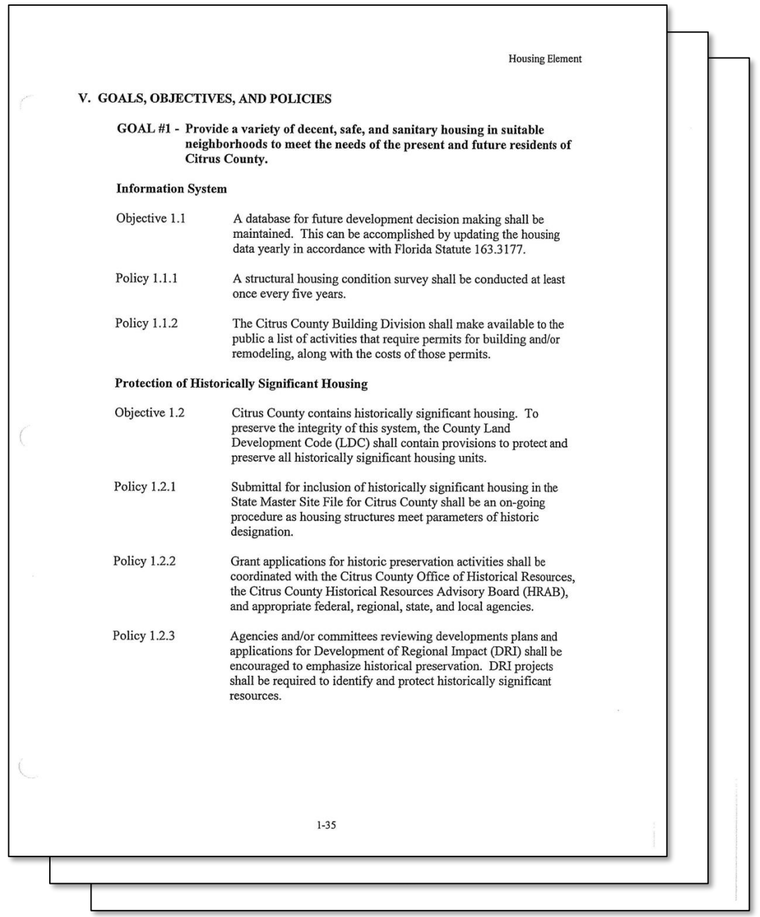
Goals, Objectives, & Policies

CURRENT PLAN ELEMENTS

1. Housing
2. Recreation & Open Space
3. Conservation
4. Coastal, Lakes, & River Management
5. Infrastructure *(Solid Waste, Sanitary Sewer, Potable Water, Drainage)*
6. Multimodal Transportation
7. Private Property Rights
8. Aviation
9. Utility
10. Land Use
11. Intergovernmental Coordination
12. Capital Improvements
13. Manatee
14. Library
15. Economic Development
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**



Housing Element

V. GOALS, OBJECTIVES, AND POLICIES

GOAL #1 - Provide a variety of decent, safe, and sanitary housing in suitable neighborhoods to meet the needs of the present and future residents of Citrus County.

Information System

Objective 1.1 A database for future development decision making shall be maintained. This can be accomplished by updating the housing data yearly in accordance with Florida Statute 163.3177.

Policy 1.1.1 A structural housing condition survey shall be conducted at least once every five years.

Policy 1.1.2 The Citrus County Building Division shall make available to the public a list of activities that require permits for building and/or remodeling, along with the costs of those permits.

Protection of Historically Significant Housing

Objective 1.2 Citrus County contains historically significant housing. To preserve the integrity of this system, the County Land Development Code (LDC) shall contain provisions to protect and preserve all historically significant housing units.

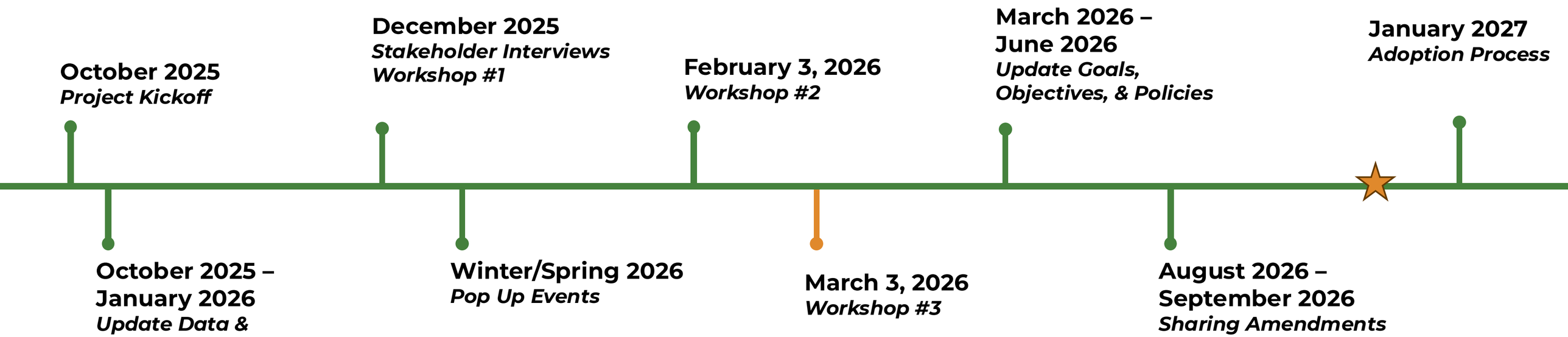
Policy 1.2.1 Submittal for inclusion of historically significant housing in the State Master Site File for Citrus County shall be an on-going procedure as housing structures meet parameters of historic designation.

Policy 1.2.2 Grant applications for historic preservation activities shall be coordinated with the Citrus County Office of Historical Resources, the Citrus County Historical Resources Advisory Board (HRAB), and appropriate federal, regional, state, and local agencies.

Policy 1.2.3 Agencies and/or committees reviewing developments plans and applications for Development of Regional Impact (DRI) shall be encouraged to emphasize historical preservation. DRI projects shall be required to identify and protect historically significant resources.

1-35

PROJECT TIMELINE



PROJECT WEBSITE

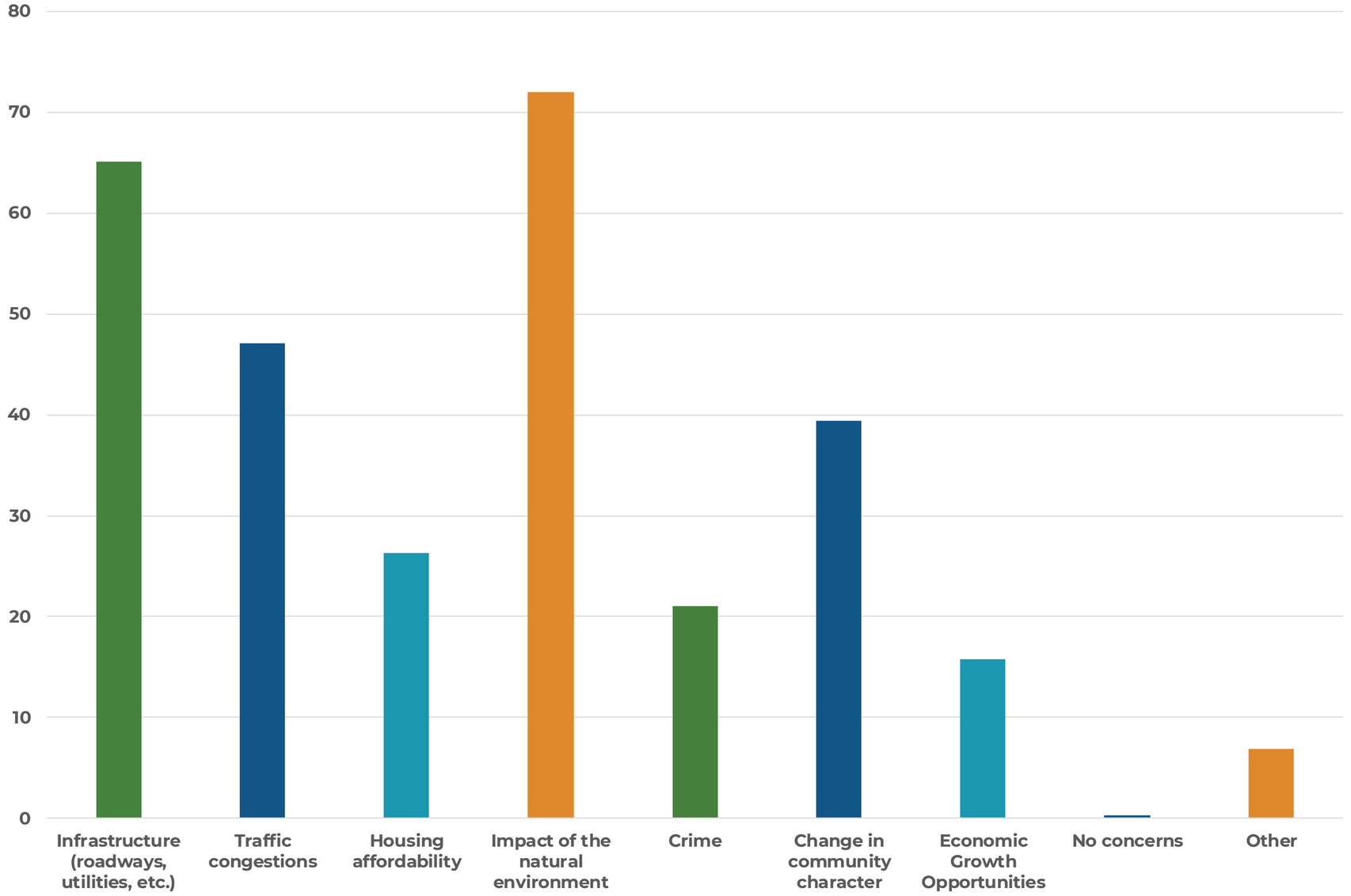
Provide feedback on the Implement Your Vision Activity



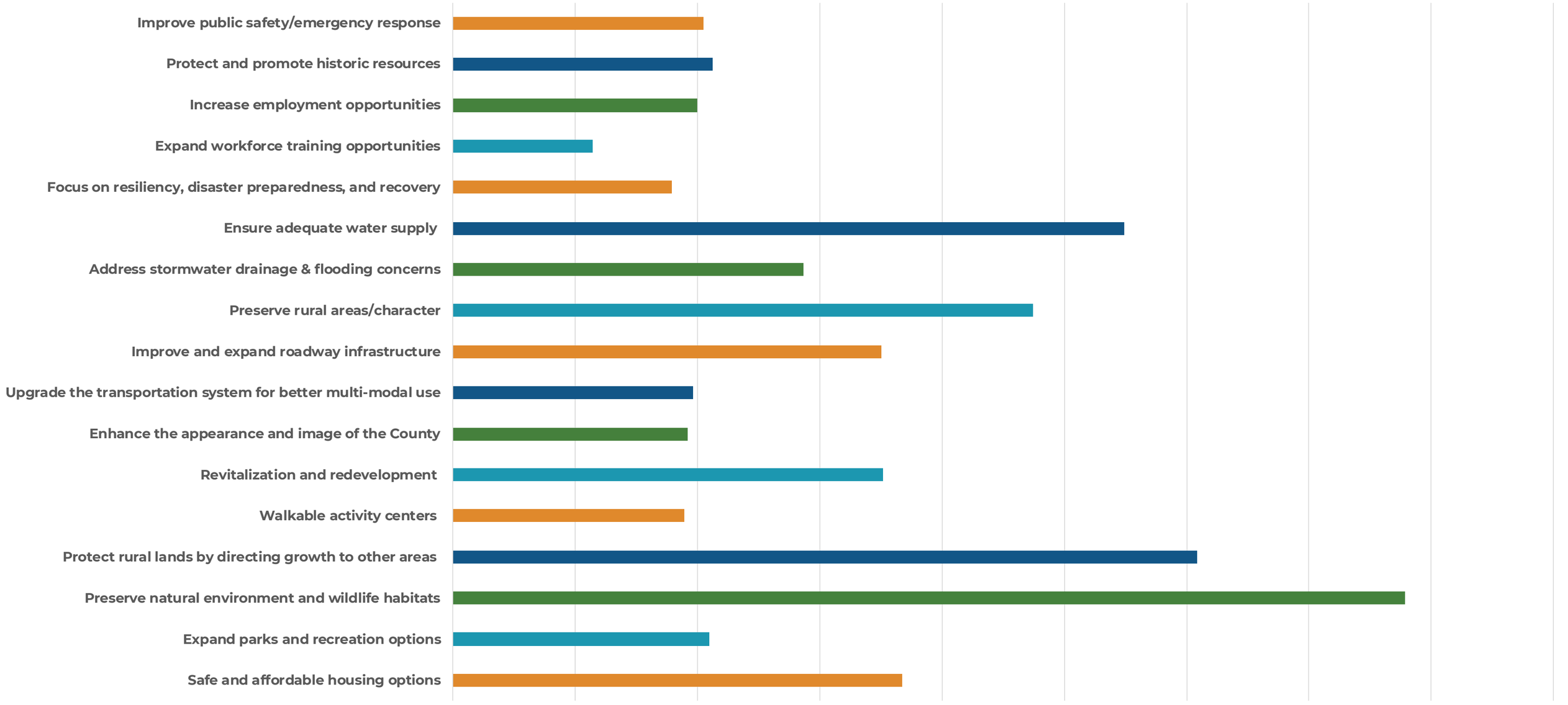
SCAN ME!

bit.ly/plancitrus

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

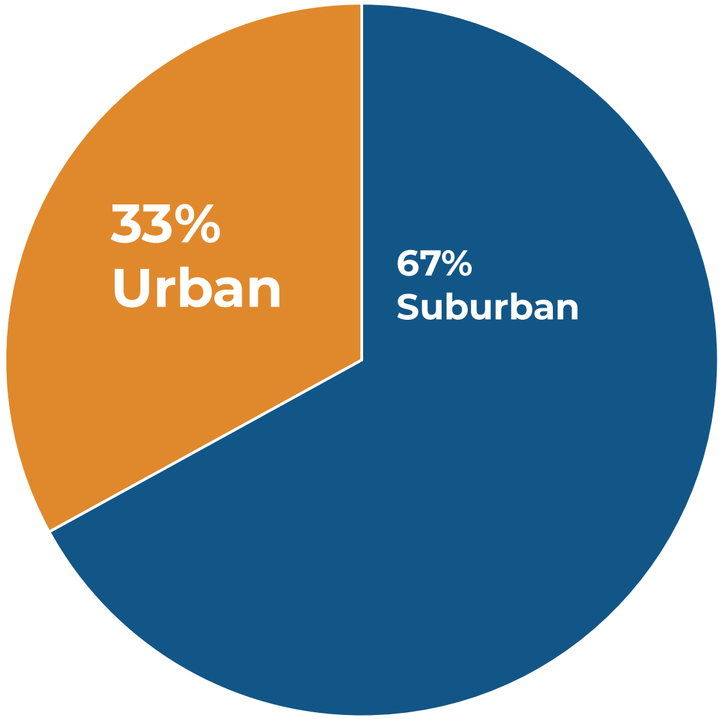


Which of the following initiatives should be prioritized within the comprehensive plan update?



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.

SINGLE-FAMILY



77%

TINY HOMES



40%

TOWNHOMES



36%

PROJECT WEBSITE

Top 4 Resiliency Priorities

1. Protecting trees & green space
2. Ensuring reliable water supply
3. Infrastructure hardening (roads, utilities, buildings)
4. Reducing flooding & drainage issues

Top 4 Transportation Priorities

1. Ensuring roadways are properly maintained
2. Improving quality of roadways
3. Retrofitting right of ways to include sidewalk and multimodal paths
4. Increasing local transit options

KEY TOPICS

Economic Development

- Need Jobs and to Diversify Tax Base
- More Small business opportunities
- Attract target industries
- Increase Manufacturing & Technical Businesses

Housing

- Affordable housing options needed
- Housing variety needed
- Ensure housing stock is resilient to natural disasters

KEY TOPICS

Conservation

- Preserve Natural Resources
- Connect Conservation Areas
- Protect Agricultural lands
- Concentrate Growth & Development to existing area

Transportation

- Improve Condition of Roadway System
- Better Right of Way Conveyance
- Address sidewalk gaps

KEY TOPICS

Land Use

- Preserve Rural Character
- Concentrate Growth & Development
- Promote public spaces (where people can gather)

Park & Recreation

- Need for Parks/Fields & Amenities
- Desire for more boat access

KEY TOPICS

Infrastructure

- Reduce Water Consumption
- Increase Water Capacity
- Maintain and Improve Water Quality
- Sewer Infrastructure
- Bury Powerlines

Coastal Management

- Assess evacuation routes
- Ensure coastal areas are more resilient

Activities




TYPICAL HOUSING
IN WARD 3






PROJECT TEAM
Inspire


COASTAL
PROTECT NATURAL

SB 180

SB 180

✓New Bureau Chief

✓New guidance

✓**There is a path forward**



Thank You!

Chris Dougherty, AICP
Inspire Placemaking Collective

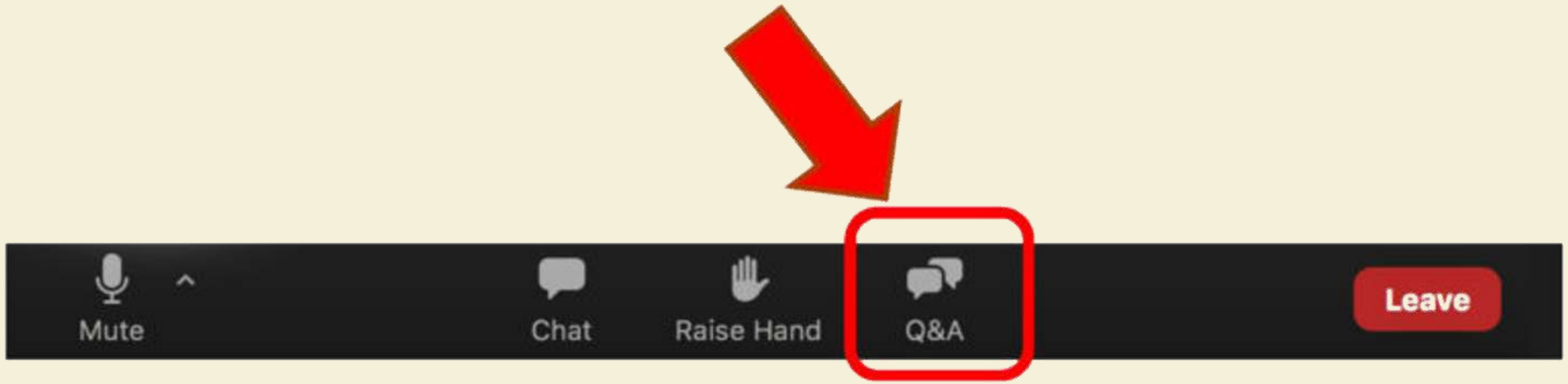
Cdougherty@inspireplacemaking.com



Questions & Answers

Please submit questions for speakers using the Q&A button on your Zoom control panel.

Keep questions succinct and, if possible, indicate who your question should be directed to.



1000 FRIENDS of FLORIDA

Professional Certification Credits

Reminder: We only offer professional certification credits for participants who attend the live webinar!

For those that attend the live event, this webinar has been approved for credits for:

- American Institute of Certified Planners *(AICP CM 1.5, #9338932)*
- Florida Bar Attorneys *(1.5 General CLEs, #2612557N)*
- Certified Floodplain Managers *(1 CEC)*
- Florida Landscape Architects *(1.5 DBPR Credits #0016110)*

1000 Friends has not applied for credits for those who view this broadcast at a later time.
Find credits for past webinars at 1000fof.org/upcoming-webinars/credits

1000 FRIENDS of FLORIDA

Follow-up Survey, Certificate of Attendance

Post-webinar, you will receive:

- **A link to a brief survey to help us improve future webinars**
- **You will also receive a certificate of attendance for this webinar, emailed to you within a couple of days. Please email friends@1000fof.org if you do not receive.**

We've received feedback from some webinar attendees who have not been receiving their certificates. To ensure you get your certificate:

- **Join Zoom with the same email you used to register.**
- **Stay for the full webinar. Credit providers require full attendance, and following that rule is what lets us keep offering credits at no cost to you.**
- **Watch for an email from friends@1000fof.org within a few business days, and check your spam folder.**

Information on professional certification credits for past webinars are available at 1000fof.org/upcoming-webinars/credits

1000 FRIENDS of FLORIDA

Support 1000 Friends

CHARITY NAVIGATOR
Four Star Charity

Platinum Transparency 2026

Candid.

DONATE

at www.1000fof.org/donate

(you may designate it for the DeGrove Webinar Fund)

SPONSOR

$250 to become a Webinar Sponsor

Please email **friends@1000fof.org** to learn more

1000 FRIENDS of FLORIDA

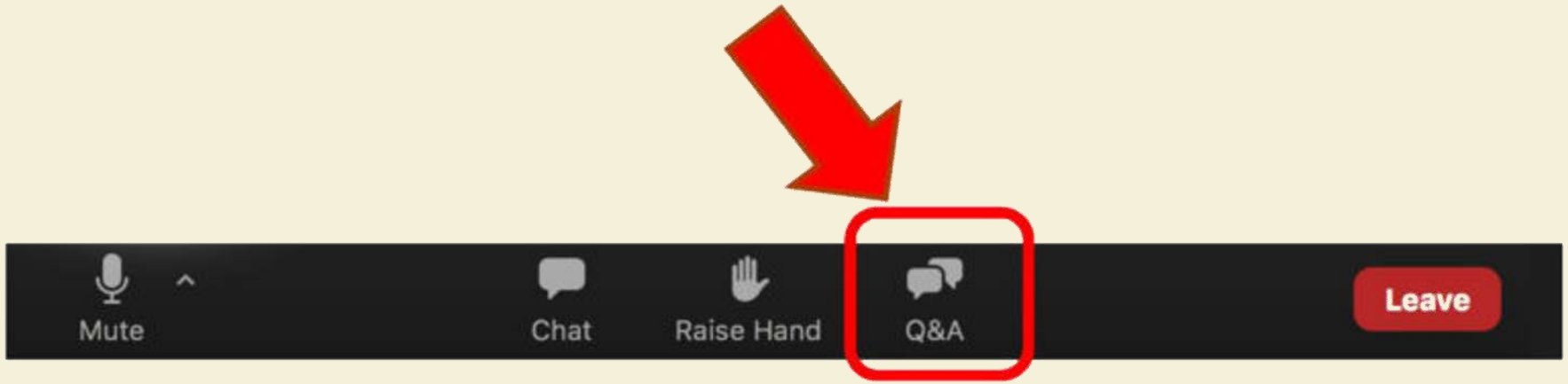
1000FOF.ORG

Scan to donate

Questions & Answers

Please submit questions for speakers using the Q&A button on your Zoom control panel.

Keep questions succinct and, if possible, indicate who your question should be directed to.



1000 FRIENDS of FLORIDA