PLANNING AND DEVELOPMENT COMMISSION

Lecanto Government Building
3600 W. Sovereign Path,
Room #166
Lecanto, FL 34461

AGENDA

March 5, 2026 - 9:00 AM

David Bramblett, Chair
Jenette Collins, 1st Vice Chair
Michael Facemyer, 2nd Vice Chair
Richard Barmes, Member
Stuart Bozeman, Member

Robert Sharra, Member
Kurt Stone, Member
Timothy Gilbert, Alternate
Janis Murphy, Alternate
Chuck Dixon (School Board)

NOTICE TO THE PUBLIC

To manage growth and foster prosperity by prioritizing the protection of environmental assets, the development and maintenance of infrastructure, and the health, safety, and well-being of its citizens.

Any person who decides to appeal any decision of the Governing Board with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to provide that a verbatim record of proceeding is made, which record includes testimony and evidence upon which the appeal is to be based. (Section 286.0105, Florida Statutes) Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, Lecanto Government Bldg., 3600 W. Sovereign Path, Suite 267, Lecanto, FL 34461 (352) 527-5210, If you are hearing or speech impaired, dial 7-1-1, 1-800-955-8771 (TTY) or 1-800-955-8770 (v), via Florida Relay Service at least two days before the meeting.

A. CALL TO ORDER

A.1. Invocation

A.2. Pledge of Allegiance

A.3. Roll Call

B. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES

C. OPEN TO THE PUBLIC -

D. APPROVAL OF MINUTES

E. STAFF ANNOUNCEMENTS

F. EX PARTE COMMUNICATION - COUNTY ATTORNEY

G. APPLICATIONS

G.1. 3.5.26 Agenda, Map, & Directions

G.2. CPA-2025-00012 Attorney Sidney F. Ansbacher for the Deltona Corporation

G.3. CPA-AA-2025-00013 Atty. Sidney Ansbacher Deltona Corp.

H. ADDITIONAL ITEMS

I. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

J. ADJOURN

AGENDA MEMORANDUM

FROM:	Eric Landon, Growth Management Director
SUBJECT:	3.5.26 Agenda, Map, & Directions
AGENDA DATE:	**March 5, 2026**

BRIEF OVERVIEW:
3.5.26 PDC Agenda Map & Directions

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expediture	Encumbrances	Available Balance

RECOMMENDED ACTION:
3.5.26 Agenda Map Directions

ATTACHMENTS:
1. 3.5 Agenda Directions & Map

CITRUS COUNTY
PLANNING AND DEVELOPMENT COMMISSION
Thursday, March 5, 2026 at 9:00 AM
Lecanto Government Building
3600 West Sovereign Path, Room 166
Lecanto, Florida 34461

DAVID BRAMBLETT, CHAIR	**ROBERT SHARRA**
JENETTE COLLINS, 1st VICE CHAIR	**KURT STONE**
MICHAEL FACEMYER, 2nd VICE CHAIR	**TIMOTHY GILBERT (Alternate)**
RICHARD BARMES	**JANIS MURPHY (Alternate)**
STUART BOZEMAN	**CHUCK DIXON (School Board)**

A. CALL TO ORDER
B. INVOCATION
C. PLEDGE OF ALLEGIANCE
D. ROLL CALL
E. CHAIRMAN TO READ THE APPEAL PROCESS AND MEETING PROCEDURES
F. OPEN TO THE PUBLIC – Receive comments from the public
G. APPROVE MINUTES – Approval of available minutes
H. STAFF ANNOUNCEMENTS
I. EX PARTE COMMUNICATION: County Attorney
J. APPLICATIONS

1. COMPREHENSIVE PLAN AMENDMENT

a. CPA-2025-00012 Attorney Sidney F. Ansbacher for the Deltona Corporation

REQUEST: Request to amend the Future Land Use Element (Chapter Ten) of the Comprehensive Plan. The application proposes to extend the Planned Service Area (PSA) of the Citrus County Comprehensive Plan to the boundaries of the application area of application CPA/AA-2025-00013. In 2019, as part of the existing Subarea Plan adoption the PSA was also extended to accommodate the Subarea at that time.

b. CPA/AA-2025-00013 Attorney Sidney F. Ansbacher for the Deltona Corporation

REQUEST: Request to amend the Future Land Use Map from AGR, Agricultural District; CON, Conservation District; LDR, Low Density Residential District; RUR, Rural Residential District; and TCU, Transportation/Communication/Utilities District, to IND, Industrial District, with a Subarea Plan (and to amend an existing

Subarea Plan); and to amend the Land Development Code (LDC) Atlas Map from AGR-MH, Agricultural District with mobile homes allowed; LDR-MH, Low Density Residential District with mobile homes allowed; RUR-MH, Rural Residential District with mobile homes allowed; and TCU, Transportation/Communication/ Utilities District, to IND, Heavy Industrial District.

LOCATION: Sections 32 and 34, Township 17 South, Range 19 East, and Sections 3, 5, and 10, Township 18 South, Range 19 East, more specifically, the following parcels:

- Sections 32 and 34, Township 17 South, Range 19 East, and Sections 3 and 5, Township 18 South, Range 19 East; Parcel 12000 (Alternate Key 1577357, address 6651 N Florida Avenue, Hernando) – Parcel 1 on Parcel Map Exhibit from applicant
- Section 34, Township 17 South, Range 19 East, and Sections 3 and 10, Township 18 South, Range 19 East, Parcel 23100 (Alternate Key 2903333, address 7062 N Tram Road, Hernando) – Parcel 2 on Parcel Map Exhibit from applicant
- Sections 5 and 10, Township 18, South, Range 19 East, Parcel 40000 (Alternate Key 3529238, addresses 5631 and 5645 N Florida Avenue, Hernando) – part of Parcel 3 on Parcel Map Exhibit from applicant
- Section 5, Township 18 South, Range 19 East, portion of Parcel 12000 (Parcel 1 of Parcel Map Exhibit from applicant, address 5619 N Florida Avenue, Hernando) –part of Parcel 3 on Parcel Map Exhibit from applicant
- Sections 3 and 10, Township 18 South, Range 19 East, Parcel 13300 (Alternate Key 1588065, abandoned railroad right-of-way) – Parcel 4 on Parcel Map Exhibit from applicant
- Section 10, Township 18 South, Range 19 East, Parcel 41000 (Alternate Key 2701510), Parcel 5 on Parcel Map Exhibit from applicant
- Section 10, Township 18 South, Range 19 East, Parcel 23000 (Alternate Key 1588162, address 2555 E Kathy Road, Hernando) – portion of Parcel 6 on Parcel Map Exhibit from applicant
- Section 10, Township 18 South, Range 19 East, Parcel 14000 (Alternate Key 1588162) – portion of Parcel 6 on Parcel Map Exhibit from applicant
- Section 10, Township 18 South, Range 19 East, Parcel 13000 (Alternate Key 1588057) – Parcel 7 on Parcel Map Exhibit from applicant
- Section 3, Township 18 South, Range 19 East, Parcel 23000 (Alternate Key 1587841) – portion of Parcel 8 on Parcel Map Exhibit from applicant
- Section 3, Township 18 South, Range 19 East, Parcel 24000 (Alternate Key 1587841, address 6176 N Tram Road, Hernando) – portion of Parcel 8 on Parcel Map Exhibit from applicant
- Section 3, Township 18 South, Range 19 East, Parcel 21000 (Alternate Key 1587841, address 6080 N Tram Road, Hernando) – portion of Parcel 8 on Parcel Map Exhibit from applicant

STAFF CONTACT: Joanna Coutu, AICP, Deputy Growth Management Director, Land Development

K. PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS

L. ADJOURN

If any person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings and, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

Planning and Development Commission

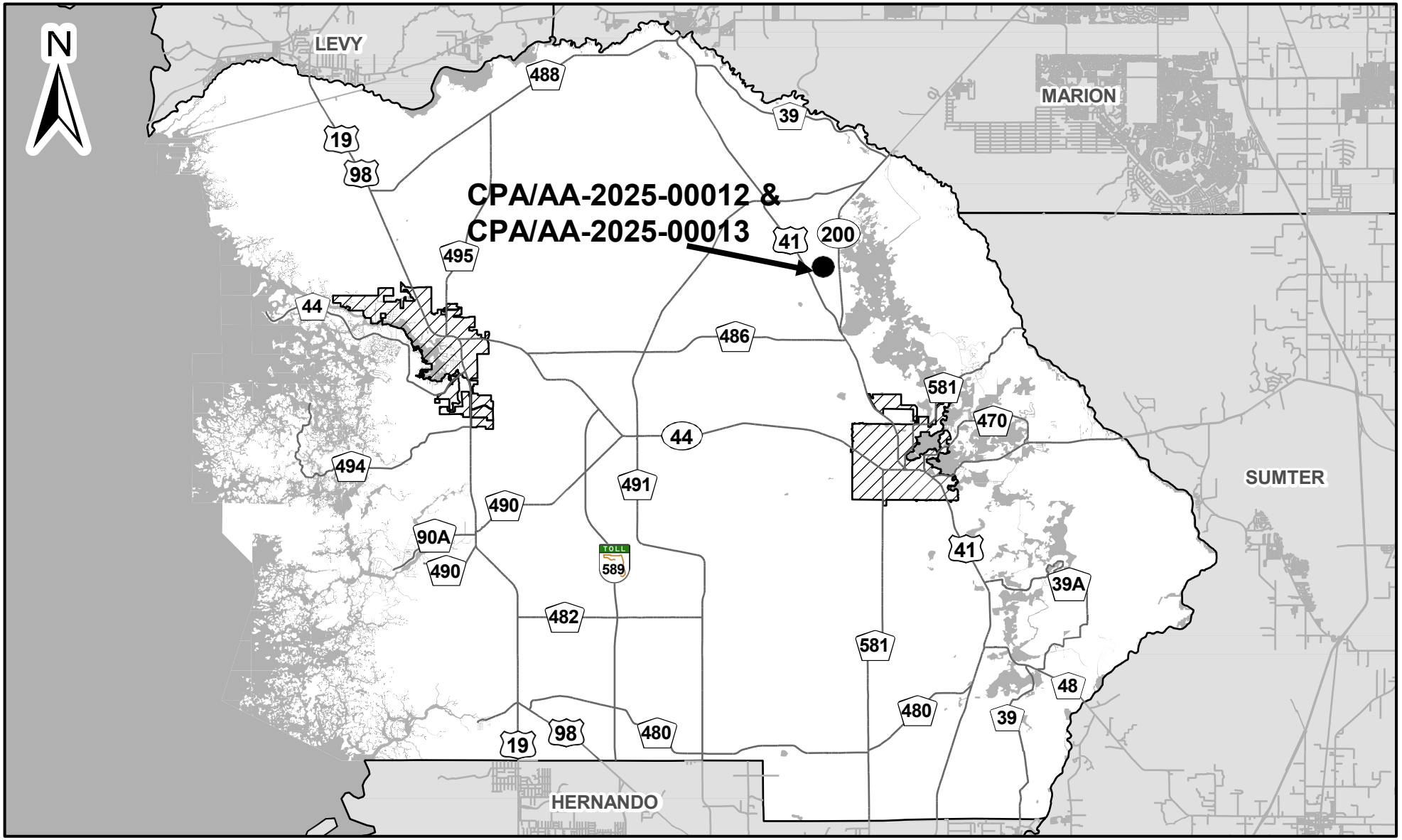
Directions for meeting on March 5, 2026

CPA-2025-00012 and CPA/AA-2025-00013 Attorney Sidney F. Ansbacher for the Deltona Corporation

From the intersection of Saunders Way and S Lecanto Hwy/CR-491, turn **left** onto S Lecanto Hwy/CR-491. Travel approximately **11.6 miles** and turn **right** onto N Florida Ave/US-41. Travel approximately **1.7 miles** and turn left (the sites are on the **left**).

(Addresses are: 5619, 5631, 5645 and 6651 N Florida Ave;

6080, 6176 and 7062 N Tram Rd; and 2555 E Kathy Road, Hernando



LOCATOR MAP

Planning & Development Commission

March 5, 2026

AGENDA MEMORANDUM

FROM:	Eric Landon, Growth Management Director
SUBJECT:	CPA-2025-00012 Attorney Sidney F. Ansbacher for the Deltona Corporation
AGENDA DATE:	**March 5, 2026**

BRIEF OVERVIEW:
Request to amend the Future Land Use Element (Chapter Ten) of the Comprehensive Plan, more specifically, amend Figure 10-28 of the Future Land Use Element regarding the Planned Service Area.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expediture	Encumbrances	Available Balance

APPLICANT RESPONSIBILITY

RECOMMENDED ACTION:
Conduct a public hearing on March 5, 2026, to review and consider application CPA-2026-00012 Attorney Sidney F. Ansbacher for the Deltona Corporation and make a recommendation to the Board of County Commissioners. **(Eric Landon, Director, Growth Management)**

ATTACHMENTS:
1. Applicant powerpoint
2. PDC coordinator pp
3. PROPOSED PSA EXPANSION-SKETCH
4. Applicant's Planning Analysis - PSA expansion
5. Applicant Expansion Analysis Feb 13 2026
6. HIP Expansion Misc Maps 112625

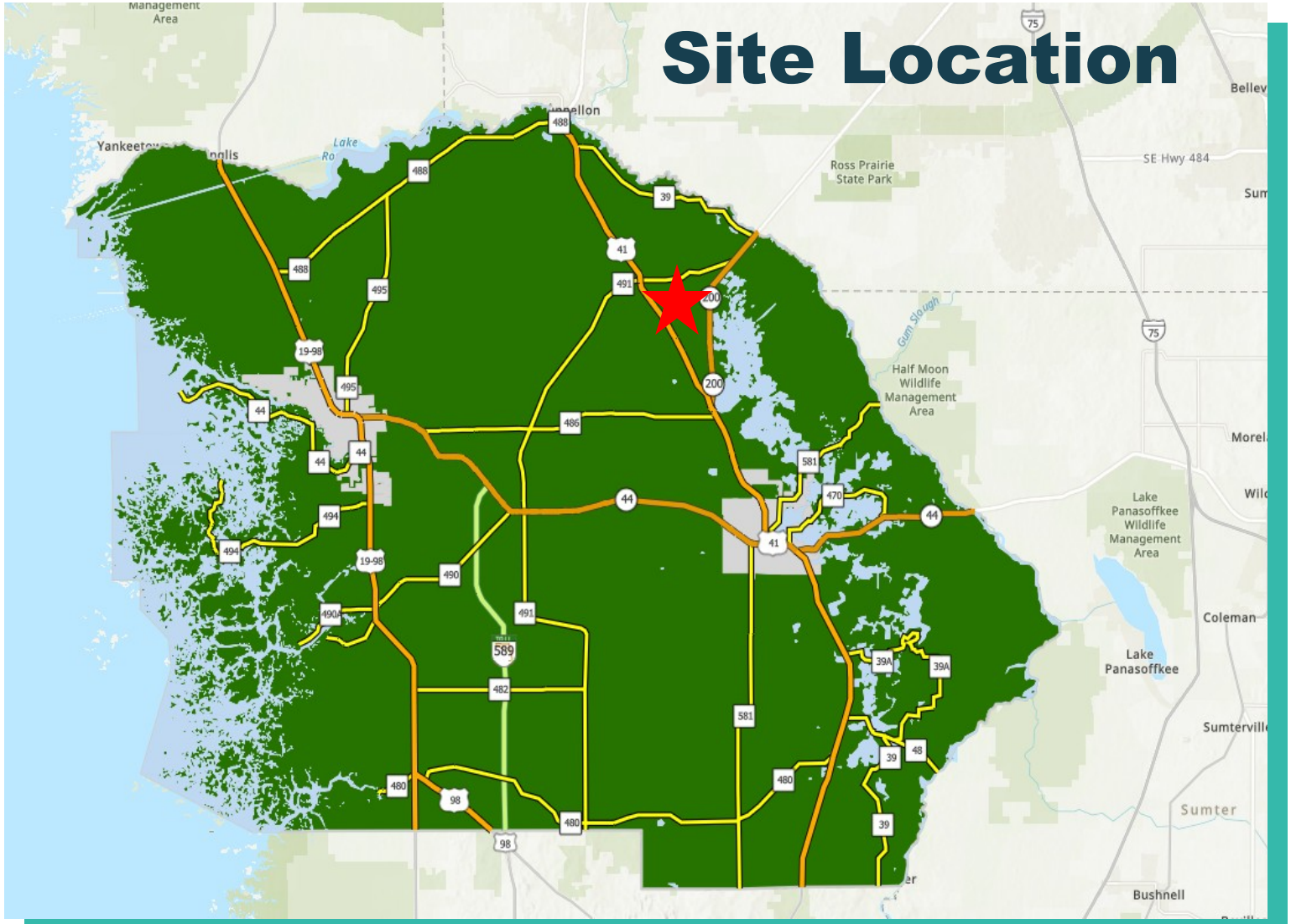
7. PDC planner pp
8. PDC staff report
9. Public Input 2.9.26
10. Public Input 2.17.26

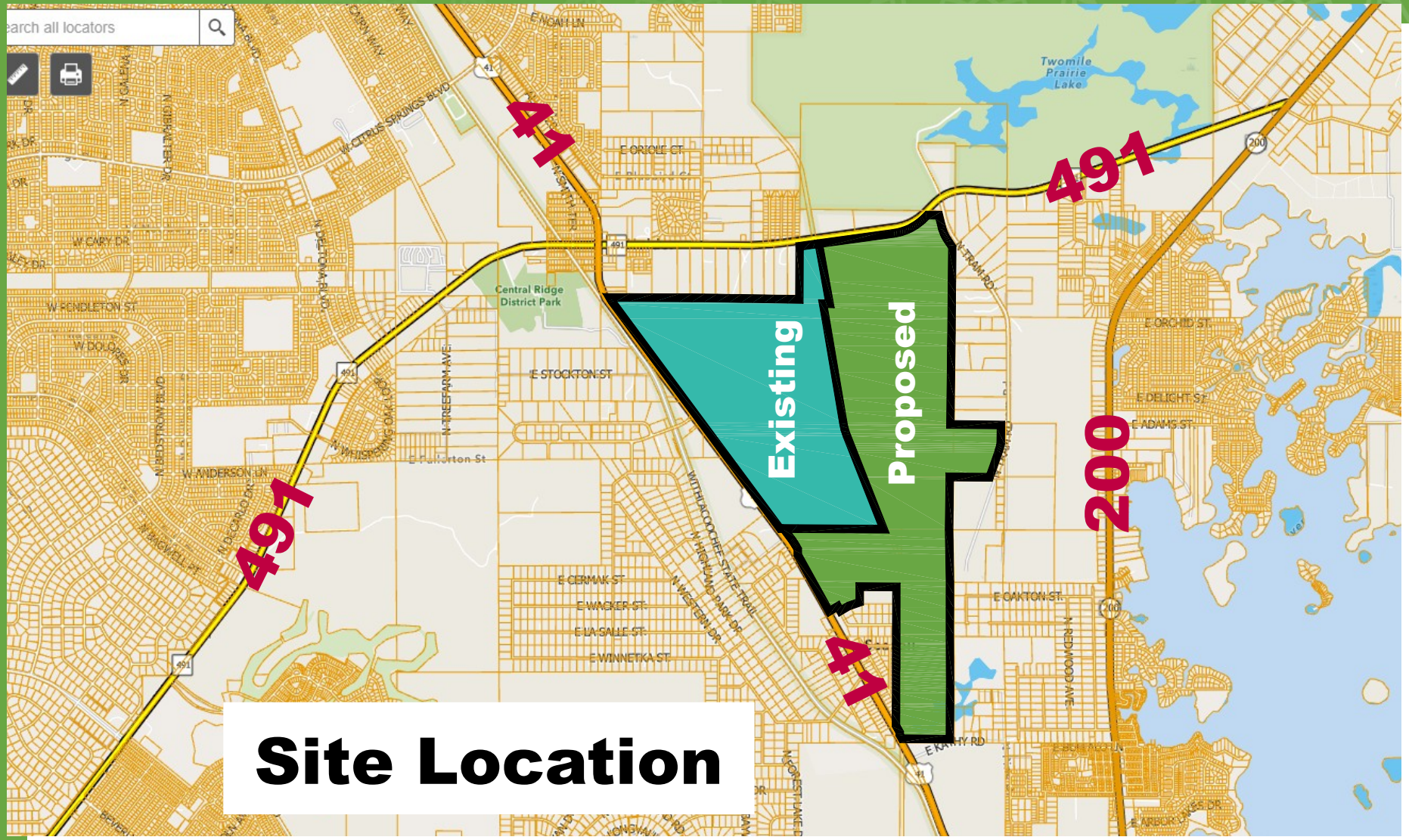
Holder Industrial Park Expansion



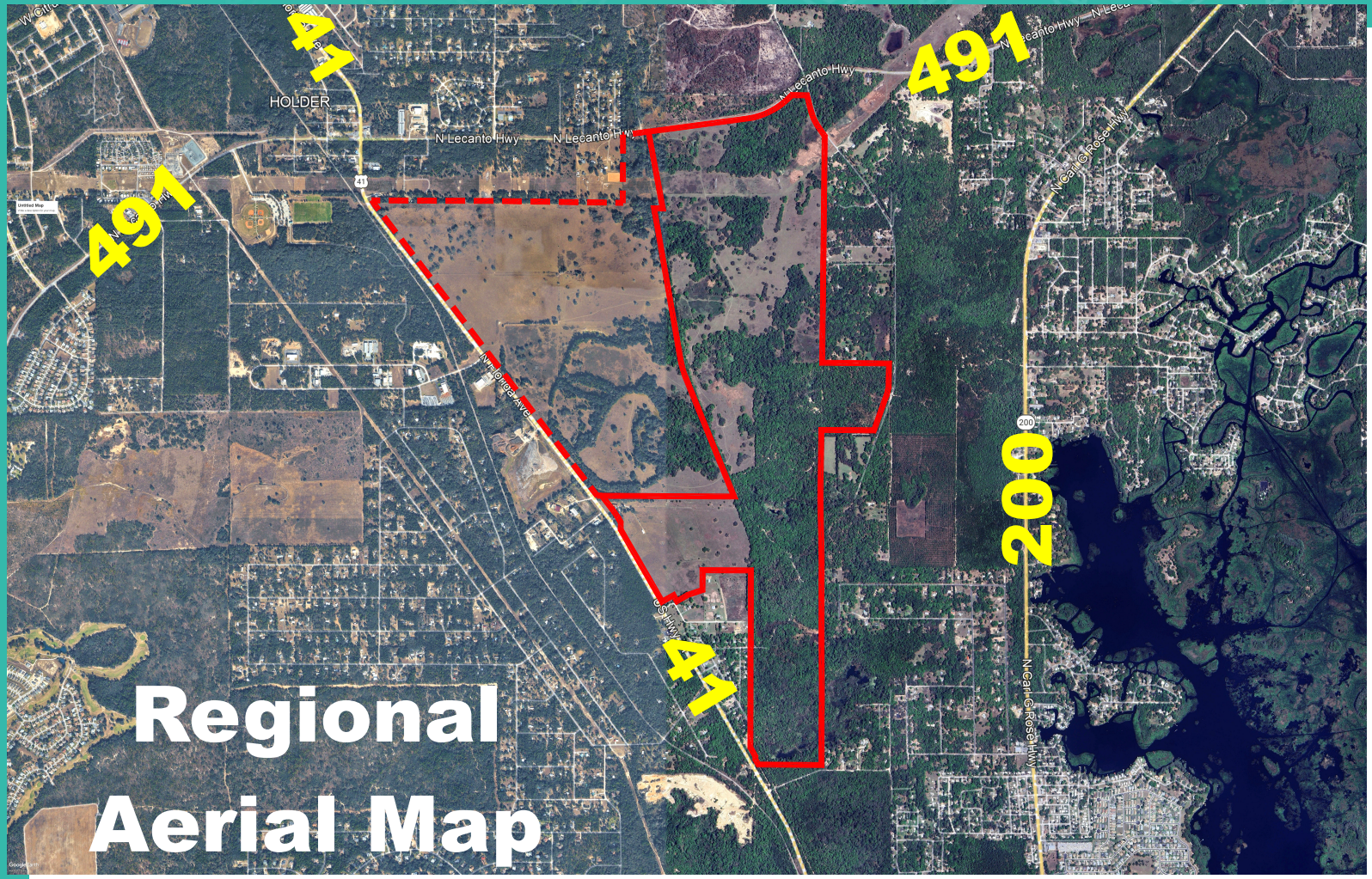
CPA-2025-00012
CPA/AA-2025-00013

Site Location





Site Location


41
491
HOLDER
N Lecanto Hwy
N Lecanto Hwy
N Lecanto Hwy
N Lecanto Hwy
N Carl G Rose Hwy
N Carl G Rose Hwy
N Florida Ave
41
200
41
Regional
Aerial Map

Project History

2016 - 17

First application for various industrial uses including:

- **Comp Plan &**
- **Atlas Amendment**
- **PUD**

Denied by BOCC October 2017

Project History

2019 Duke Energy Site Readiness Program Selected Citrus County

- Targeted Site Evaluation for industrial growth
- Partnership Approach to analyze site readiness & improve marketing efforts
- Strategic Goal to help communities become more competitive for capital investment
- Regional Impact to accelerate development timelines for business expansion

Site Readiness Program Results

- 557 Acre Holder Industrial Park is now a Certified Site for Readiness
- Phase 1 & 2 Environmental Studies cleared
- Geotechnical studies complete
- Wastewater infrastructure underway with fall 2026 completion
- Potential for 1,000's of quality jobs for region

Project History

2019

Second application including:

- **Comp Plan &**
- **Atlas Amendment**
- **Subarea Plan**
- **Planned Service Area Expansion**

Approved by BOCC September 2019

Project History

August 2024

$2.8 Million Grant from the Florida Job Growth Grant Fund



Purpose:

“To install a waste-water line to make HIP “Shovel- Ready”

Economic Impact:

“To attract manufacturing or data center projects, potentially creating over 1,000 jobs”

Utility Construction:

September 2025 - 2026

Photo and Quotes from Citrus County Chronicle

Project History

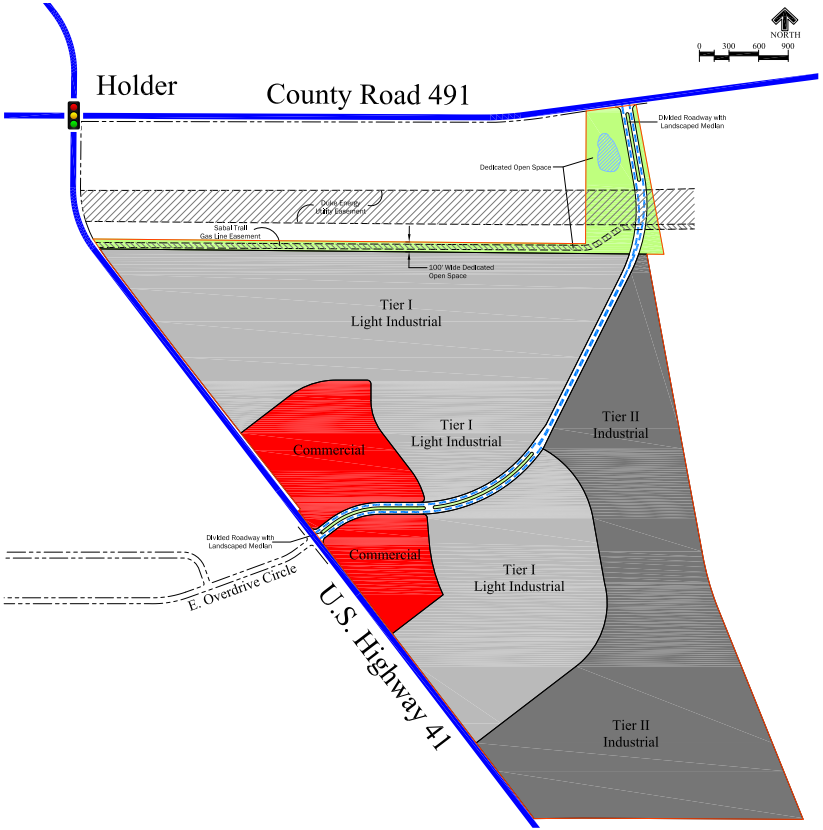
2025 - 26

This application including:

- **Comp Plan &**
- **Atlas Amendment**
- **Subarea Plan Amendments**
- **Planned Service Area Expansion**

Project History

2019 Holder Industrial Park Approved Sector Plan



Holder Industrial Park

Conceptual Land Use Sector Plan

Plan Date: May 10, 2019

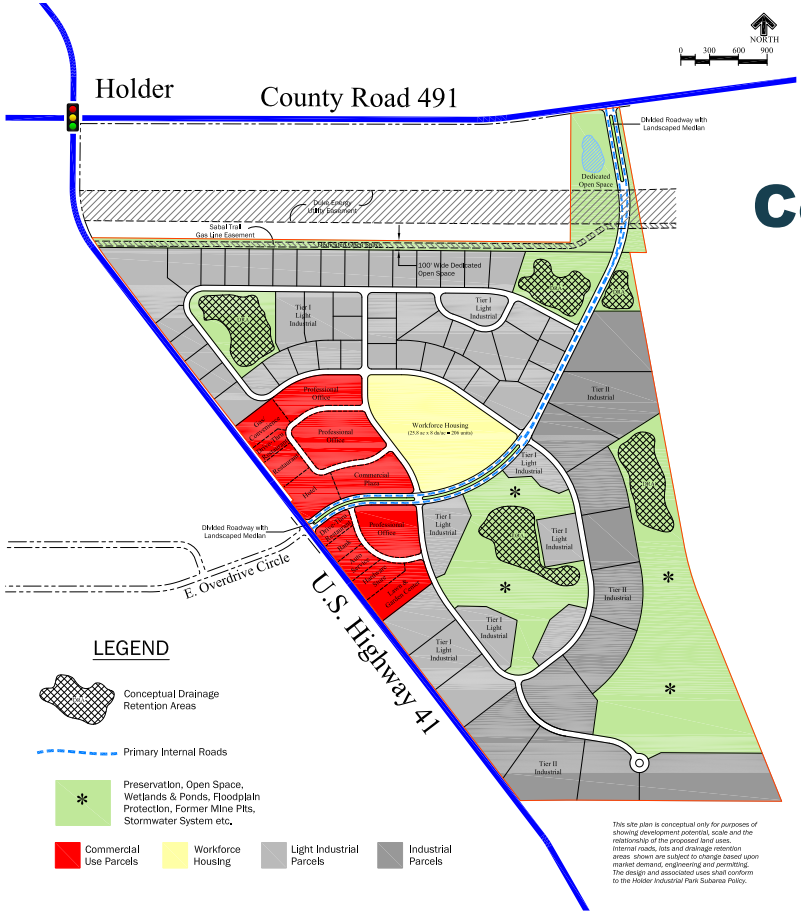
LEGEND / SITE DATA			
KEY	LAND USE	ACREAGE	PERCENTAGE
	Commercial	57.8	10.4 %
	Tier I Light Industrial	270.3	48.5 %
	Tier II Industrial	184.6	33.1%
	Dedicated Open Space	29.6	5.3 %
	Internal Primary Roads	15.1	2.7 %
TOTALS		557.4 Acres±	100 %

- Commercial
- Tier I Light Industrial
- Tier II Industrial

Project History

2019 Holder Industrial Park

Conceptual Site Development Plan



Holder
Industrial Park
Conceptual Site Development Plan

Plan Date: May 10, 2019

- Commercial
- Workforce Housing
- Tier I Light Industrial
- Tier II Industrial
- Preservation & Open Space

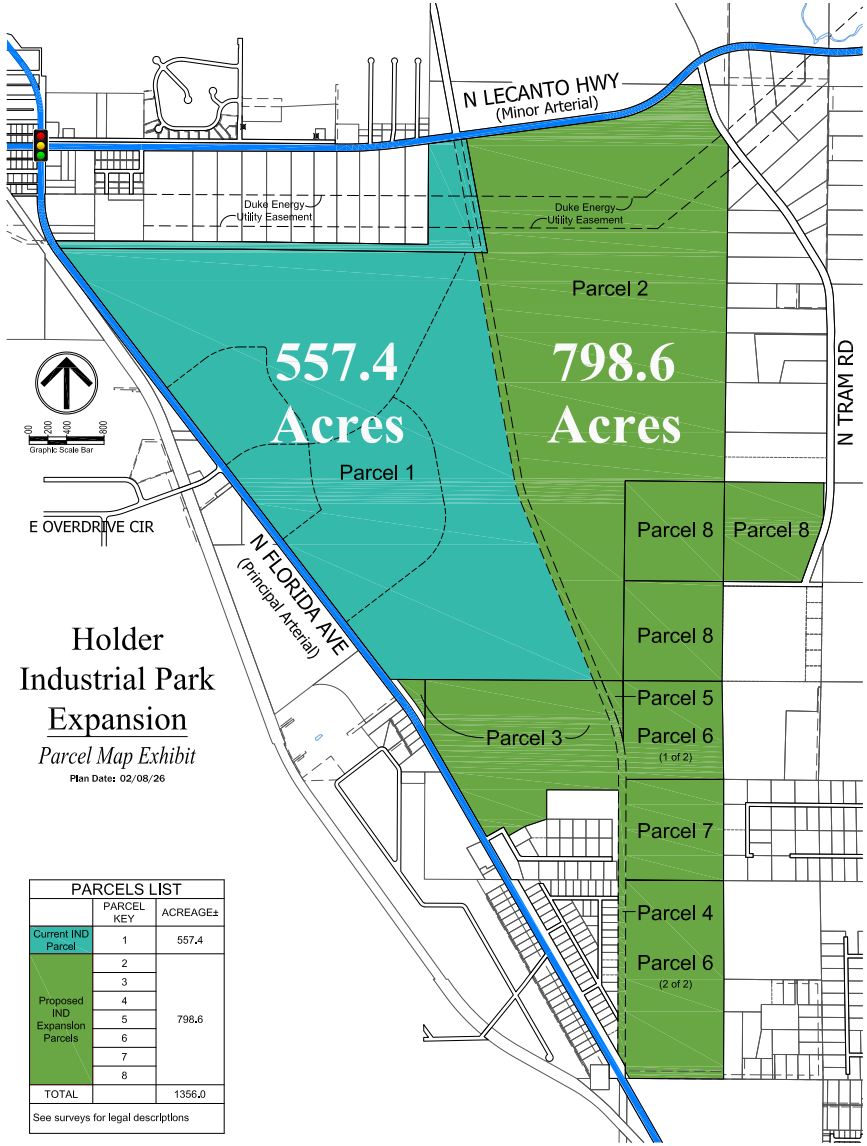
Holder Industrial Park Proposed Expansion

01 Property Information and Proposed Plan

02 Planning Analysis

03 Community Benefit

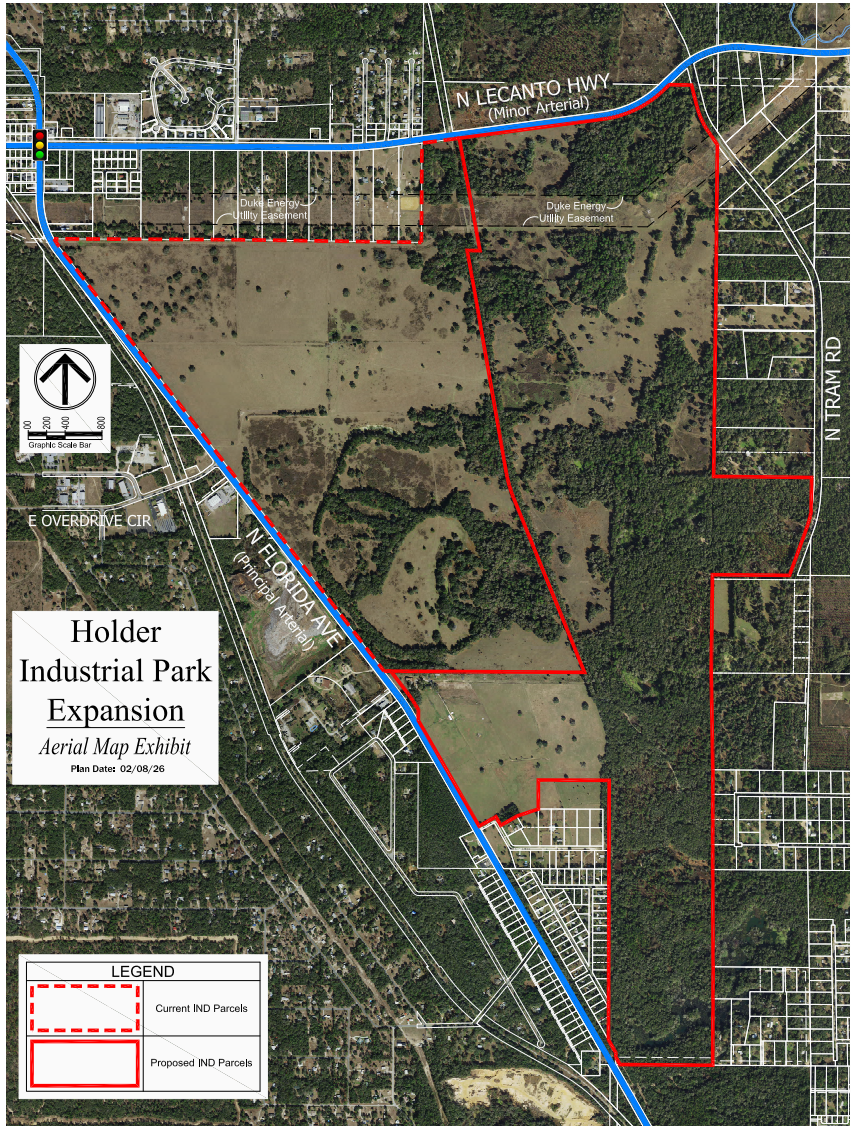
Holder Industrial Park Parcel Map



PARCELS LIST		
	PARCEL KEY	ACREAGE±
Current IND Parcel	1	557.4
Proposed IND Expansion Parcels	2	798.6
	3	
	4	
	5	
	6	
	7	
	8	
TOTAL		1356.0
See surveys for legal descriptions		

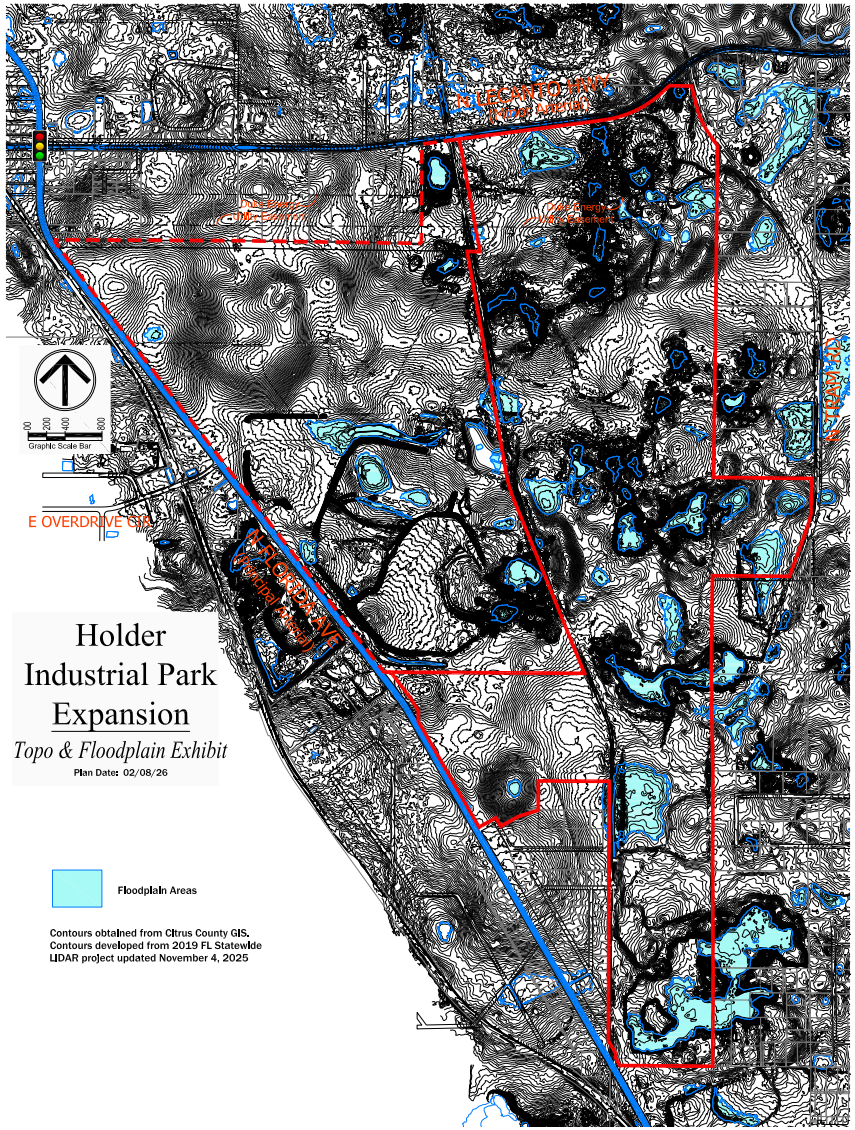
- Current Holder Industrial Park = 557.4 Acres
- Proposed Holder Industrial Park Expansion = 798.6 Acres
- Proposed Total Industrial Park = 1,356 Acres +/-

Holder Industrial Park Aerial Map



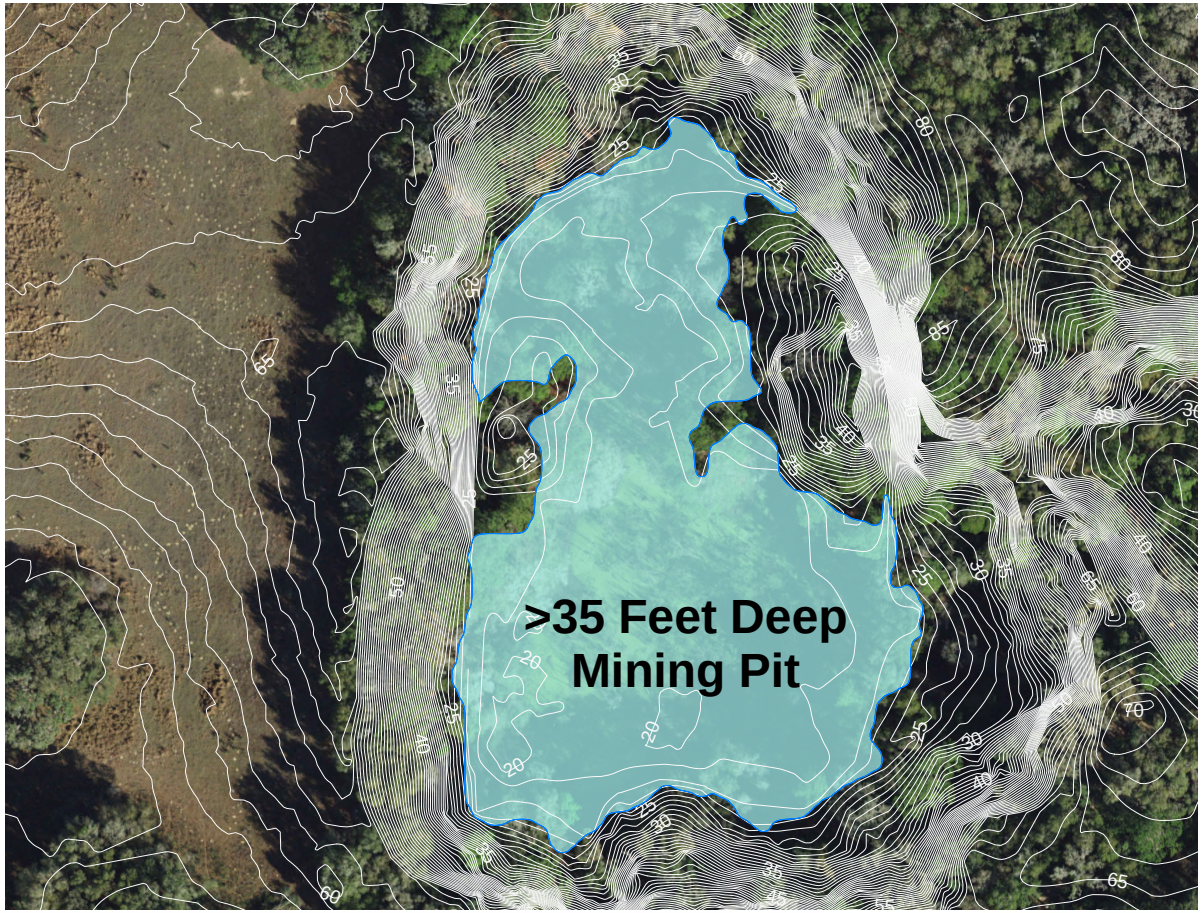
- Pasture Areas
- Wooded Areas
- Remnant Mine Pits & Spoil Banks
- Existing & Proposed IND areas are adjacent to Principal and Minor Arterial Roadways

Holder Industrial Park
Topo & Floodplain



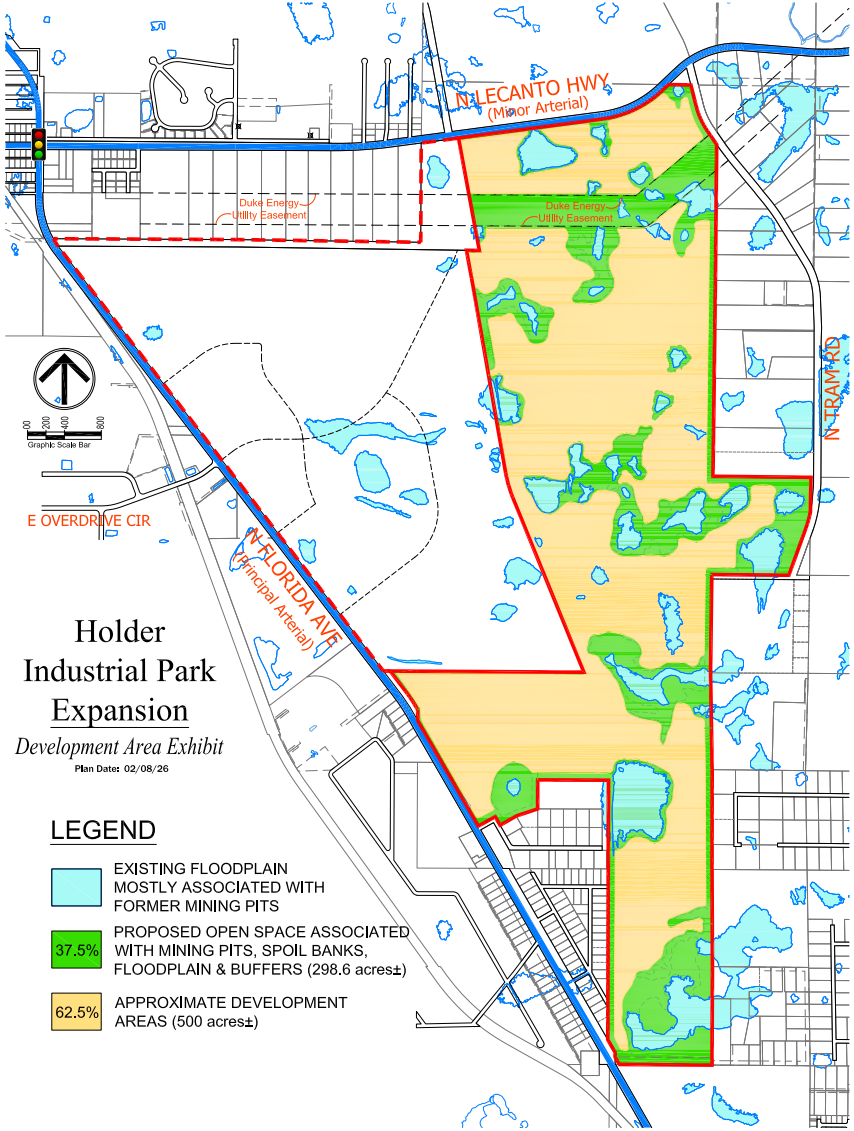
- Most floodplain areas are associated with historic mining pits

Holder Industrial Park
Typical Mining Pit



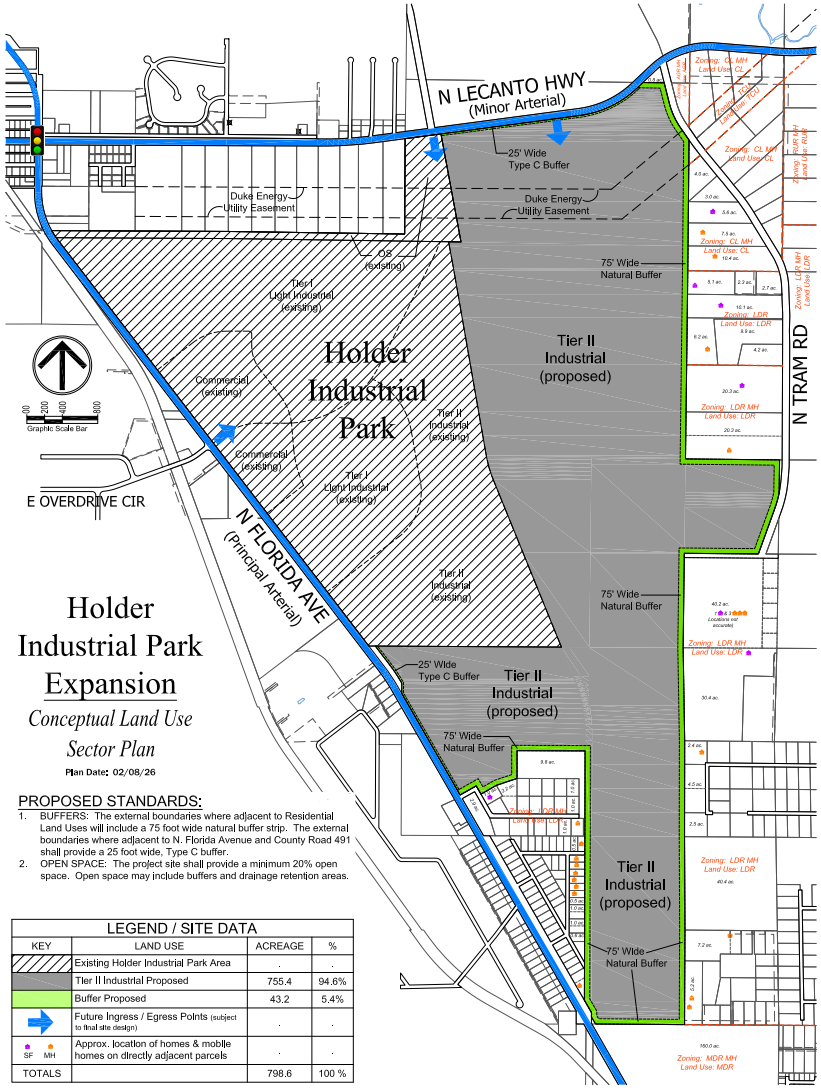
- May provide significant open space
- May provide significant tree preservation areas

Holder Industrial Park Development Areas



- 37.5% of site shown as Open Space
- Open Space & Buffers will provide substantial tree preservation

Holder Industrial Park Conceptual Land Use Sector Plan



PROPOSED STANDARDS:

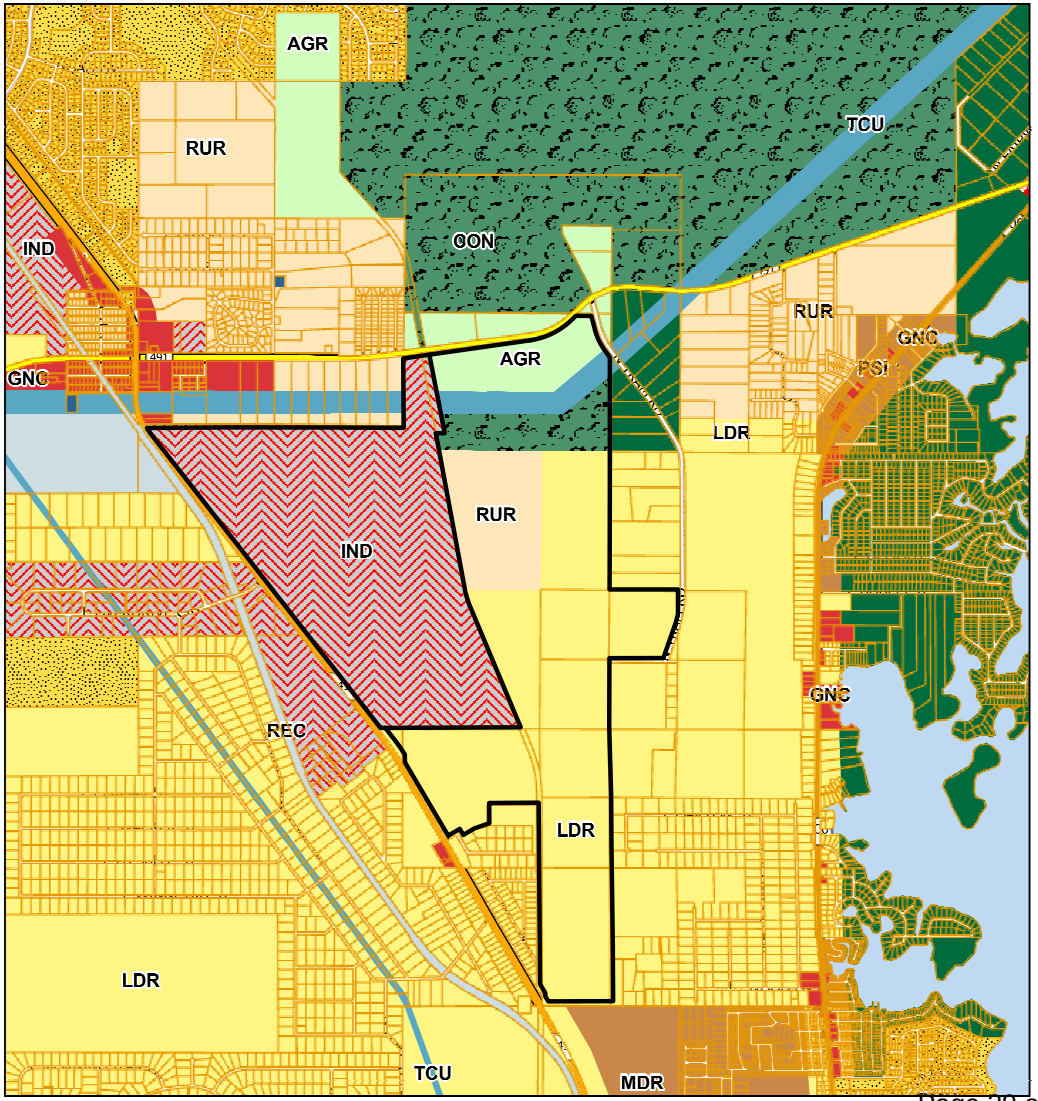
1. BUFFERS: The external boundaries where adjacent to Residential Land Uses will include a 75 foot wide natural buffer strip. The external boundaries where adjacent to N. Florida Avenue and County Road 491 shall provide a 25 foot wide, Type C buffer.
2. OPEN SPACE: The project site shall provide a minimum 20% open space. Open space may include buffers and drainage retention areas.

LEGEND / SITE DATA

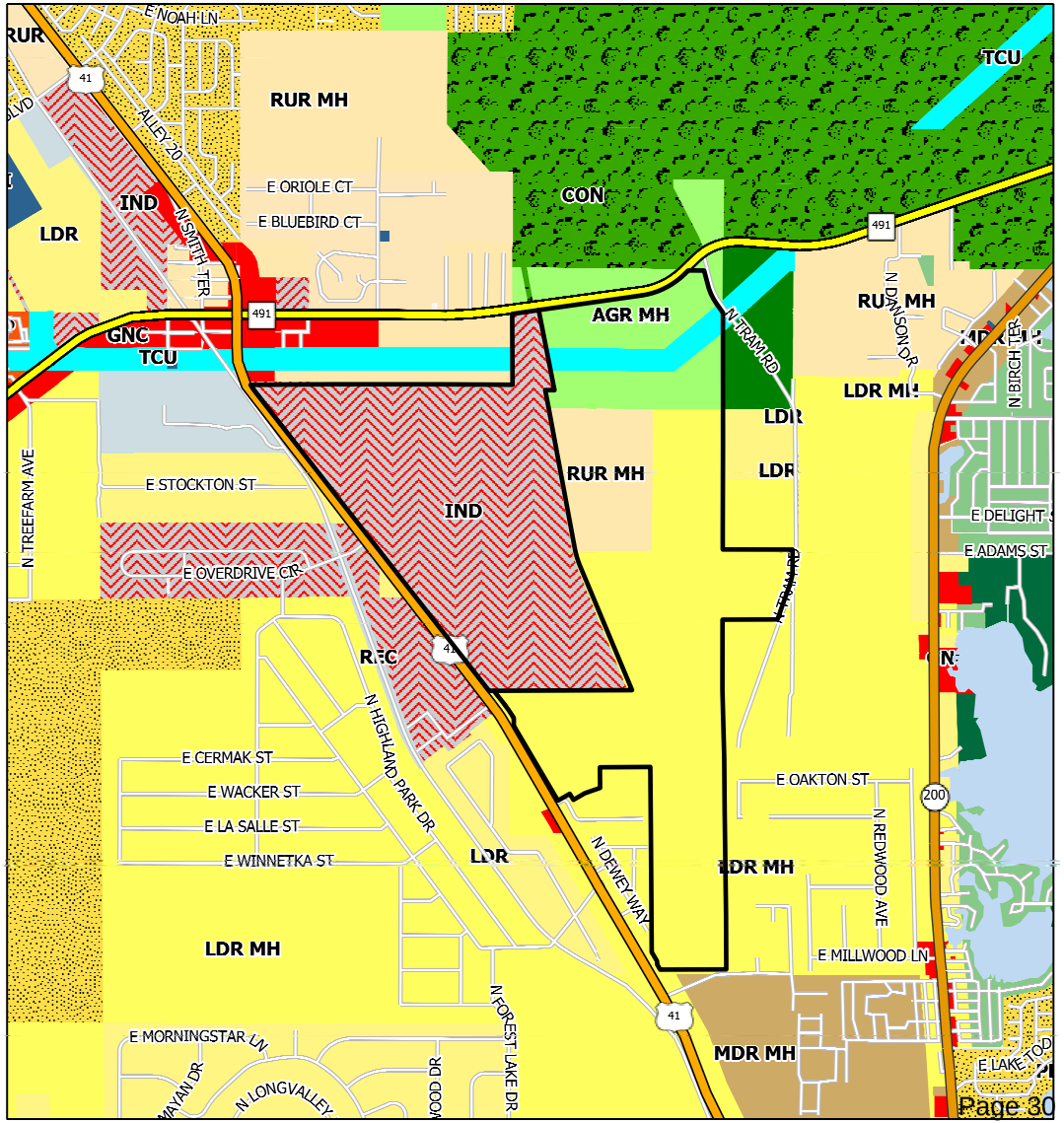
KEY	LAND USE	ACREAGE	%
	Existing Holder Industrial Park Area	.	.
	Tier II Industrial Proposed	755.4	94.6%
	Buffer Proposed	43.2	5.4%
	Future Ingress / Egress Points (subject to final site design)	.	.
SF MH	Approx. location of homes & mobile homes on directly adjacent parcels	.	.
TOTALS		798.6	100 %

- Expansion of Tier II Industrial Development Area
- Provides 75’ wide natural buffers where adjacent to residential uses
- Provides a minimum 20% open space

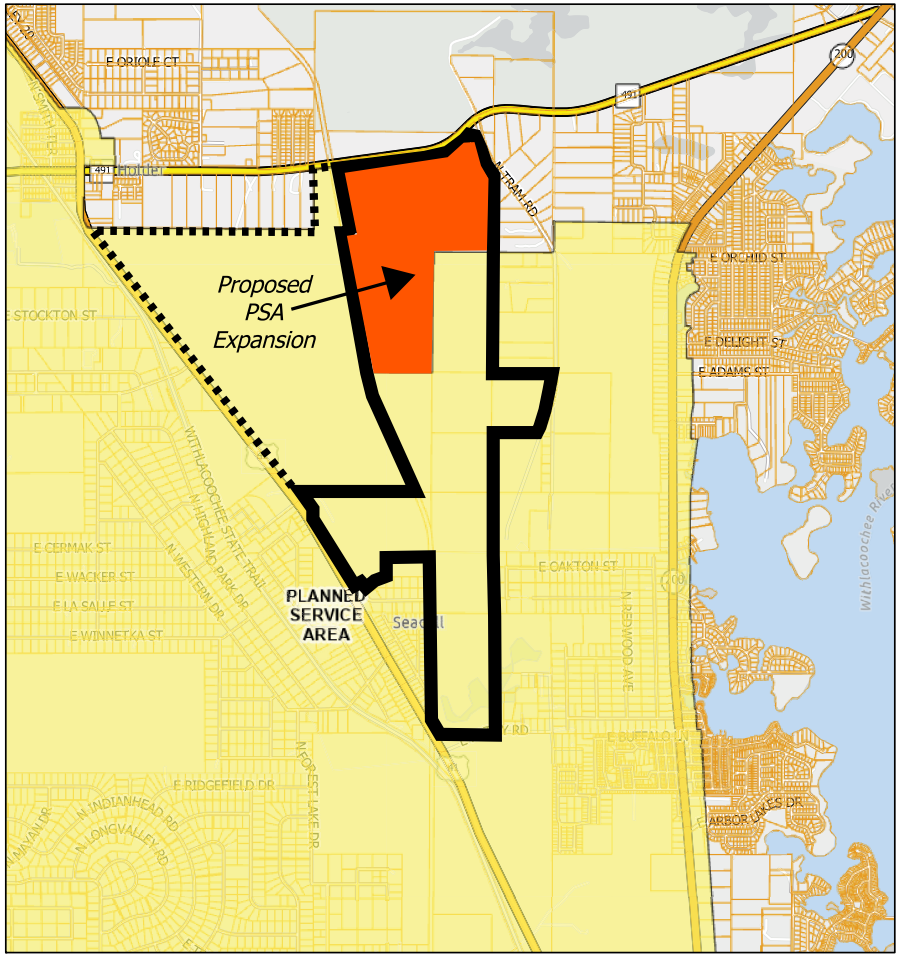
Existing Future Land Use Map



Existing Zoning Map



Proposed Planned Service Area Map



11/21/2025, 10:24:47 AM

EXISTING PSA

Lots

PROPOSED PSA EXPANSION

1:36,112

0 0.25 0.5 1 mi

0 0.42 0.85 1.7 km

Citrus County GIS Division, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Holder Industrial Park Planning Analysis

Economic Development Aspects of HIP

- Site readiness has created several potential prospects - causing the need for the proposed expansion
- Better paying jobs for residents have long been a strategic goal for the county
- HIP positions us to compete with adjacent counties for economic development and job creation

Holder Industrial Park Planning Analysis

Buffers Exceeding County Requirements Improving Compatibility

- All proposed lands in this application are proposed for IND land use
- The Holder Industrial Park (HIP) Subarea Plan Policy 17.36.5 regulates the buffer requirements to minimize any potential offsite impacts
- The Conceptual Land Use Sector Plan provides a 75 foot wide natural buffer along common boundaries adjacent to residential land uses

Holder Industrial Park Planning Analysis

Consistency with The Comp Plan Future Land Use Element

- Consistency is met through the proposed application revisions to the adopted policies of Objective 17.36 HIP Subarea Plan
- Expansion of the PSA is limited to match the land ownership. 70% of the subject property is already within the PSA (Consistency with Objective 17.2, Policies 17.2.3 – 17.2.5 and 17.2.14 – 17.2.15 of the Comp Plan regarding PSA adjustments)
- The Holder Industrial Park (HIP) Subarea Plan Policy 17.36.5 regulates the buffer requirements to minimize any potential offsite impacts and ensures consistency with Comp Plan Future Land Use Element Objective 17.15 and specifically Policy 17.15.9

Holder Industrial Park Planning Analysis

Consistency with Economic Development Element

- This project is consistent with and helps to implement the Economic Development Element, specifically Objectives 22.2 and 22.5, more particularly Policies 22.2.2, 22.2.5 and 22.5.2 and 22.5.5

- Cited references facilitate business development and economic growth

Holder Industrial Park
Planning Analysis

Consistency with other County Comp Plan Elements and Policies

- This application furthers the adopted Private Property Rights Element of the Comp Plan, Goal 11, Objective 11.1 and attendant supporting 4 policies.

- Considering the historical use of this property for mining, the proposed use will provide a much enhanced land use with strong potential for future contemporary industrial land uses.

Holder Industrial Park
Planning Analysis

What is Compatability?

- Compatibility by State Law means “a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time, such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition”
- The proposed 75’ wide natural buffers within the expansion area ensures that compatibility is satisfied
- The approved 2019 HIP application was found to be compatible with very similar abutting land uses on the north and south boundaries

Holder Industrial Park Planning Analysis

Why a Sector Plan?

- The use of a Land Use Sector Plan adopted into the Comp Plan and the revised policies proposed provides a much higher degree of security to address any associated impacts and as such applies throughout the HIP properties once adopted.

- This method provides assurance that changes cannot be made easily. This is a large-scale amendment as would be any future change, so this requires a higher degree of review by state and regional agencies as well.

Holder Industrial Park Subarea Plan Text Revision Highlights

Policy 17.36.1:

- Removes residential from Tier II
- Change of density from 8 to 12 units per acre is restricted to HIP I by Subarea Text only to achieve better affordable work force housing

Holder Industrial Park Subarea Plan Text Revision Highlights

Policy 17.36.3:

- Add Information Processing and Data Center Utilities and Data Storage as allowable uses within HIP Tier I and HIP Tier IIA and IIB

Policy 17.36.5:

- References Tier IIB setbacks and buffers in accordance with Exhibit B map

Holder Industrial Park Subarea Plan Text Revision Highlights

Policy 17.36.6 Utilities:

- Replace current text with the requirement that “All development in HIP shall be be serviced by Central Water and Sewer, Electrical substations are authorized in all Tier categories”

Policy 17.36.9 Planned Service Area Amendment:

- Amends PSA boundary to match the proposed application area

Holder Industrial Park Subarea Plan Text Revision Highlights

Policy 17.36.10 Transportation:

- Allows three access points. Two on CR 491 and one on US 41
- The owner / developer of HIP shall dedicate sufficient ROW for a 200 foot wide corridor at the time of expansion of US 41 and CR 491
- Onsite shared drainage uses for the noted roadway expansion projects shall be considered if viable

Holder Industrial Park Subarea Plan Text Revision Highlights

Policy 17.36.11 Prohibited Land Use:

- Mining and Excavation added as a prohibited land use in IND Tiers I and II

Holder Industrial Park
Community Benefit

- Infrastructure Assessment
- Highest and Best Land Use
- Target Industries
- Local Economic Impact
- Nuisance Protections
- Project Competitiveness



Holder Industrial Park
Infrastructure Assessment

- Transportation Assets
- Ingress/Egress Improvements
- Water and Sewer Capacity Improvements
- Potential for Fiber Expansion
- High Electric Capacity

Highest and Best Land Use

- Alignment with quality job producing projects and sustainable tax revenues
- Industrial land use suitability factors
- Limited heavy intensity based on industry targets
- Consistent with Comp Plan/Economic Development objectives
- Concentrates industrial demand in the most appropriate location
- Compatibility achieved through standards and site design requirements

Target Industry Sectors

- HIP supports a mix of higher-wage tech and workforce manufacturing/logistics
- Primary: Data Centers and Cloud Infrastructure, Cold Storage
- Secondary: Medical Device Manufacturing, Aerospace/ Defense Electronics Manufacturing, Fabricated Metal Product Manufacturing
- Adequate development acres for multi-tenant park
- Potential for commercial and retail amenities

Holder Industrial Park
Local Economic Impact

- Land use aligned for quality jobs
- Diversifies economy and tax base
- Economic impact modeling indicates high number of jobs, higher wages, and strong tax revenue growth

Five Target Industry Location Fulfillment

2-year Construction, 10-year Operations

Total Construction Jobs	2,450
Total Company Jobs	825
Total Construction Indirect Jobs	778
Total Company Jobs Indirect Jobs	117
Total Direct and Indirect Construction Jobs	3,228
Total Company Direct and Indirect Jobs	942
Total Jobs	4,170
Total Local Taxes	$4,878,746
Total State Taxes	$4,469,341
Total Taxes	$9,348,087
Estimated Property Taxes (10 yrs)#	$105,476,953
Estimated Sales Taxes-State only-construction w/o exemptions#	$37,500,000

Holder Industrial Park

Nuisance Protections

- Prohibited-use list removes highest-nuisance activities
- Required perimeter buffers (natural vegetated screening)
- Stormwater controls (ponds, treatment, managed discharge)
- Truck access/routing managed through design

Project Competitiveness

- Rare large-acreage, infrastructure-served industrial opportunity
- Entitlement certainty is critical for site-selection shortlists
- Rezoning uncertainty can eliminate HIP from consideration early in site selection process
- Predictable subarea framework supports faster, cleaner project wins
- Tremendous opportunity cost for failing to fully level economic benefits from HIP development

Holder Industrial Park

Community Benefit









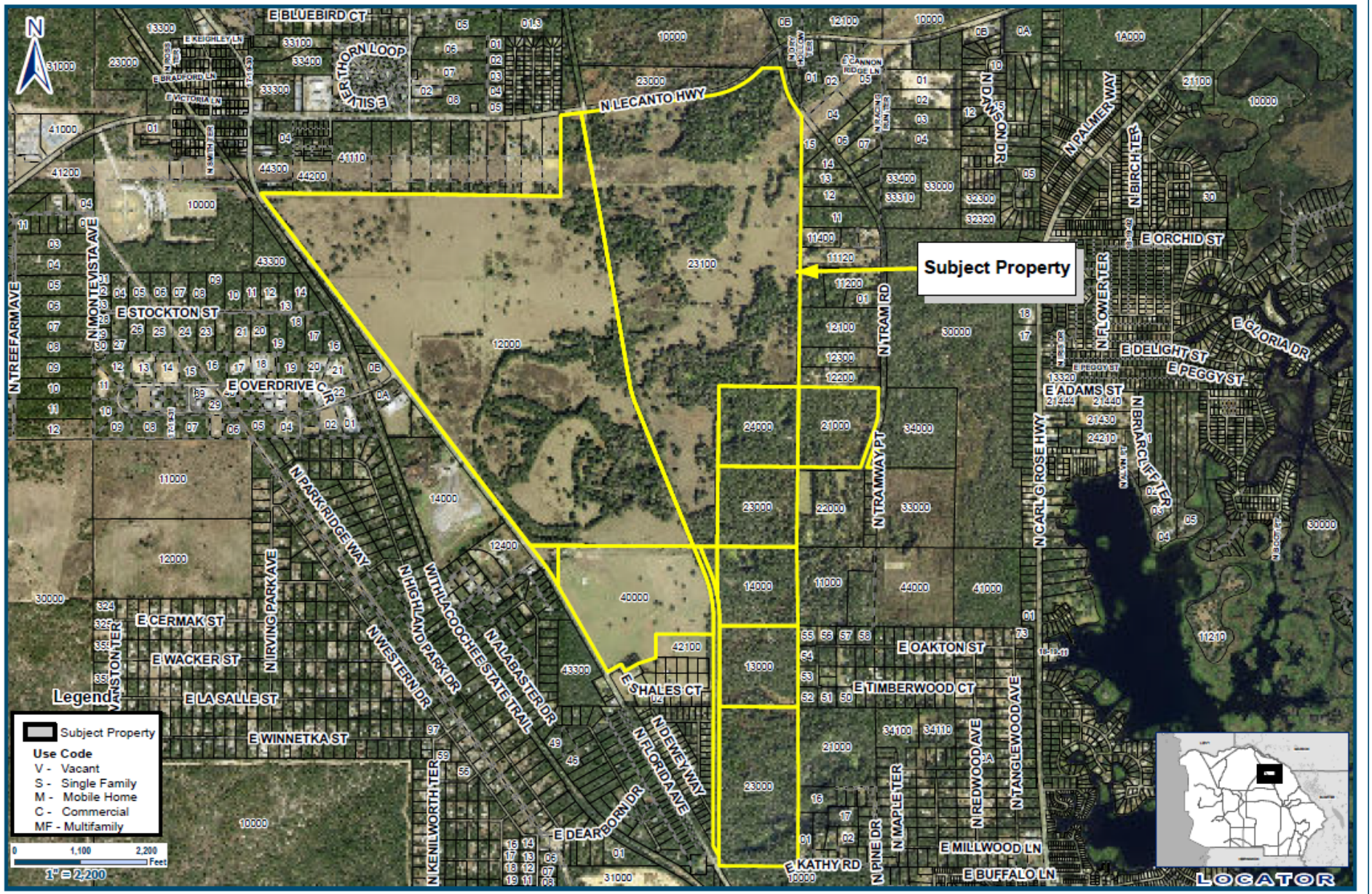


Discussion

CPA/AA/PUD2025-00013



Atty. Sidney F. Ansbacher for Deltona Corp.



Application #: CPA-AA-2025-00013	**Applicant: Attorney Sidney F. Ansbacher for the Deltona Corporation**
Proposal: Amend & expand a Subarea Plan (Holder Industrial Park)	**Location: 6651, 5631, 5645, 5619 N Florida Ave Hernando 7062, 6176, 6080 N Tram Rd Hernando 2555 E Kathy Rd Hernando**
LDC Atlas: AGR-MH; LDR-MH; RUR-MH; and TCU	**S-T-R - 02-21-20**

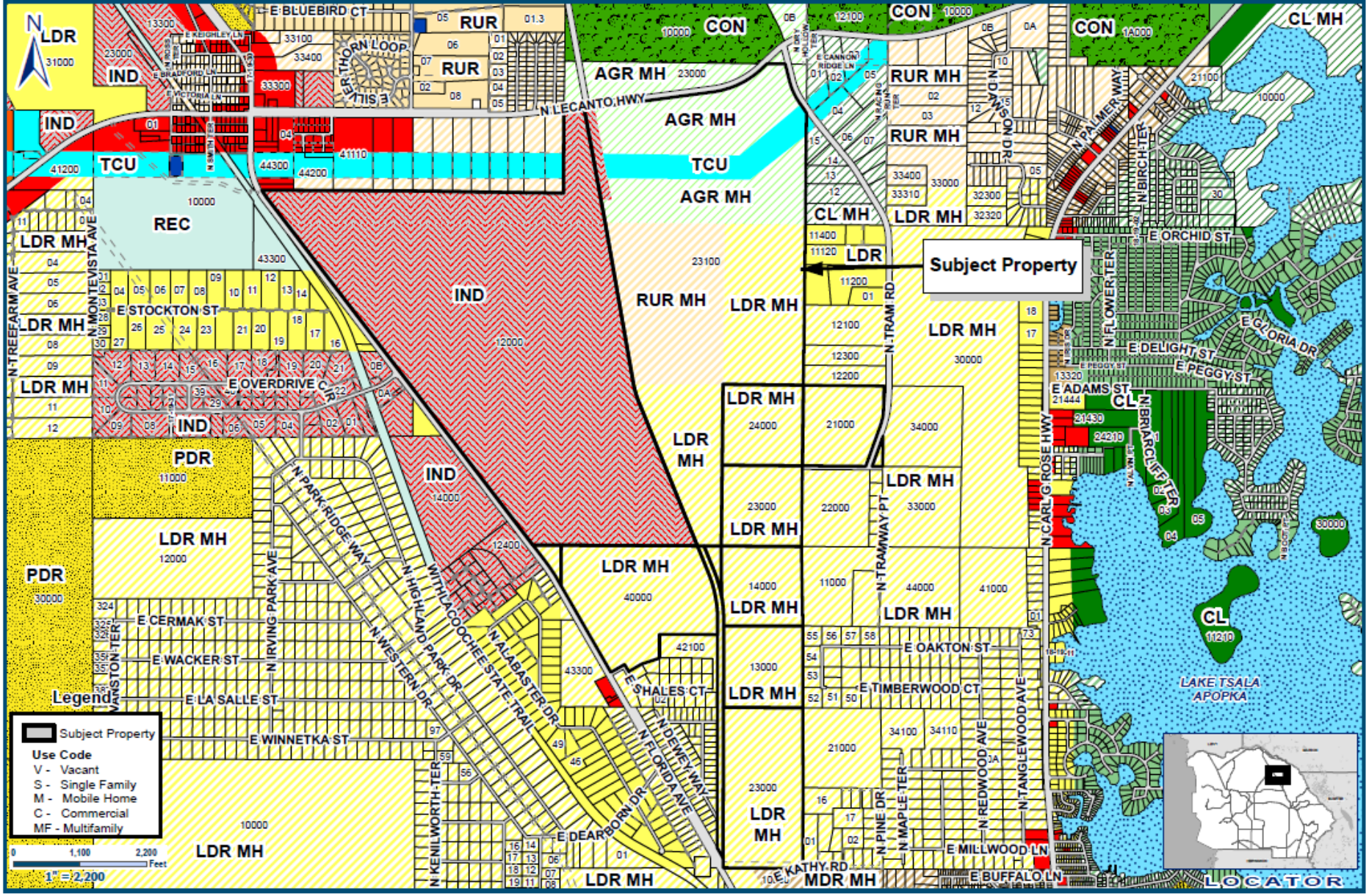
Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : Susan O'Connell
Date: January 20, 2026
Source: Enterprise Geodatabase
Map Number: CPAAA202500013Aerial

This information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide content that is accurate and complete as of the date it is printed. However, all information provided must be independently verified by the user.

Citrus County shall not be liable for any claims, demands, or losses of any kind in connection with the use of this information, including but not limited to, damages or losses caused by reliance upon the accuracy or timeliness of this information and the viewing, copying, or distributing of these materials.



Application #: CPA-AA-2025-00013	Applicant: Attorney Sidney F. Ansbacher for the Deltona Corporation	Geographic Information Systems
Proposal: Amend & expand a Subarea Plan (Holder Industrial Park)	Location: 6651, 5631, 5645, 5619 N Florida Ave Hernando 7062, 6176, 6080 N Tram Rd Hernando 2555 E Kathy Rd Hernando	Prepared By : Susan O'Connell Date: January 20, 2026 Source: Enterprise Geodatabase Map Number: CPAAA202500013Zoning
LDC Atlas: AGR-MH; LDR-MH; RUR-MH; and TCU	S-T-R - 02-21-20	Cynthia P. Skelhorn Director



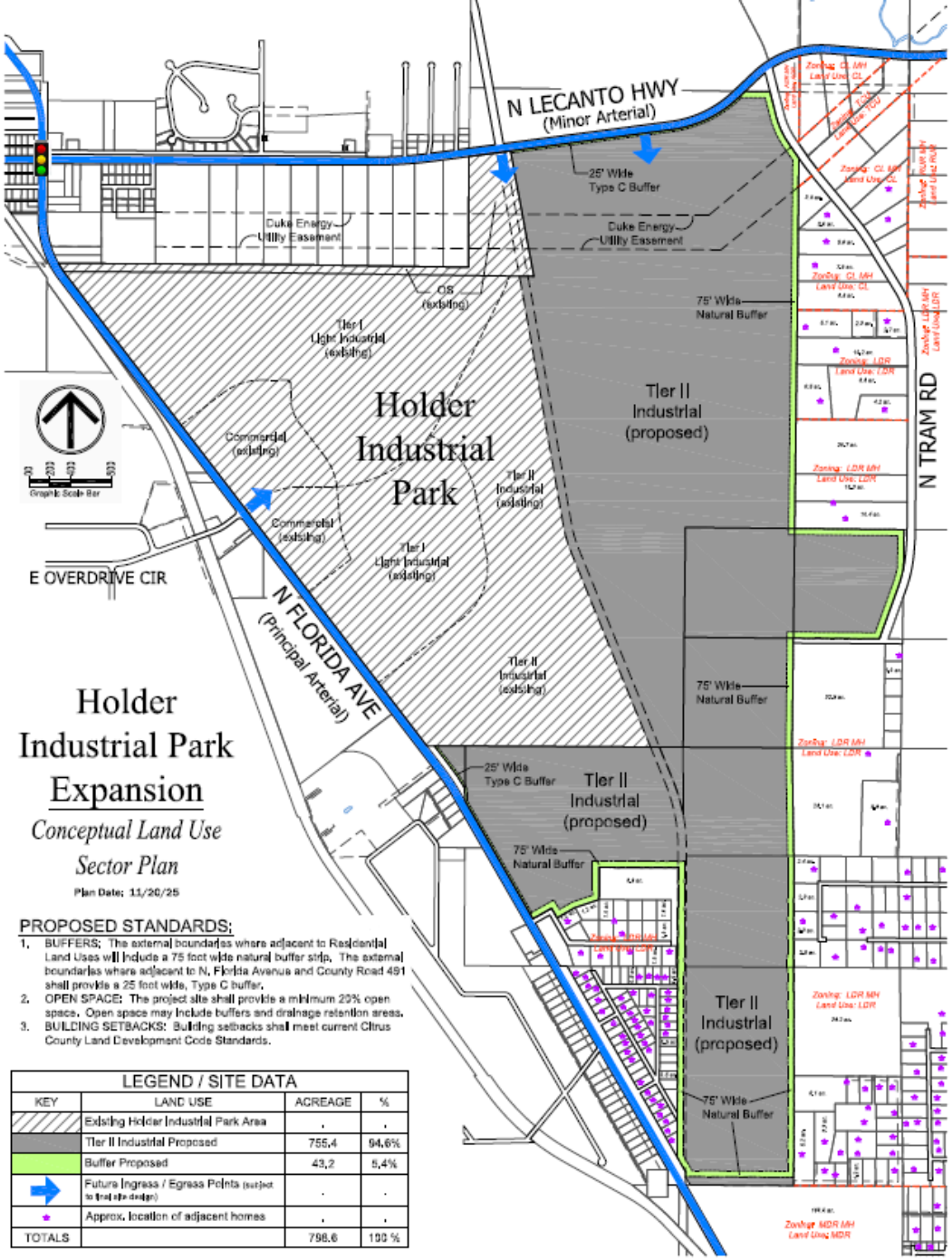












Holder Industrial Park Expansion

Conceptual Land Use

Sector Plan

Plan Date: 11/20/25

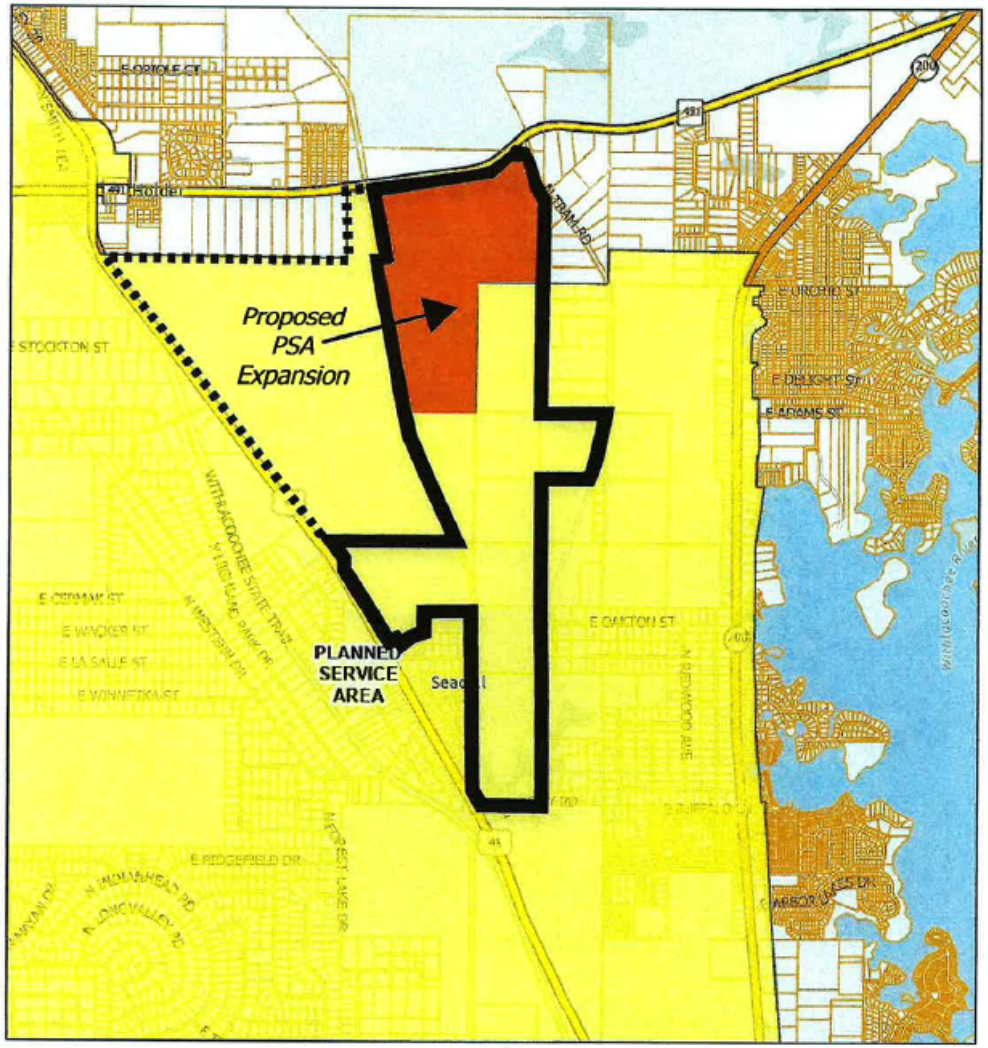
PROPOSED STANDARDS:

1. BUFFERS: The external boundaries where adjacent to Residential Land Uses will include a 75 foot wide natural buffer strip. The external boundaries where adjacent to N. Florida Avenue and County Road 491 shall provide a 25 foot wide, Type C buffer.
2. OPEN SPACE: The project site shall provide a minimum 20% open space. Open space may include buffers and drainage retention areas.
3. BUILDING SETBACKS: Building setbacks shall meet current Citrus County Land Development Code Standards.

LEGEND / SITE DATA			
KEY	LAND USE	ACREAGE	%
	Existing Holder Industrial Park Area	.	.
	Tier II Industrial Proposed	755.4	94.6%
	Buffer Proposed	43.2	5.4%
	Future Ingress / Egress Points (subject to final site design)	.	.
	Approx. location of adjacent homes	.	.
TOTALS		798.6	100 %

PLANNED SERVICE AREA

ATTACHMENT 8



11/21/2025, 10:24:47 AM

1:36,112

0 0.25 0.5 1 mi

0 0.42 0.85 1.7 km

EXISTING PSA

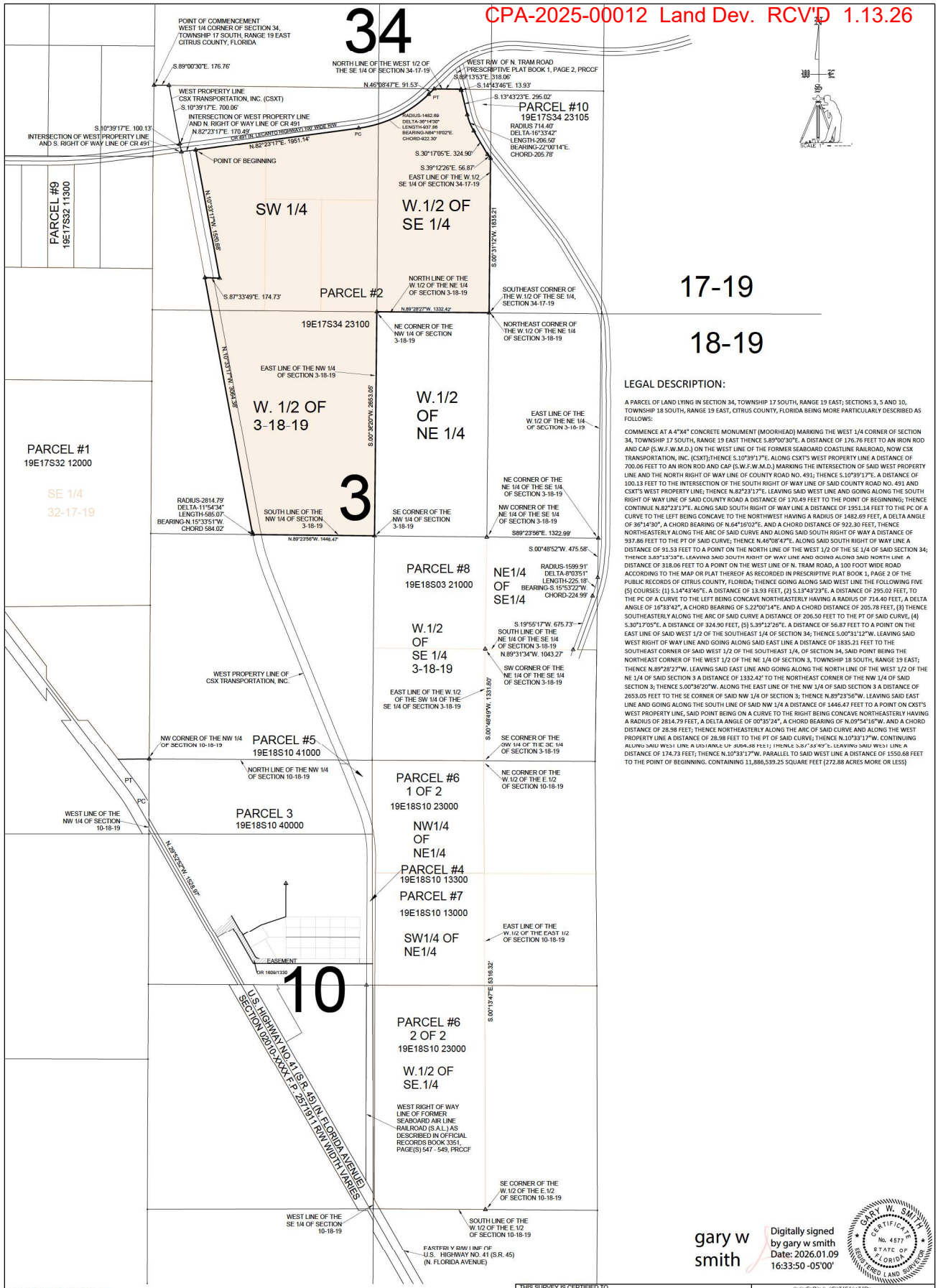
Lots

PROPOSED PSA EXPANSION

Citrus County GIS Division, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Citrus County

Esri Community Maps Contributors, Citrus County GIS Division, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 17 SOUTH, RANGE 19 EAST; SECTIONS 3, 5 AND 10, TOWNSHIP 18 SOUTH, RANGE 19 EAST, CITRUS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"X4" CONCRETE MONUMENT (MOORHEAD) MARKING THE WEST 1/4 CORNER OF SECTION 34, TOWNSHIP 17 SOUTH, RANGE 19 EAST THENCE S.89°00'30"E. A DISTANCE OF 176.76 FEET TO AN IRON ROD AND CAP (S.W.F.W.M.D.) ON THE WEST LINE OF THE FORMER SEABOARD COASTLINE RAILROAD, NOW CSX TRANSPORTATION, INC. (CSXT);THENCE S.10°39'17"E. ALONG CSXT'S WEST PROPERTY LINE A DISTANCE OF 700.06 FEET TO AN IRON ROD AND CAP (S.W.F.W.M.D.) MARKING THE INTERSECTION OF SAID WEST PROPERTY LINE AND THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 491; THENCE S.10°39'17"E. A DISTANCE OF 100.13 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAID COUNTY ROAD NO. 491 AND CSXT'S WEST PROPERTY LINE; THENCE N.82°23'17"E. LEAVING SAID WEST LINE AND GOING ALONG THE SOUTH RIGHT OF WAY LINE OF SAID COUNTY ROAD A DISTANCE OF 170.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.82°23'17"E. ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 1951.14 FEET TO THE PC OF A CURVE TO THE LEFT BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1482.69 FEET, A DELTA ANGLE OF 36°14'30", A CHORD BEARING OF N.64°16'02"E. AND A CHORD DISTANCE OF 922.30 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 937.86 FEET TO THE PT OF SAID CURVE; THENCE N.46°08'47"E. ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 91.53 FEET TO A POINT ON THE NORTH LINE OF THE WEST 1/2 OF THE SE 1/4 OF SAID SECTION 34; THENCE S.89°13'53"E. LEAVING SAID SOUTH RIGHT OF WAY LINE AND GOING ALONG SAID NORTH LINE A DISTANCE OF 318.06 FEET TO A POINT ON THE WEST LINE OF N. TRAM ROAD, A 100 FOOT WIDE ROAD ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PRESCRIPTIVE PLAT BOOK 1, PAGE 2 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE GOING ALONG SAID WEST LINE THE FOLLOWING FIVE (5) COURSES: (1) S.14°43'46"E. A DISTANCE OF 13.93 FEET, (2) S.13°43'23"E. A DISTANCE OF 295.02 FEET, TO THE PC OF A CURVE TO THE LEFT BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 714.40 FEET, A DELTA ANGLE OF 16°33'42", A CHORD BEARING OF S.22°00'14"E. AND A CHORD DISTANCE OF 205.78 FEET, (3) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 206.50 FEET TO THE PT OF SAID CURVE, (4) S.30°17'05"E. A DISTANCE OF 324.90 FEET, (5) S.39°12'26"E. A DISTANCE OF 56.87 FEET TO A POINT ON THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34; THENCE S.00°31'12"W. LEAVING SAID WEST RIGHT OF WAY LINE AND GOING ALONG SAID EAST LINE A DISTANCE OF 1835.21 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE SOUTHEAST 1/4, OF SECTION 34, SAID POINT BEING THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 18 SOUTH, RANGE 19 EAST; THENCE N.89°28'27"W. LEAVING SAID EAST LINE AND GOING ALONG THE NORTH LINE OF THE WEST 1/2 OF THE NE 1/4 OF SAID SECTION 3 A DISTANCE OF 1332.42' TO THE NORTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 3; THENCE S.00°36'20"W. ALONG THE EAST LINE OF THE NW 1/4 OF SAID SECTION 3 A DISTANCE OF 2653.05 FEET TO THE SE CORNER OF SAID NW 1/4 OF SECTION 3; THENCE N.89°23'56"W. LEAVING SAID EAST LINE AND GOING ALONG THE SOUTH LINE OF SAID NW 1/4 A DISTANCE OF 1446.47 FEET TO A POINT ON CXST'S WEST PROPERTY LINE, SAID POINT BEING ON A CURVE TO THE RIGHT BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2814.79 FEET, A DELTA ANGLE OF 00°35'24", A CHORD BEARING OF N.09°54'16"W. AND A CHORD DISTANCE OF 28.98 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE WEST PROPERTY LINE A DISTANCE OF 28.98 FEET TO THE PT OF SAID CURVE; THENCE N.10°33'17"W. CONTINUING ALONG SAID WEST LINE A DISTANCE OF 3084.38 FEET; THENCE S.87°33'49"E. LEAVING SAID WEST LINE A DISTANCE OF 174.73 FEET; THENCE N.10°33'17"W. PARALLEL TO SAID WEST LINE A DISTANCE OF 1550.68 FEET TO THE POINT OF BEGINNING. CONTAINING 11,886,539.25 SQUARE FEET (272.88 ACRES MORE OR LESS)

gary w smith

Digitally signed by gary w smith
Date: 2026.01.09 16:33:50 -05'00'

GARY W. SMITH CERTIFICATE No. 4577 STATE OF FLORIDA REGISTERED LAND SURVEYOR

GENERAL NOTES:

1. THIS IS A SKETCH AND DESCRIPTION PREPARED AS REQUESTED. THIS IS NOT A SURVEY.
2. HORIZONTAL COORDINATE VALUES REFLECT FLORIDA STATE PLANE COORDINATES WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), ADJUSTMENT OF 1999. BEARINGS AND DISTANCES INDICATED ARE GRID.
3. REFERENCE MATERIAL USED BUT NOT LIMITED TO ARE: THE TOWNSHIP MAPS FOR TOWNSHIP 17 SOUTH, RANGE 19 EAST AND TOWNSHIP 18 SOUTH RANGE 19 EAST AS PUBLISHED BY CITRUS COUNTY, DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING, SURVEY SECTION; FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER RECORDS PUBLISHED BY LAND BOUNDARY INFORMATION SYSTEM (LABINS); OFFICIAL RECORDS OF CITRUS COUNTY, FLORIDA ; SUBDIVISION MAPS OR PLAT AND PRESCRIPTIVE ROAD PLAT FOR N. TRAM ROAD AS PUBLISHED BY THE CITRUS COUNTY CLERKS OFFICE; RIGHT OF WAY MAP OF U.S. HIGHWAY NO. 41 (S.R. 45) AS PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION AND RIGHT OF WAY MAP FOR STATE ROAD NO. 491 AS PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION THEN TRANSFERRED TO CITRUS COUNTY ON NOVEMBER 13, 1978, RECORDED IN ROAD PLAT BOOK 1, PAGE 8, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
4. ALL PARCELS, LOTS OR TRACTS WERE TRANSLATED AND ROTATED TO FIT THE HORIZONTAL POSITION OF COMMON LINES WITH THE PUBLISHED TOWNSHIP MAPS AND RIGHT OF WAY MAP OF U.S. HIGHWAY NO. 41.

THIS SURVEY IS CERTIFIED TO
CLARK A. STILLWELL, LLC

JOB No.	25-149
DRAW BY:	GWS
MAP DATE:	11/11/2025
SCALE:	1"=500'
SHEET No.	
FIELD DATE:	
FIELD BOOK:	
PAGES:	
SEC. TWP. RNG.	

Anderson Specialty Services, Inc.
9200 East Orange Avenue
Floral City, Florida 34436
(352) 220-0146
BUSINESS LICENSE No. LB 8156

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREIN DESCRIBED LAND SURVEY AND PLAT ARE TRUE AND CORRECT AND WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THRU 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATED THIS 9th DAY OF JANUARY, 2026

GARY W SMITH, REGISTERED LAND SURVEYOR
FLORIDA REGISTRATION No. 4577

THIS SURVEY INVALID UNLESS EMBOSSED WITH A SURVEYORS IMPRESSION SEAL FOR PAPER COPIES OR DIGITAL SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE FOR ELECTRONIC COPIES.

LEGEND OF SYMBOLS AND ABBREVIATIONS

Δ = DESCRIPTIVE POINT
O.R. = OFFICIAL RECORDS or OFFICIAL RECORDS BOOK
PG. = PAGE
PRCCF = PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA
C.R. OR CR = COUNTY ROAD
S.R. OR SR = STATE ROAD
R/W = RIGHT OF WAY
N. = NORTH
S. = SOUTH
E. = EAST
W. = WEST
NE = NORTHEAST
NW = NORTHWEST
SE = SOUTHEAST
SW = SOUTHWEST

Avis Marie Craig, AICP – MBA
Planning Consultant
P. O. Box 568
Lecanto, FL 34461

January 7, 2026

Sidney F. Ansbacher, Esq.
Upchurch Bailey and Upchurch
780 N. Ponce de Leon Blvd.
St. Augustine, FL 32084

RE: Planning Analysis Report for Holder Industrial Park Expansion – Citrus Co. Florida

Dear Mr. Ansbacher:

Enclosed please find my planning report as committed to by year end. I believe this is Exhibit N of the filed application for Deltona Corp, owner of above referenced property. Please see that our client is supplied with a copy as well. Thank you.

Please let me know if anything further is needed.

Sincerely,

Avis Marie Craig

Avis Marie Craig, AICP MBA
Planning Consultant

cc: Clark Stillwell, Esq.

Telephone : 352.634.2116 email: amarie02@gmail.com

Holder Industrial Park 2 Expansion

January 7,2026
Avis Marie Craig, AICP
Consulting Planner
P.O.Box 568, Lecanto, FL 34460

INTRODUCTION & BACKGROUND

The Holder Industrial Park (HIP) was first approved by Citrus County in September 2019, just before the pandemic. In the five years since, the community had to come out of the pandemic since its approval. Progress has also occurred to help prep this site for appropriate development. Utility extensions (water and sewer) have been grant-funded and both are wrapping up construction now, such that central water and sewer will soon be available to the HIP site. In addition, this location was identified by Duke Energy's Economic Development Division as the County's top site for future large-scale economic development prospects to provide jobs for Citrus County. As such, the owner, Deltona Corp., has entertained several prospects over the last few years causing the need for this expansion application.

In response, the owner is now requesting an expansion to the original site, based upon what prospects are currently seeking. This application will add 798.6 acres to the east/southeast of the original 557.4 acre previously approved HIP site. This will bring the total project site to approximately 1355.8 acres. The focus of this application will be the almost 800 acres to be known as the Holder Industrial Park (HIP) Expansion.

Opportunities to create better paying jobs for residents have long been a strategic goal for our county. At one time, when zoning was first adopted in the 1970-80s, Citrus Co. had over 18,000 acres of industrial zoned lands around the power plant in NW Citrus Co. However, in the late 1980-90s, that number was substantially reduced and current industrial acres in the adopted plan have swung the opposite direction. In my professional opinion, we found ourselves under-planned for effective recruitment of companies to diversify our economy.

It is important to note that according to Table 10-1 of the adopted Future Land Use Element, the following shrinkage of industrial acreage occurred in Citrus County over 10 years:

1995	2004	Loss of acre
464 ac	235 ac	- 229 ac

Source: Citrus Co. Comprehensive Plan, Future Land Use Element

Much of Citrus County's historical industrial lands were located west of US 19 in the flood plain, until recently with first Holder Industrial Park (HIP) application and the Inverness Airport Industrial Park located in the central ridge. Of the numbers in the above cited table 10-1, Industrial acreage was further reduced within the Port District on US 19 (as a mixed-use project).

Meadowcrest, which was originally planned as a mixed-use development including industrial land uses, has also seen those lands converted overtime to office, government and commercial uses. One portion of the former industrial area was converted to residential use. The Chronicle building was the last remaining "quasi-industrial", a newspaper printing facility within Meadowcrest, until that operation shut down and the building was recently sold. So those industrial acres are also no longer available.

The only other site, as earlier mentioned which is active, is located by the Inverness Airport and is being actively marketed for job creation, known as the Inverness Airport Industrial Park. The sites in that park are much smaller. Otherwise, there are few if any larger scale sites left in Citrus County. The two-phase HIP site can fill this void in our inventory, which had dropped to fewer than 250 acres. That is clearly not a sufficient acreage for a county of our size, intent on providing job opportunities particularly with the residential growth we have seen recently.

Regionally speaking, our immediate neighboring counties are much more aggressively promoting economic development and job creation. Levy County has historically been very active in economic development. They are now working on their 2050 plan and recognize the need to relax their grip and have over 300 acres of shovel ready sites to go to market. Hernando, Marion and Sumter Counties are all positioning themselves as well, updating their plans with horizons to 2040, 2045, and 2050 respectively, and are all ahead of Citrus. Sumter Co. alone has identified almost 4881 acres of industrial land use in their future land use plans and much of that is committed. According to the UF Bureau of Economic and Business Research (BEBR) population estimates for 2025, Sumter's population has now swelled to 119,221. It won't be long before Sumter Co. passes us and joins Hernando Co. with a 2025 population of over 200,000. Hernando

has also successfully demonstrated their skills successfully developing the Hernando Airport industrial park by the Suncoast Parkway exit at Spring Hill.

Now that the Suncoast Parkway is open and functional serving Citrus County, it provides a much-needed limited access transportation connection to Tampa Bay and the greater state. This has long been recognized as a critical driver to allow us to attract employers offering higher pay than our traditional service industries. Only the medical field has offered welcome relief on that front. Growth in the medical arena has been strongest in the central ridge Lecanto area, but again that is not industrial in nature, and it is yet another tool beyond industrial in our Citrus toolbox. Suffice it to say that today's industrial land uses are no longer smokestack polluting activities. These higher tech operations can provide jobs that are desirable prospects that Citrus County needs to court and welcome. This is where HIP can fill the niche and need.

SITE CHARACTERISTICS

The HIP Expansion site is 798.6 acres± located in four sections within Township Range 17-19 and 18-19, generally located in the SE quadrant of the US 41/CR 491 signalized intersection (see Aerial - Attachment 1). The expansion lands, like the original HIP 1 site, was a former 1890-1900s phosphate mining site and was traversed by railroad lines used to transport the hard rock phosphate extracted from the site. Once phosphate mining moved further south by the 1920s, sites from Dunnellon to Floral City fell out of use. The soil types 20, 54 and 55 on site are representative of the mining presence identified on the official USDA soils map (See Attachment 2). There appear to be several small wetland or water areas in the historical mine pits identified on the soils map for the proposed HIP expansion site, and these are labeled as 99. One is located on the southernmost boundary where the buffer is planned and an existing access easement to adjacent lands is found; the other is due west from the end of Tram Rd extending west toward US 41. Site planning and engineering around those areas will be necessary and can be accomplished according to the preliminary engineering report. Elevations range from a low of 18' to a high of 104' on the expansion site.

According to the Burrell Engineering report (see Attachment 5), the site appears to lie within a closed drainage basin, and dry retention systems can be created, based upon soil conditions at time of actual development. Given historical mining, significant regrading is expected at the time of development. Given the size of the site, utilizing good engineering practices, stormwater management can be accomplished without adverse impacts from the project and which will serve to protect adjacent properties and natural resources.

Citrus County Central Water and Sewer service is expected to serve this project given the recent extension of lines to this site above described to serve this HIP project.

SURROUNDING LAND USE AND ZONING

The new HIP expansion area is outlined in heavy bold black as shown on the FLU map of Comp Plan - Attachment 3 (3pp). According to the Citrus County Comp Plan, the site is currently predominately LDR, with one isolated block of RUR in the northern sector and then Agriculture along the south side of CR 491, then continuing S, the E/W major power transmission line is designated TCU. South of that, a small strip of Conservation exists on the private ownership lands under application (that appears to be inconsistent, as such is normally reserved to government owned lands).

All lands under application are proposed for IND land use. Neighboring properties are predominantly LDR, with a small triangle of CL to the east, and another small triangle of AG to the north and east by Tram Rd. where it intersects with CR 491. The same TCU is designated continuing eastward for the transmission line. To the immediate west is the existing HIP phase 1 and further west of US 41, both are designated IND. Otherwise, adjacent to the south and west is LDR and at our SE most point to the SE is MDR.

Attachment 4 (3 pp) is the current "zoning" under the Citrus Co. LDC Atlas, for the most mirrors the FLU comp plan map, except for the above-described FLU Conservation designation, and by LDC Atlas, is designated AGR - MH. All are proposed to be redesignated IND, as outlined in heavy black on Attachment 4 (3 pp). Remember this

IND is subject to the HIP policies of the Comp Plan expressly designed to minimize any potential offsite impacts.

As per Attachment 4, the surrounding LDC Atlas map designations to the north, east and south are LDR, RUR and AGR, all allowing Mobile Homes (MH), except for one small LDR that does not allow MHs. Again, based on the earlier application HIP 1, lands to the west are designated IND - subject to HIP policies in the Comp Plan, and then continuing west along with IND land uses further to the W across US 41. There is also RUR (MH) to the north of HIP 1 to 491.

The Conceptual Land Use Sector Plan (see Attachment 7) is very straight forward plan which calls for Tier II Industrial on the lands under application subject to a 75 ft buffer along all common boundaries with adjoining privately owned lands. Within the new lands under application, there is one new access added to CR 491, supplementing the existing two accesses of HIP 1 already approved (one to CR 491 and one to US 41). This means that there will be a total of 3 access points to serve HIP in its entirety. Tier II Land Uses are described in detail in the adopted policies of the Future Land Use Element, which have limited edits in the current application pending. Please refer to the strike-through and underlined version of changes proposed to be added to the Comp Plan policies applicable to the HIP expansion area under application (see Attachment 6).

CONSISTENCY AND COMPATIBILITY

Consistency with the adopted Comprehensive Plan is met through the proposed application revisions to the adopted policies of Objective 17.36 Holder Industrial Park (HIP) Sub Area Plan which are being amended to incorporate the new lands and by making revisions to allowable uses, the modification to the PSA, and replacement of the existing Sector Plan, by an updated Conceptual Land Use Sector Plan (dated 11/20/25). A strike-through and underline version was also provided in the 12/19/25 transmittal letter to Citrus Co. from Upchurch, Bailey and Upchurch, and is referred to as Attachment 6 of this report.

Furthermore, the revisions to the PSA exhibit incorporated, the area shown as burnt orange will infill the northern 30% portion of the expanded HIP site into the PSA running along 491 to Tram Rd (see Attachment 8). 70% of the site is already within the PSA. The requested change only incorporates this ownership and does not impose any requirements upon adjoining properties. The result is consistency with Objective 17.2, Policies 17.2.3 - 17.2.5 and 17.2.14 - 17.2.15 of the Comp Plan regarding PSA adjustments.

With the planned 75' perimeter buffer, the Sector Plan (Attachment 7) provided ensures consistency with Objective 17.15, and specifically Policy 17.15.9.

Finally, this project is consistent with and helps to implement the Economic Development Element, specifically Objectives 22.2 and 22.5, more particularly Policies 22.2.2, 22.2.5 and 22.5.2 and 22.5.5 (See Attachment 9). All references speak to facilitating business development and economic growth and job creation, which is the sole purpose of this application. All of this said, this application furthers the adopted Private Property Rights Element of the Citrus Co. Comprehensive Plan, Goal 11, Objective 11.1 and attendant supporting 4 policies. (See Attachment 10) Considering the historical use of this property for mining, the proposed use will provide a much enhanced land use with strong potential for future contemporary industrial land uses.

Compatibility is defined by the definition in F.S. 163.3164(9) in the Florida Community Planning Act of Florida which reads: "Compatibility means a condition in which land

uses or conditions can coexist in relative proximity to each other in a stable fashion over time, such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition." The 2025 phase 2 HIP Sector plan and its buffers ensure this is satisfied. It is noted that the approved 2019 HIP application and plan was found to be compatible with very similar abutting land uses on the north and south boundaries of the project.

On Attachment 7, the 11/20/25 Conceptual Land Use Sector Plan depicts the limited amount of actual adjoining developed residential homes shown as homes symbols. A total of 23 homes along over 2-3 miles of common boundary adjacency. From US 41 accessed by Shale Ct., an unpaved private road, there are 3 homes. Continuing further south, accessing US 41 via Village Place and Louie Place into the platted Golden Village subdivision, PB 8/p15, there are 6-8 homes adjoining. From Tram Road, within 3 unrecorded subdivisions; 3 homes are found within River Oaks Properties unrecorded subdivision, 5 homes exist within John K Dawson, unrecorded subdivision, and 1 home in Richard Malsnee unrecorded subdivision. Finally accessed from SR 200, in Tanglewood, a platted subdivision as PB 7/ P 111, there are 2 homes, and finally also from SR 200, 1 home in Apache Shores unrecorded subdivision. Of the total 23 homes, almost 1/2 are located from the US 41 accesses.

Out of respect for adjacent homeowners, this is the reason for the commitment to the denoted extensive 75' buffer along the entire perimeter of the new site to protect all the adjoining residents. This buffer is substantially comprised of existing densely wooded lands. Only in areas where vegetation is not dense enough to provide effective screening and buffering, will a planted buffer be provided, and so HIP will meet or exceed the county's Land Development Code. Finally, it should be noted that many of the adjoining lands are also heavily wooded and are larger lots which simply enhances the visual and other protections.

Because the anticipated end user of HIP expansion may be a single operation, the need for a formal PUD application was deemed redundant and unnecessary, given the safeguards built into the adopted HIP comp plan policies. Please note the restricted list of IND uses not allowed are currently adopted and have been added to in this

comprehensive plan amendment (See revised policy 17.36.3 *2.* and *3.* Note esp. Tier IIA and IIB- see Attachment 6). This ensures that what would traditionally be defined as heavy industry can never be developed within HIP.

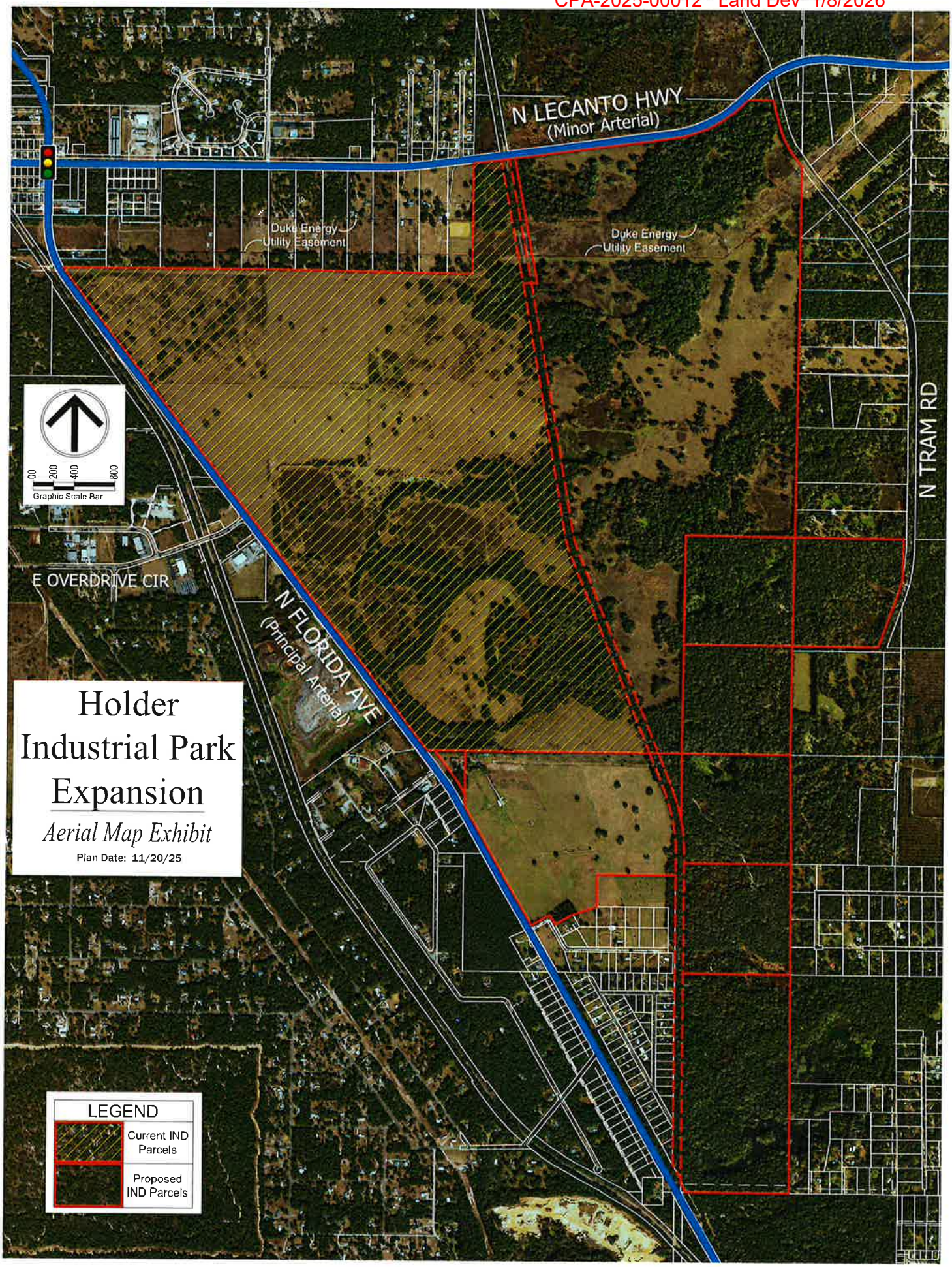
CONCLUSIONS

The use of a Comprehensive Plan Land Use Sector Plan, dated 11/20/25 (Attachment 7) adopted into the Comp Plan, and the revised policies as reflected in Attachment 6, this proposal provides a much higher degree of security to address any associated impacts and as such applies throughout the HIP properties once adopted. It further provides assurance that changes cannot be made easily. This is a large-scale amendment as would be any future change, so this requires a higher degree of review by state and regional agencies as well.

It is therefore my professional planning opinion that this application with its buffer and policies ensures more than adequate safeguards to allow its approval.

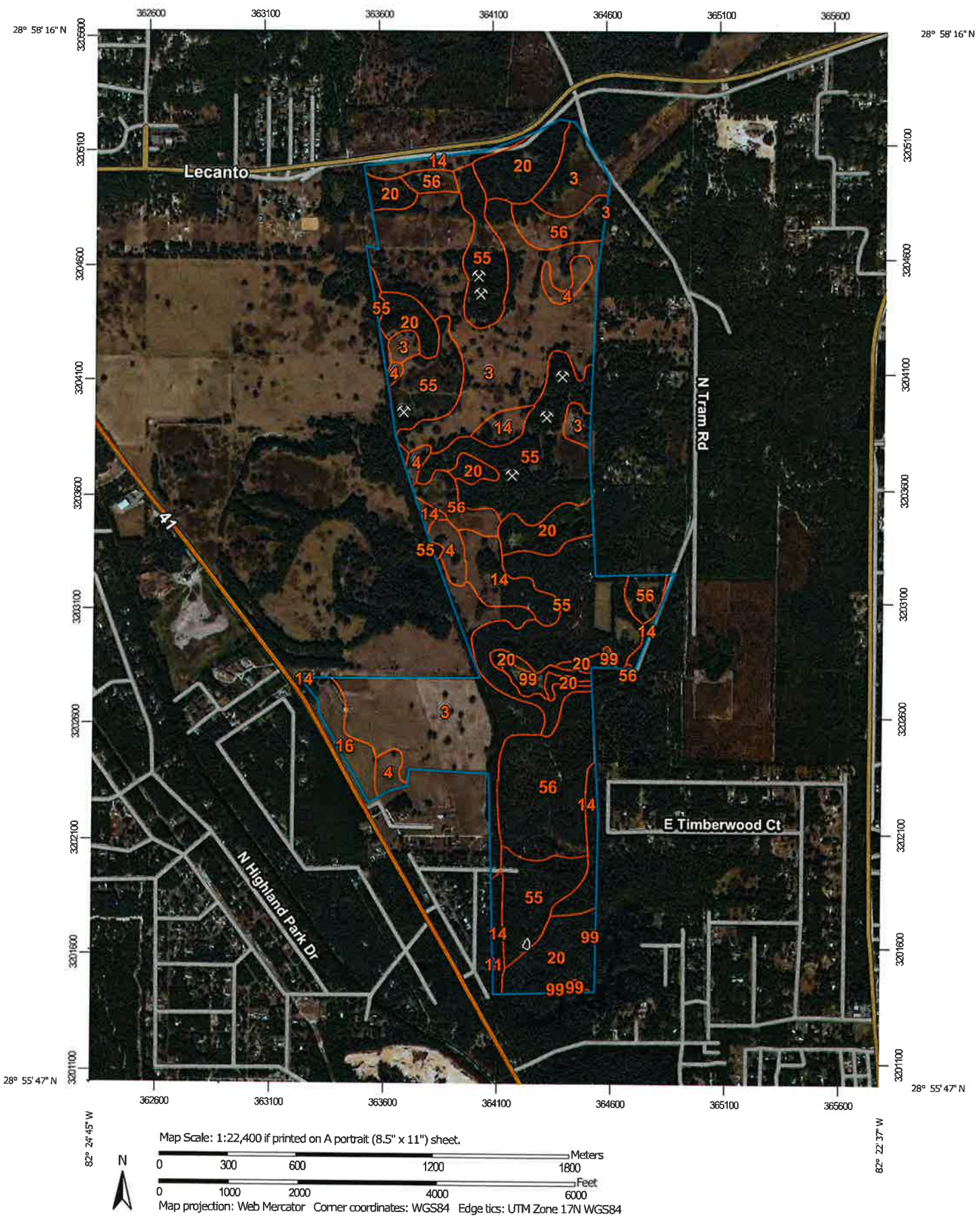
Attachments to Avis Marie Craig Planning Report 12/31/25

1. Aerial Photograph of site and general vicinity
2. USDA Soils Map – Citrus Co. GIS
3. Comp Plan FLU Maps (3 pp)
4. LDC Atlas Maps, commonly known as Zoning (3 pp)
5. Burrell Engineering report (dated 11/17/25)
6. Strike through and underline text amendments to Comp Plan Policies for HIP
7. 11/20/25 Conceptual Land Use Sector Plan to augment the earlier Phase 1 HIP Sector Plan with adjoining land use identified
8. PSA expansion map
9. Citrus Co. Economic Development Element, Goals, Objectives and Policies
10. Citrus County Private Property Rights Element, Goal, Objective and Policies


N LECANTO HWY
(Minor Arterial)
Duke Energy
Utility Easement
Duke Energy
Utility Easement
N TRAM RD
E OVERDRIVE CIR
N FLORIDA AVE
(Principal Arterial)
00 200 400 800
Graphic Scale Bar
Holder
Industrial Park
Expansion
Aerial Map Exhibit
Plan Date: 11/20/25
LEGEND
Current IND Parcels
Proposed IND Parcels

Soil Map—Citrus County, Florida

ATTACHMENT 2



Map Scale: 1:22,400 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 300 600 1200 1800

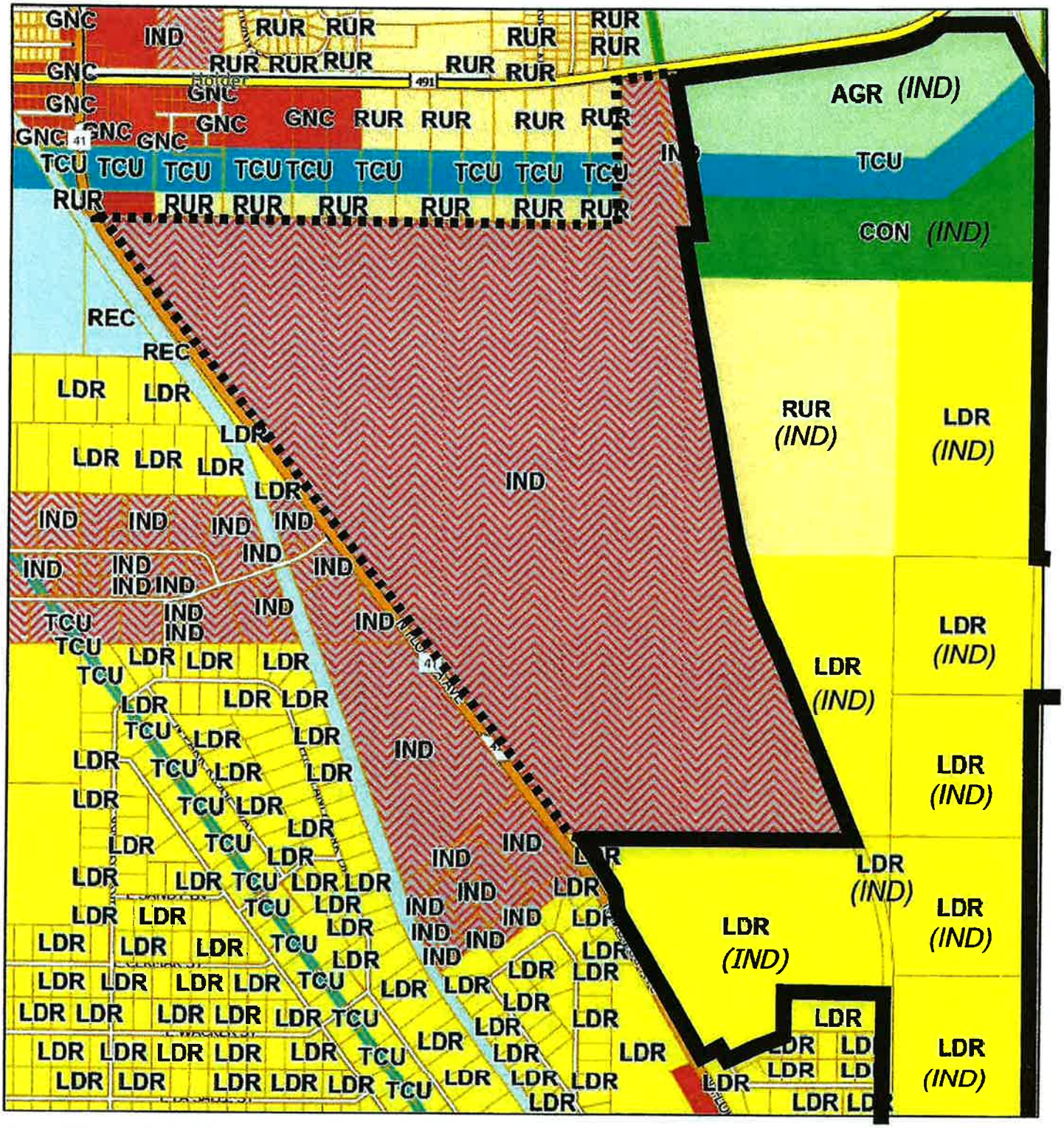
Feet: 0 1000 2000 4000 6000

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

EXISTING & PROPOSED LAND USE NW

ATTACHMENT 3 (3PP)

(IND) = Proposed Industrial



11/21/2025, 10:48:07 AM

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Landuse

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- LOW INTENSITY COASTAL LAKES
- CONSERVATION
- GENERAL COMMERCIAL
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- RECREATION
- RESIDENTIAL MIXED USE
- RURAL RESIDENTIAL
- TRANSPORTATION/ COMMUNICATION/ UTILITIES
- Easements
- Lots

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Citrus County
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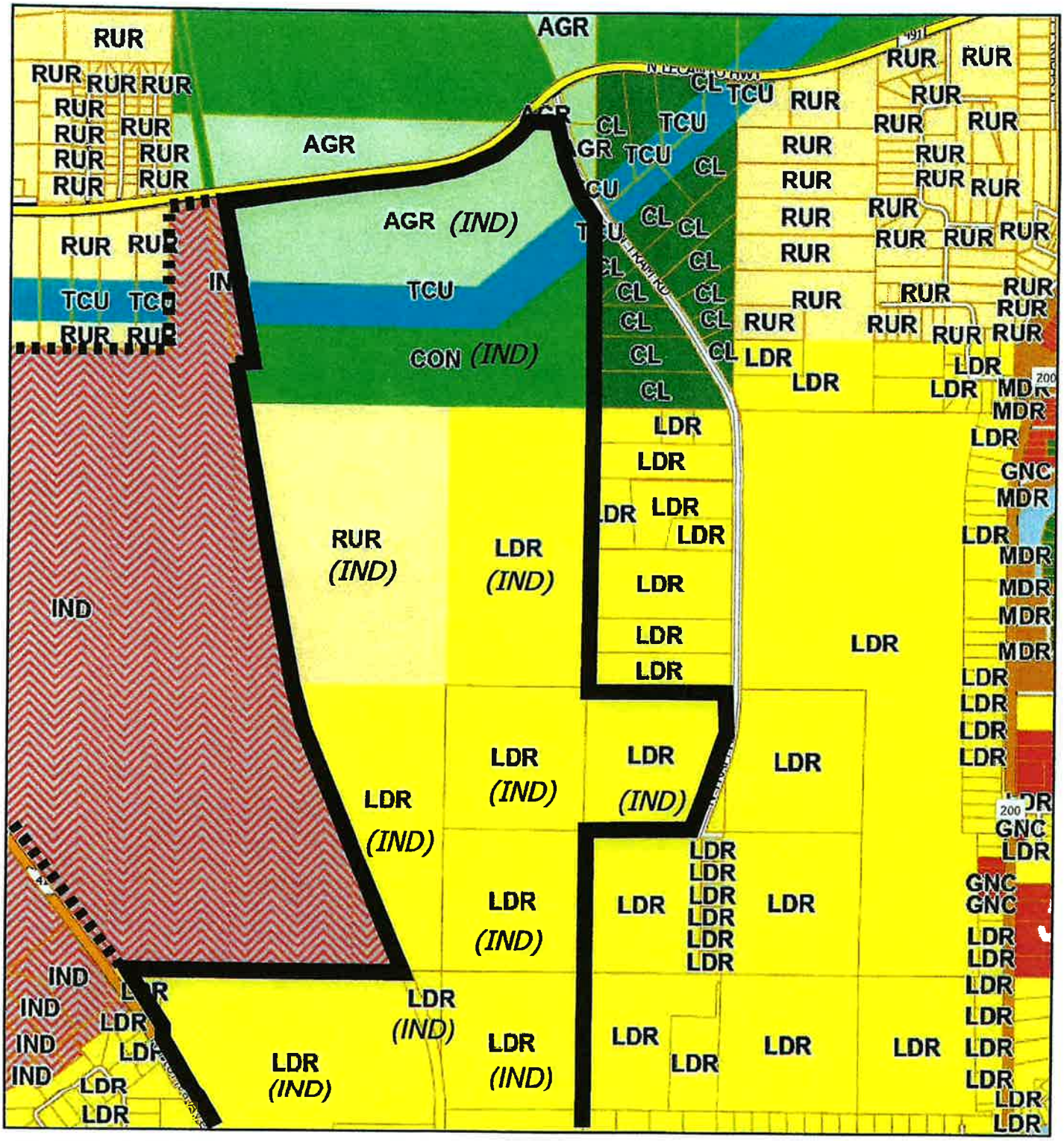
EXISTING & PROPOSED LAND USE NE

(IND) = Proposed Industrial



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- CONSERVATION
- GENERAL COMMERCIAL
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- RURAL RESIDENTIAL
- TRANSPORTATION/ COMMUNICATION/ UTILITIES
- Easements
- Lots

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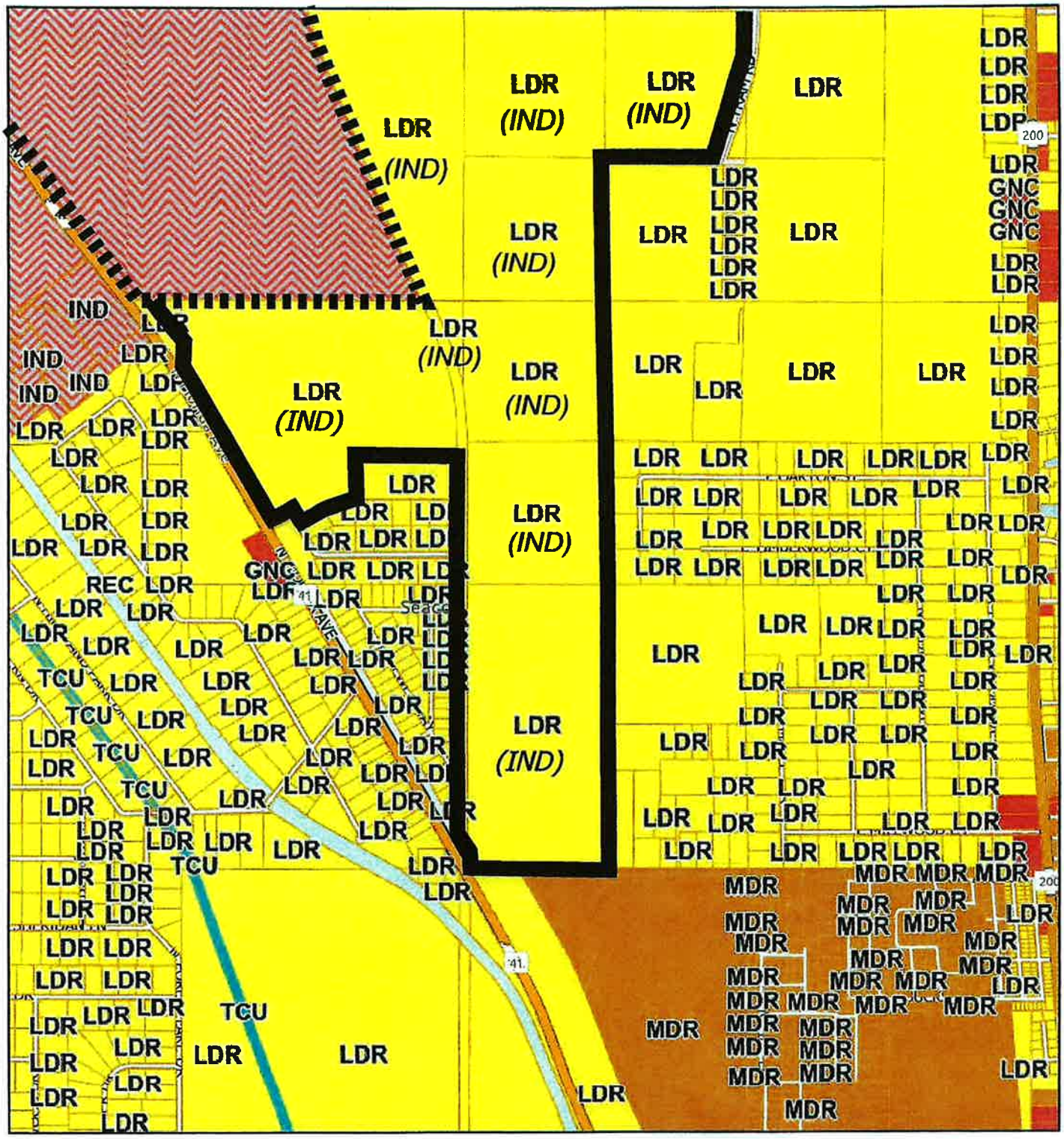
Citrus County

EXISTING & PROPOSED LAND USE S

(IND) = Proposed Industrial



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- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- RECREATION
- RURAL RESIDENTIAL
- TRANSPORTATION/ COMMUNICATION/ UTILITIES
- Easements
- Lots

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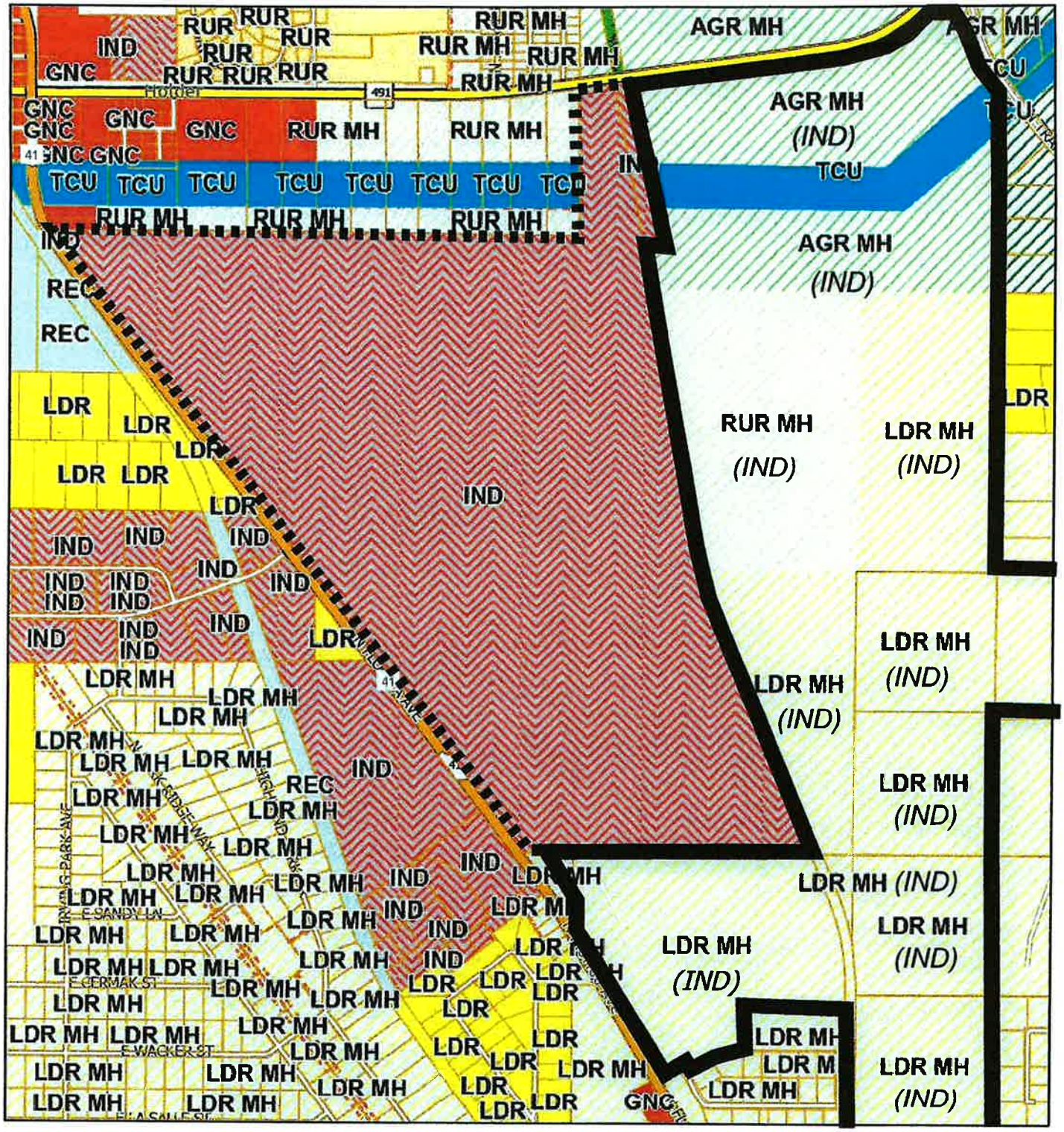
EXISTING & PROPOSED ZONING MAP NW

CPA-2025-00002 Land Dev 1/8/2026

(IND) = Proposed Industrial



11/21/2025, 10:37:22 AM

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0 0.2 0.4 0.8 km

Zoning

- AGRICULTURAL - MH ALLOWED
- LOW-INT.COASTL-LAKES-MH ALLWED
- CONSERVATION
- GENERAL COMMERCIAL
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- LOW DENSITY RES - MH ALLOWED
- PLANNED DEVELOP. RESIDENTIAL
- RECREATIONAL
- RURAL RESIDENTIAL
- RURAL RESIDENTIAL - MH ALLOWED
- TRANSPORT/COMMUNIC/UTILITIES
- Easements
- Lots

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Citrus County

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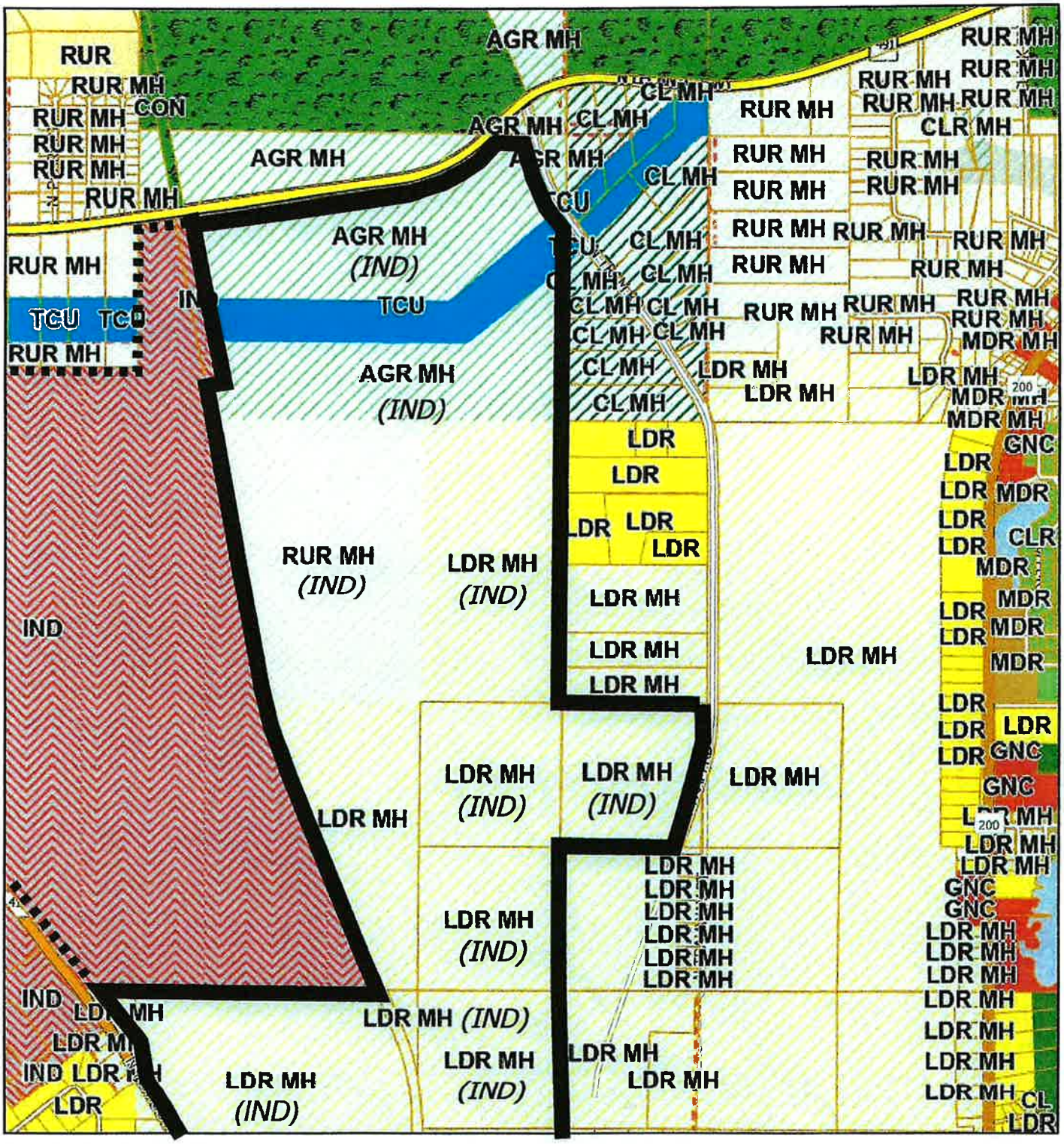
EXISTING & PROPOSED ZONING MAP NE

(IND) = Proposed Industrial



11/21/2025, 10:39:00 AM

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0 0.2 0.4 0.8 km

Zoning

- AGRICULTURAL - MH ALLOWED
- LOW INTENSITY COASTAL & LAKES
- LOW-INT.COASTL-LAKES-MH ALLWED
- COASTAL LAKES RESIDENTIAL
- COASTL/LAKES RESDNTL-MH ALLWED
- CONSERVATION
- GENERAL COMMERCIAL
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- LOW DENSITY RES - MH ALLOWED
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSTY RES - MH ALLOWED
- RURAL RESIDENTIAL
- RURAL RESIDENTIAL - MH ALLOWED
- TRANSPORT/COMMUNIC/UTILITIES
- Easements
- Lots

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Citrus County

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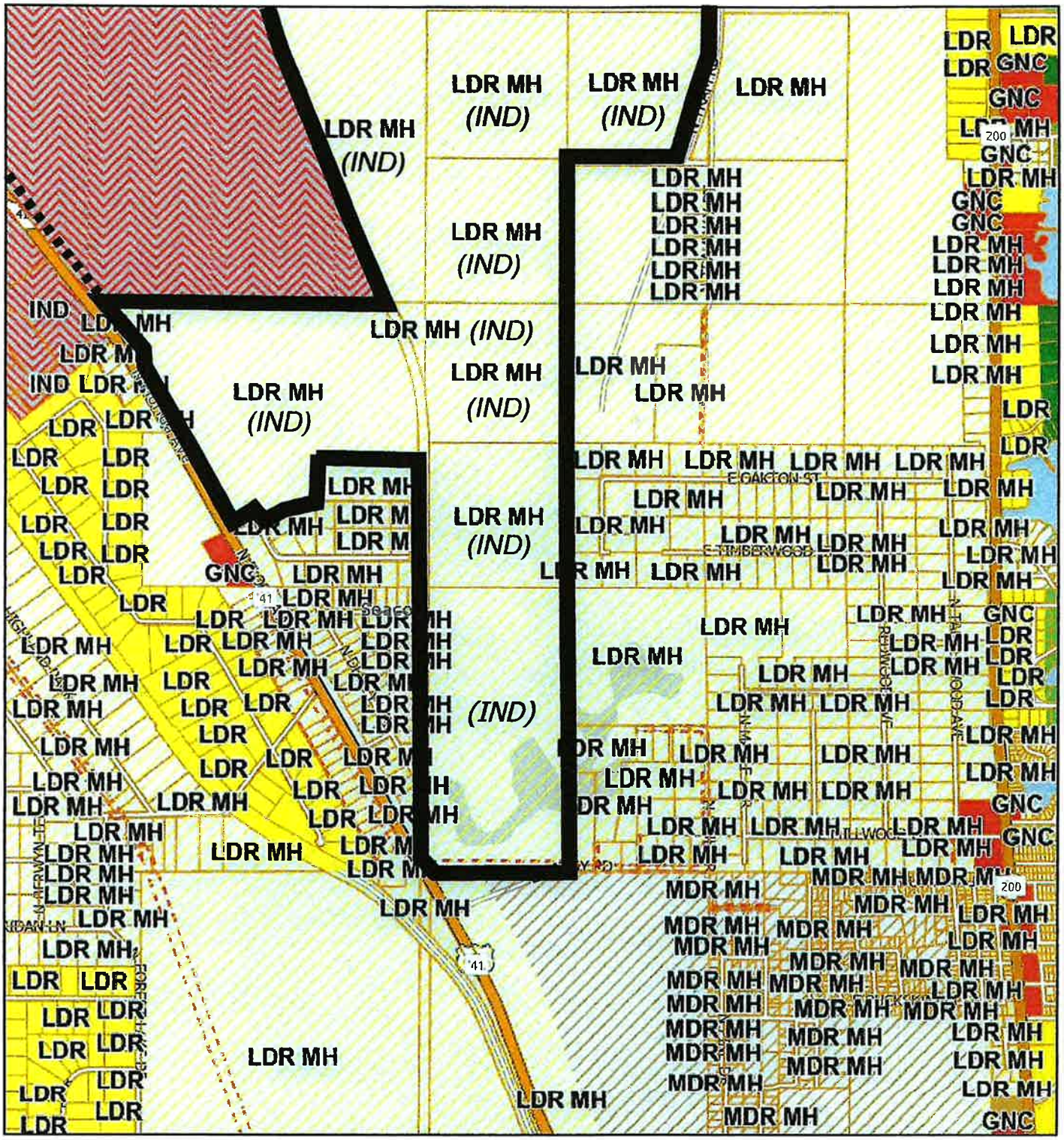
EXISTING & PROPOSED ZONING MAP S

(IND) = Proposed Industrial



11/21/2025, 10:39:49 AM

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0 0.13 0.25 0.5 mi

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Zoning

- LOW INTENSITY COASTAL & LAKES
- COASTAL LAKES RESIDENTIAL
- COASTL/LAKES RESDNTL-MH ALLWED
- GENERAL COMMERCIAL
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- LOW DENSITY RES - MH ALLOWED
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSTY RES - MH ALLOWED
- PLANNED DEVELOP. RESIDENTIAL
- RURAL RESIDENTIAL - MH ALLOWED
- Easements
- Lots

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Citrus County

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BEI BURRELL ENGINEERING, INC.
CIVIL ENGINEERING

12005 N. FLORIDA AVE.
DUNNELLON, FL 34434
PH. 352-489-4144
FAX 352-489-4741

November 17, 2025

Sharon Hummerhielm, Exec VP
The Deltona Corporation
8014 SW 135th St Rd
Ocala, FL 34473-6807

Subject: Holder Industrial Park (see attached legal description)
Analysis of Drainage, Water and Wastewater Facilities
BEI Project 19-47

Dear Mr. Stillwell:

As requested, Burrell Engineering, Inc. has conducted a drainage facilities and public facilities analysis as required by the Citrus County Board of County Commissioner's Administrative Regulation (A.R.) 13.08-2. on the referenced site. The site comprises several adjacent parcels and is approximately 798.59 ac in size and is in Section 34, Township 17, Range 19, as well as sections 3, 5 and 10, Township 18, Range 19. It is bordered by CR 491 on the north, by the Holder Industrial Park Phase 1 on the west side, vacant property on the east and residential lots on the south. The analysis includes a physical inspection of the site, and a review of available data produced by various public agencies. The analysis is limited to the specific areas of concern discussed in the A.R., as outlined below:

1. *DRAINAGE FACILITES*

   a. *Soils evaluation, demarcation, and preliminary hydrogeology:*

      Onsite soils are a mixture of Candler fine sand, 0 to 5% slopes, Candler fine sand, 5 to 8% slopes, Lake fine sand, 0 to 5% slopes, Arredondo fine sand, 0 to 5% slopes, Lake clayey surface, 0 to 5% slopes, Udorthents (overburden from mining activities),0 to 5% slopes along with pits and water bodies. According to the SCS Soil Survey for Citrus County, Candler sands are nearly level, gently to moderately sloping excessively drained with a SHWT greater than a depth of 80 inches throughout the year. Lake fine sands are nearly level gently sloping excessively drained with a SHWT greater than a depth of 80 inches throughout the year Arredondo sands are nearly level gently sloping well drained with a SHWT greater than a depth of 72 inches most years. Lake clayey surface is nearly level gently sloping excessively drained with a SHWT greater than a depth of 72 inches throughout the year. Undorthents are nearly level gently sloping manmade soils. Drainage ranges from poor to excessively drained. The pits are manmade pits most likely from previous phosphate mining.

      Based on the current Southwest Florida Water Management District (SWFWMD) criteria for stormwater systems, the site drainage will most likely need to be designed as dry retention systems, depending on the actual SHWT

determined from soil borings. These types of systems are commonly used and thus should not pose an impediment to the proposed development.

b. *Topography of the existing site, proposed changes to topography and their impact on adjacent properties including abutting roads:*

The proposed site has significant topographic variation and most likely lies within a closed drainage basin. As such, the drainage design associated with site improvements is most likely "volume dependent". A typical design for a closed basin would consist of calculating the pre-development discharge volume to offsite areas for the 100yr-24hr storm event and constructing a stormwater management system that attenuates the post-development runoff volume so that the pre-development discharge volume is not increased. Based upon the soil conditions found on this parcel, a drainage design meeting these requirements can be created utilizing a dry retention drainage system.

Proposed changes to the topography (when and if the site is developed) would most likely be significant due to the relatively steep slopes on portions of the site. The modifications would also include the creation of additional impoundment areas to serve as drainage retention areas for the new impervious area created. All the above appears to be obtainable on this site.

c. *If within a floodplain, floodplain compensation needs and the ability of the site to accommodate same:*

Attached is an excerpt from the National Flood Insurance Program Flood Insurance Rate Map (FIRM) panels 12017C0208D and panel 12017C0209D . As can be seen from the map, most of the property lies within flood zone X, however there are several areas listed as being in numbered flood zones. These areas appear to be predominantly onsite and as such can be modified easily with on-site drainage facilities. Areas that are partially offsite would have to be designed so there would be no increase in flooding offsite.

d. *Any impact to either onsite or adjacent wetlands or surface waters:*

The proposed site does appear to have several small wetland areas within the project area based on the National Wetlands Inventory Map. However, the wetland areas would have to be verified by an environmental scientist and if they are found to be regulated wetlands any development would have to avoid impacts in accordance with the Southwest Florida Water Management District and Citrus County requirements.

e. *Ability of the site to accommodate all stormwater generated by improvements of a 25 year/24-hour storm event:*

The proposed development has enough room onsite to construct drainage retention areas sufficient to store and treat the stormwater runoff from a 25

year/24-hour storm to meet the County and Water Management District requirements.

f. Any modification to existing drainage flows from adjacent property either developed or vacant:

Based upon the above and by utilizing good engineering practices, this site can be designed to have no adverse impact to drainage flows coming from, or onto, adjacent properties. Should runoff from offsite areas flow into the proposed site in the pre-development condition these flows will either be accommodated into the drainage design or routed around the site to maintain pre-development flow patterns.

2. *ABILITY OF THE SITE TO SUPPORT AN ONSITE SANITARY SEWER DISPOSAL SYSTEM AND ONSITE WATER FACILITY*

WASTEWATER DISPOSAL

Wastewater service is available to the site from the County's central wastewater collection system via a sanitary sewer lift station and force main currently under construction on the north side of CR 491 just east of the intersection of US 41. Therefore, most likely the site would be required to construct a sanitary pump station and connect to the lift station under construction.

WATER SERVICE

Central water is also available to the site on the north side of CR 491 in the same approximate location as the sanitary lift station currently under construction, therefore connection to the central water supply system will be required for this project.

To the best of my knowledge, based on the intent of Citrus County Utilities to supply water and sewer service to its current and future customers, the County should have sufficient capacity to service this site with sewer and water utilities through a 15 to 20-year buildout.

I trust that this information is adequate to meet the indicated requirements of A.R. 13.08-2. However, if you have any questions, please do not hesitate to call. As always, we appreciate this opportunity to be of service to you.

Sincerely,

Burrell Engineering, Inc.

Troy E. Burrell, Jr, P.E.
Florida Registration 36044
President

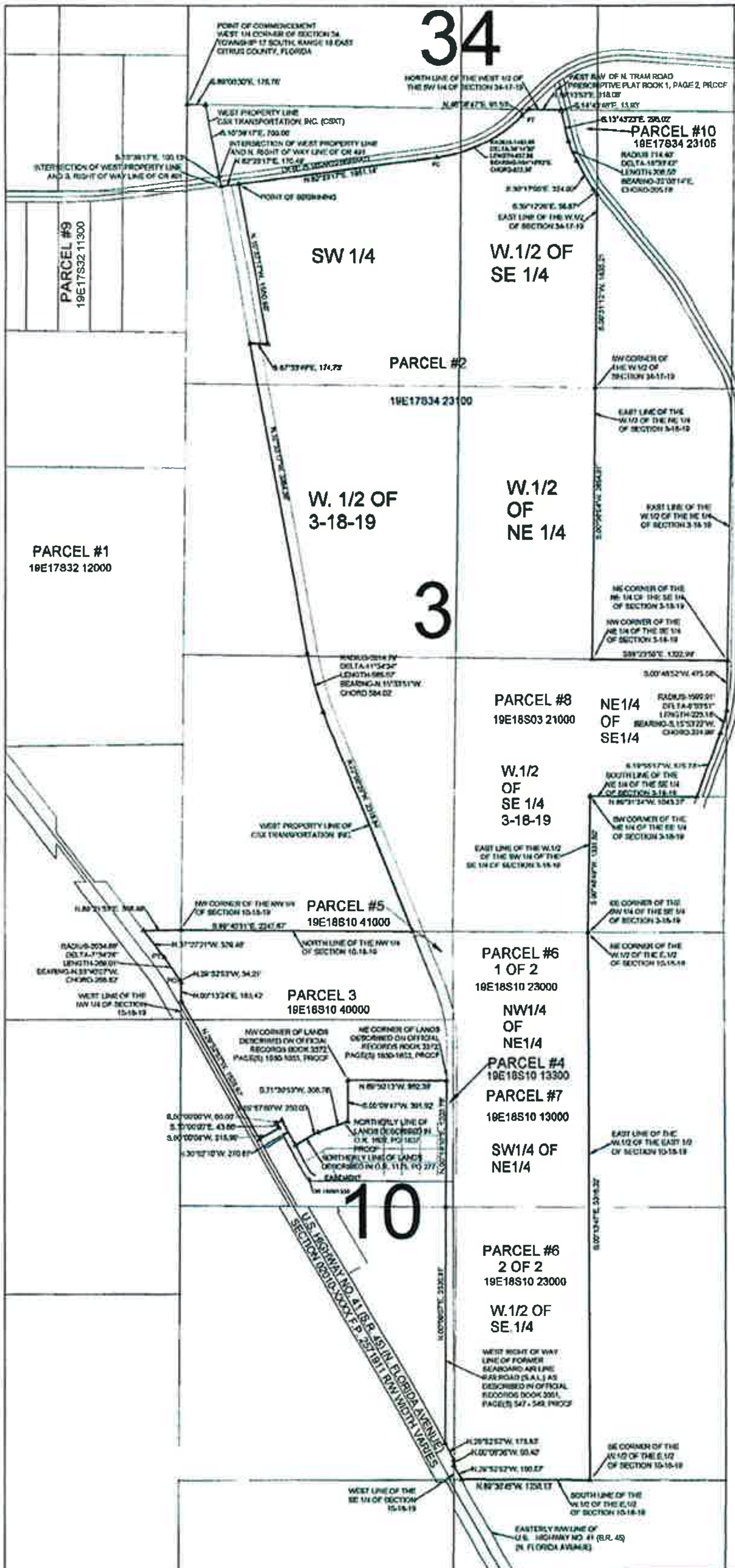
Troy E. Burrell, Jr., P.E.
State of Florida Professional Engineer,
License No. 36044

This item has been digitally signed and sealed by **Troy E. Burrell, Jr., P. E.** on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Digitally signed by Troy E Burrell Jr
Date: 2025.11.17 12:02:34 -05'00'



LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 17 SOUTH, RANGE 19 EAST, SECTIONS 3, 5 AND 10, TOWNSHIP 18 SOUTH, RANGE 19 EAST, CITRUS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"X4" CONCRETE MONUMENT (MOORHEAD) MARKING THE WEST 1/4 CORNER OF SECTION 34, TOWNSHIP 17 SOUTH, RANGE 19 EAST THENCE S.89°00'30"E. A DISTANCE OF 176.76 FEET TO AN IRON ROD AND CAP (S.W.F.W.M.D.) ON THE WEST LINE OF THE FORMER SEABOARD COASTLINE RAILROAD, NOW CSX TRANSPORTATION, INC. (CSXT); THENCE S.10°39'17"E. ALONG CSXT'S WEST PROPERTY LINE A DISTANCE OF 700.06 FEET TO AN IRON ROD AND CAP (S.W.F.W.M.D.) MARKING THE INTERSECTION OF SAID WEST PROPERTY LINE AND THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 491; THENCE S.10°39'17"E. A DISTANCE OF 100.13 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAID COUNTY ROAD NO. 491 AND CSXT'S WEST PROPERTY LINE; THENCE N.82°23'17"E. LEAVING SAID WEST LINE AND GOING ALONG THE SOUTH RIGHT OF WAY LINE OF SAID COUNTY ROAD A DISTANCE OF 170.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.82°23'17"E. ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 1951.14 FEET TO THE PC OF A CURVE TO THE LEFT BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1481.69 FEET, A DELTA ANGLE OF 36°14'30", A CHORD BEARING OF N.64°16'02"E. AND A CHORD DISTANCE OF 922.30 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 937.86 FEET TO THE PT OF SAID CURVE; THENCE N.46°08'47"E. ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 91.53 FEET TO A POINT ON THE NORTH LINE OF THE WEST 1/2 OF THE SW 1/4 OF SAID SECTION 34; THENCE S.89°11'53"E. LEAVING SAID SOUTH RIGHT OF WAY LINE AND GOING ALONG SAID NORTH LINE A DISTANCE OF 318.06 FEET TO A POINT ON THE WEST LINE OF N. TRAM ROAD, A 100 FOOT WIDE ROAD ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PRESCRIPTIVE PLAT BOOK 1, PAGE 2 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE GOING ALONG SAID WEST LINE THE FOLLOWING FIVE (5) COURSES: (1) S.14°43'46"E. A DISTANCE OF 13.93 FEET, (2) S.13°43'23"E. A DISTANCE OF 295.02 FEET, TO THE PC OF A CURVE TO THE LEFT BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 714.40 FEET, A DELTA ANGLE OF 16°33'47", A CHORD BEARING OF S.22°00'14"E. AND A CHORD DISTANCE OF 205.78 FEET, (3) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 206.50 FEET TO THE PT OF SAID CURVE, (4) S.30°17'00"E. A DISTANCE OF 324.90 FEET, (5) S.30°12'26"E. A DISTANCE OF 56.87 FEET TO A POINT ON THE EAST LINE OF SAID WEST 1/2 OF SECTION 34; THENCE S.00°31'12"W. LEAVING SAID WEST RIGHT OF WAY LINE A GOING ALONG SAID EAST LINE A DISTANCE OF 1835.21 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2, SAID POINT BEING THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 18 SOUTH, RANGE 19 EAST; THENCE S.00°36'04"W. ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NE 1/4 A DISTANCE OF 2654.81 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2 SAID POINT BEING THE NORTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 3; THENCE S.89°23'56"E. ALONG THE NORTH LINE OF SAID NE1/4 OF THE SE 1/4 A DISTANCE OF 1322.99 FEET TO THE NORTHEAST CORNER OF SAID NE 1/4 OF THE SE 1/4; THENCE S.00°48'52"W. ALONG THE EAST LINE OF SAID NE 1/4 OF THE SE 1/4 A DISTANCE OF 475.58 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF AFOREMENTIONED N. TRAM ROAD, SAID POINT BEING ON A NON TANGENT CURVE TO THE RIGHT BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1599.91 FEET, A DELTA ANGLE OF 8°03'51", A CHORD BEARING OF S.15°53'22"W. AND A CHORD DISTANCE OF 224.99 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 225.18 TO THE PT OF SAID CURVE; THENCE S.19°55'17"W. CONTINUING ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 654.84 FEET TO A POINT ON THE SOUTH LINE OF SAID NE 1/4 OF THE SE 1/4; THENCE N.89°21'34"W. ALONG SAID SOUTH LINE A DISTANCE OF 1043.27 FEET TO THE SOUTHWEST CORNER OF SAID NE 1/4 OF THE SE 1/4, SAID POINT BEING ON THE EAST LINE OF THE WEST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 3; THENCE S.00°48'49"W. ALONG SAID EAST LINE A DISTANCE OF 1331.80 FEET TO THE SOUTHEAST CORNER OF SAID SW 1/4 OF THE SE 1/4, SAID POINT BEING THE NORTHEAST CORNER OF THE WEST 1/2 OF THE EAST 1/2 OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 19 EAST; THENCE S.00°11'47"E. ALONG SAID EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 A DISTANCE OF 5316.32 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 10; THENCE N.89°36'45"W. ALONG SAID SOUTH LINE A DISTANCE OF 1258.13 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 41 (NORTH FLORIDA AVENUE), RIGHT OF WAY WIDTH VARIES ACCORDING TO THE RIGHT OF WAY MAP OF U.S. 41 (S.R. 45) SECTION 02010-XXXX F.P. 2571811 PREPARED BY BOTLR-SINGLTON & ASSOCIATES, INC DATED 05/09/2013; THENCE GOING ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) N.29°52'52"W. A DISTANCE OF 150.57 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10; (2) N.00°08'36"W. ALONG SAID WEST LINE AND ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 50.40 FEET; (3) N.29°52'52"W. A DISTANCE OF 173.83 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE FORMER SEABOARD AIR LINE RAILROAD (S.A.L.) AS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGES 547-549, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE N.00°09'07"E. LEAVING SAID EASTERLY RIGHT OF WAY LINE A GOING ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 2320.81 FEET TO A POINT OF THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 10; THENCE N.00°19'10"E. CONTINUING ALONG THE SAID WEST RIGHT OF WAY LINE A DISTANCE OF 1202.76 FEET TO THE NORTHEAST CORNER OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3372, PAGES 1930-1931, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE N.89°50'13"W. ALONG THE NORTH LINE OF SAID LANDS A DISTANCE OF 962.19 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE S.00°09'47"W. ALONG THE WEST LINE OF SAID LANDS A DISTANCE OF 391.92 FEET TO THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1802, PAGE 1837, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE S.71°30'53"W. ALONG THE NORTHWESTERLY LINE OF SAID LANDS A DISTANCE OF 308.78 FEET TO THE WESTERNMOST CORNER OF SAID LANDS, SAID POINT BEING THE NORTHERNMOST CORNER OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1171, PAGE 277 AND OFFICIAL RECORDS BOOK 391, PAGE 1615 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE S.59°17'00"W. ALONG THE NORTHWESTERLY LINE OF SAID LAND A DISTANCE OF 250.00 FEET TO A POINT ON THE EASTERLY LINE OF AN EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 1605, PAGE 1530 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE ALONG SAID EASEMENT LINE THE FOLLOWING FOUR(4) COURSES: (1) N.30°02'10"W. A DISTANCE OF 270.87 FEET, (2) S.60°00'00"W. 60.00 FEET, (3) S.30°00'00"E. 43.60 FEET, (4) S.60°00'00"W. 215.96 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 41 SAID POINT BEING 33.00 FEET FROM THE SURVEY LINE, WHEN MEASURED AT RIGHT ANGLES TO SAID LINE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) N.29°53'52"W. A DISTANCE OF 1528.97 FEET TO A POINT ON THE WEST LINE OF THE NW 1/4 OF SAID SECTION 10, (2) N.00°13'24"E. ALONG SAID WEST LINE A DISTANCE OF 183.42 FEET TO A POINT THAT IS 125.00 FEET FROM SAID SURVEY LINE, WHEN MEASURED AT RIGHT ANGLES TO SAID LINE, (3) N.29°52'52"W. A DISTANCE OF 34.21 FEET TO THE PC OF A CURVE TO THE LEFT BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2034.88 FEET, A DELTA ANGLE OF 7°34'29", A CHORD BEARING OF N.33°40'07"W. AND A CHORD DISTANCE OF 268.83 FEET, (4) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 269.02 FEET TO THE PT OF SAID CURVE, (5) N.37°27'21"W. A DISTANCE OF 329.48 FEET TO A POINT; THENCE N.89°21'53"E. LEAVING SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 368.48 FEET TO THE NORTHWEST CORNER OF THE NW 1/4 OF SAID SECTION 10, THENCE S.89°40'31"E. ALONG THE NORTH LINE OF SAID NW 1/4 A DISTANCE OF 2247.67 FEET TO A POINT ON THE CSXT'S WEST PROPERTY LINE; THENCE N.22°00'29"W. ALONG SAID WEST PROPERTY LINE A DISTANCE OF 2318.84 FEET TO THE PC OF A CURVE TO THE RIGHT BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2814.79 FEET, A DELTA ANGLE OF 11°54'34", A CHORD BEARING OF N.15°33'51"W. AND A CHORD DISTANCE OF 584.02 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE WEST PROPERTY LINE A DISTANCE OF 585.07 FEET TO THE PT OF SAID CURVE; THENCE N.10°33'17"W. CONTINUING ALONG SAID WEST LINE A DISTANCE OF 3064.38 FEET; THENCE S.87°33'49"E. LEAVING SAID WEST LINE A DISTANCE OF 174.73 FEET; THENCE N.10°33'17"W. PARALLEL TO SAID WEST LINE A DISTANCE OF 1550.68 FEET TO THE POINT OF BEGINNING. CONTAINING 34,786,533.02 SQUARE FEET (798.59 ACRES MORE OR LESS)

gary w smith
Digitally signed by gary w smith
Date: 2025.11.11 15:23:08 -05'00'

GARY W. SMITH CERTIFICATE No. 4377 STATE OF FLORIDA REGISTERED LAND SURVEYOR

GENERAL NOTES:

1. THIS IS A SKETCH AND DESCRIPTION PREPARED AS REQUESTED. THIS IS NOT A SURVEY.
2. HORIZONTAL COORDINATE VALUES REFLECT FLORIDA STATE PLANE COORDINATES WEST ZONE. NORTH AMERICAN DATUM OF 1983 (NAD83), ADJUSTMENT OF 1990. BEARINGS AND DISTANCES INDICATED ARE GRID.
3. REFERENCE MATERIAL USED BUT NOT LIMITED TO ARE: THE TOWNSHIP MAPS FOR TOWNSHIP 17 SOUTH, RANGE 19 EAST AND TOWNSHIP 18 SOUTH RANGE 19 EAST AS PUBLISHED BY CITRUS COUNTY, DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING, SURVEY SECTION, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER RECORDS PUBLISHED BY LAND BOUNDARY INFORMATION SYSTEM (LABINS), OFFICIAL RECORDS OF CITRUS COUNTY, FLORIDA; SUBDIVISION MAPS OR PLAT AND PRESCRIPTIVE ROAD PLAT FOR N. TRAM ROAD AS PUBLISHED BY THE CITRUS COUNTY CLERKS OFFICE; RIGHT OF WAY MAP OF U.S. HIGHWAY NO. 41 (S.R. 45) AS PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION AND RIGHT OF WAY MAP FOR STATE ROAD NO. 491 AS PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION THEN TRANSFERRED TO CITRUS COUNTY ON NOVEMBER 13, 1978, RECORDED IN ROAD PLAT BOOK 1, PAGE 8, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
4. ALL PARCELS, LOTS OR TRACTS WERE TRANSLATED AND ROTATED TO FIT THE HORIZONTAL POSITION OF COMMON LINES WITH THE PUBLISHED TOWNSHIP MAPS AND RIGHT OF WAY MAP OF U.S. HIGHWAY NO. 41.

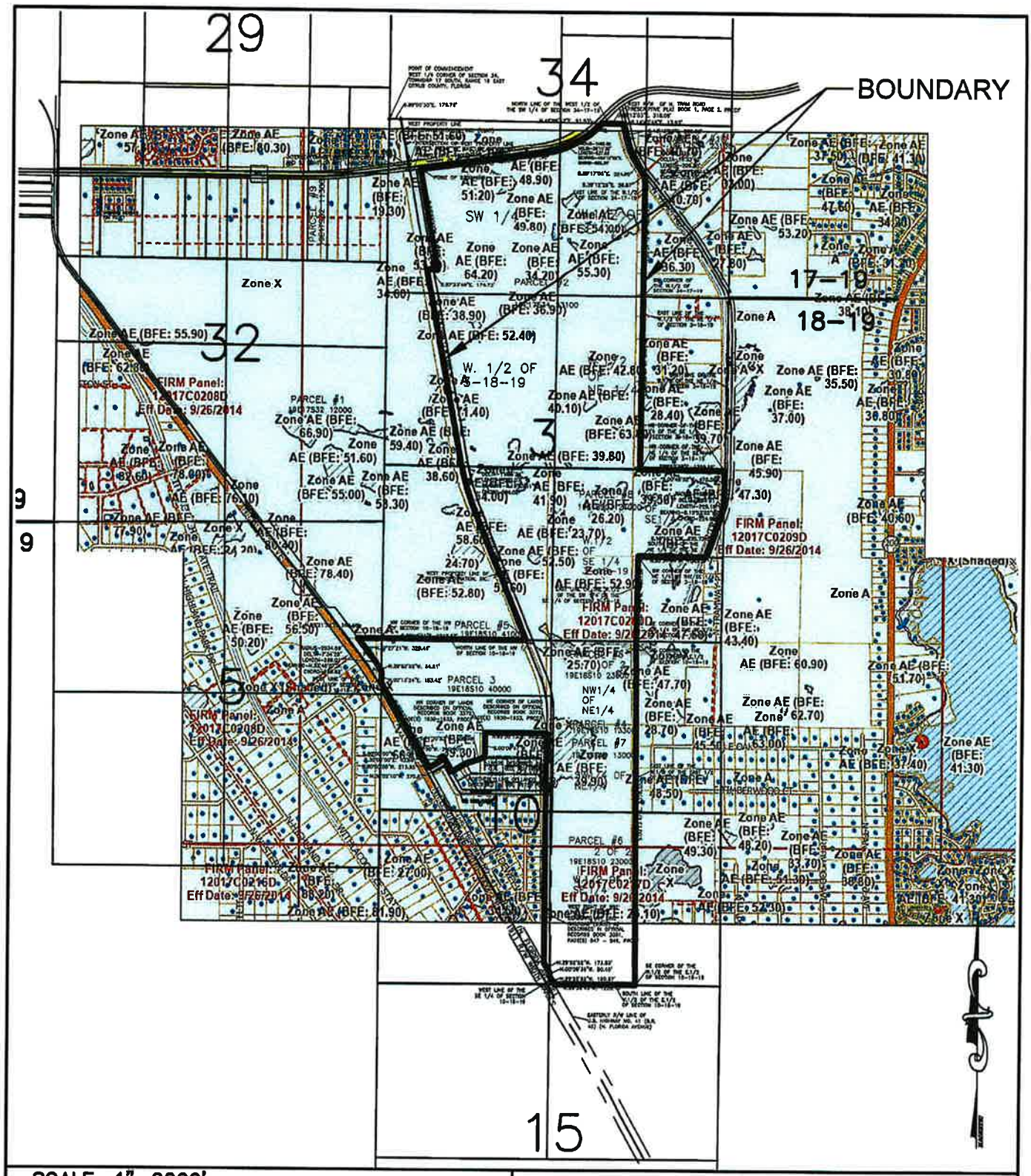
THIS SURVEY IS CERTIFIED TO:
CLARK A. STILLWELL, LLC

JOB No.	25-148
DRAWN BY:	GWS
MAP DATE:	11/11/2025
SCALE:	1"=500'
SHEET No.	
FIELD DATE:	
FIELD BOOK:	
PAGES:	
SEC. TWP. RNG.	

Anderson Specialty Services, Inc.
9200 East Orange Avenue
Floral City, Florida 34436
(352) 220-0146
BUSINESS LICENSE No. LB 8156

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE HEREON DESCRIBED LAND SURVEY AND PLAT ARE TRUE AND CORRECT AND WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THRU 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
DATED THIS 11th DAY OF NOVEMBER
GARY W. SMITH, REGISTERED LAND SURVEYOR
FLORIDA REGISTRATION No. 4377
THIS SURVEY INVALID UNLESS EMBOSSED WITH A SURVEYORS IMPRESSION SEAL FOR PAPER COPIES OR DIGITAL SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE FOR ELECTRONIC COPIES.

LEGEND OF SYMBOLS AND ABBREVIATIONS
▲ = DESCRIPTIVE POINT
O.R. = OFFICIAL RECORDS or OFFICIAL RECORDS BOOK
PG = PAGE
PRCCF = PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA
C.R. OR CR = COUNTY ROAD
S.R. OR SR = STATE ROAD
R/W = RIGHT OF WAY
N. = NORTH
S. = SOUTH
E. = EAST
W. = WEST
NE = NORTHEAST
NW = NORTHWEST
SE = SOUTHEAST
SW = SOUTHWEST



SCALE: 1"=2000'

FLOOD MAP
HOLDER INDUSTRIAL PARK
CITRUS COUNTY, FLORIDA

DATE:	DRAWN BY:	CHECKED BY:	JOB NO.
11/17/25	N.D.P	T.E.B.	BASEJ00-00

BEI
BURRELL
ENGINEERING, INC.
CIVIL ENGINEERING
12005 N. FLORIDA AVE. DUNNELLON, FL 34434 PH. 352-489-4144 FAX 352-489-4741

Policy 17.34.3 The Overlay Tiers within the CR-491 Fixed Corridor Plan include the following related land use districts:

Overlay Tier	Related Land Use Districts
Regional Gateway	GNC, PSO, RMU, PSI
General Urban	GNC, PSO, RMU, HDR, PSI
Natural	CON*, REC*

* Residential uses are not allowed

Policy 17.34.4 Through Policy 17.34.7 Reserved

Interchange Management Areas

Objective 17.35 The County shall provide opportunities for non-residential development that is designed to promote traffic safety, ensure compatibility with surrounding land uses, and promote highway beautification within the Interchange Management Areas (IMA) of the Suncoast Parkway

Policy 17.35.1 The County shall adopt enhanced development standards within the Land Development Code for development within IMAs with specific emphasis on control of access, use of frontage roads or joint and cross access, specified driveway throat distances, separation of access from interchange ramps and other transportation planning concerns, unified landscaping for quadrants, enhanced buffering along roadway, pedestrian circulation, subdivision regulations, signage, and lighting.

GOAL - 17D **To establish a Subarea plan legal description, text of subarea land uses and subarea Master Plan map for the Holder Industrial Park (HIP) Subarea, consisting of ~~557.0~~1,370.60 acres (MOL), to include multiuse, industrial development project with related ancillary uses appropriate for the unique site characteristics applicable to Holder Industrial Park (HIP) Subarea and to minimize any development impacts both on and offsite.**

Holder Industrial Park (HIP) Subarea Plan

Objective 17.36 The purpose of the HIP is to provide a strategically located industrial park location within Citrus County with necessary infrastructure in place to increase industrial land uses in the County and provide a basis for future diversity of Citrus County economic growth The Holder Industrial Park (HIP) Subarea (Exhibit "B", Figure 10.37) ~~via the owner(s)~~ will be designed and ~~intended~~developed to achieve the following objectives:

a. Implement Goal 22 and Objective 22.-5 of the Economic Development Element (EDE) of the Plan.
b. Designate a HIP Subarea map within County Planned Service Area.
c. Provide specific Subarea land uses focusing on Industrial land uses appropriate for an industrial park which include meaningful and predictable standards and guidelines.
d. Define maximum development build out potential for the Subarea and its uses.
e. Protect onsite natural resources, preserve open space and onsite flood plain functions, and implement the County's Stormwater Protection Standards consistent with site and proposed HIP industrial use(s).
f. Ensure the necessary on and offsite infrastructure is in place at time of development per Obj. 22.-1 of Plan. s Economic Development Element.
g. Facilitate future joint public/private industrial projects in HIP consistent with Policy 22.-5.4 and Policy 22.-5-.5 of Economic Development Element which may include, at the discretion of the Board of County Commissioners, private placement bonds, local manufacturing program per F. S. 163.3252, where feasible, and/or a County Community Redevelopment District for the HIP Subarea district and redevelopment area(s) per F.S. 163.2517.

Policy 17.36.1 Subject to specific defined acreage ranges set forth in Policy 17.36.3 for each Subarea, the Holder Industrial Park (HIP) Subarea shall have the following maximum levels of residential development:

a. Total Residential acreage in Holder Industrial Park (HIP) shall be limited to ~~1-0~~25% of the total acreage at a total density ~~of eight (8)~~up to 12 units ~~per~~/acre. Clustered residential use shall be required. Clustered residential areas shall have minimum of thirty percent (~~3-0~~30%) open space and be centrally located in the Subarea district to provide multimodal access to surrounding onsite industrial, commercial and institutional uses: [1]
b. Applications for residential development in HIP Subarea IND Tier I and ~~H and~~ HIP Commercial shall primarily (i.e. a majority or greater) consist of workforce housing (as defined by F.S. 420.5095(3)(a) or the successor definition thereof);

Policy 17.36.2 The Holder Industrial Park (HIP) Subarea map with designated Subarea land uses of Commercial IND I and II tiers, ~~is~~as set forth in Figure 10.37a.

Integrated LDC land uses (such as a mix of Industrial, TCU, Commercial office and Residential and accessory uses) are allowed in the Commercial and Light Industrial (LIND) Tier I. Per Policy 17.36.5 below, such allowed use(s) may cross over between subarea map districts boundaries and shall be designed to encourage the capture of internal traffic and facilitate mixed use development.[2] [3]

~~In the Industrial Area (Tier II) applications for residential use shall be limited to workforce housing via the planned unit development process.~~

Policy 17.36.3 The following land uses are allowed in Holder Industrial Park Subarea Plan and Tiers per attached map (Figure 10.37a):

1. Holder Industrial Park (HIP) - Commercial

This category designates those areas suitable for primary commercial development along U. S. Highway 41. LDC land uses of commercial, institutional, ~~multifamily,~~ office and multi-family residential uses are allowed in this category along with Light Industrial (LIND). The non-industrial uses are intended to support the primary industrial uses.

At build out, the following acreages shall control:

Industrial (Light) - up to seventy (70%).
Institutional/Commercial/Office - up to seventy (70%).
Residential - not to exceed forty (40%) of total acres.

2. Holder Industrial Park (HIP) - Industrial - Tier IIA and IIB

This land use category is intended for manufacturing, processing, storage, and warehousing, wholesaling, and distribution unless prohibited by Policy 17.45. The Industrial category allows for any industrial use or transportation, communication, utility use, which conforms to performance standards in the County Land Development Code Section, unless otherwise outlined in this Subarea Plan.

[1] Clustered for purpose of HIP Subarea shall mean "Cluster Residential Development: Development or subdivisions which maintains a significant portion of the development in common open space, where the

homes (multi-family attached units) are clustered on a portion of the site minimizing individual lot sizes, or concentrating the housing units, allowing for higher percentages of open space overall. Such reduces paving, utility and service costs for the community.

[2]"Crossover" as used herein means the ~~Θ~~[one (1) project boundaries] are located across a Tier boundary line.

[3] The HIP, GNC and LIND Tier I boundary lines are conceptual. Such ~~at~~ development may be modified in location but size and percentage of buildout may not vary.

~~At build out, the following acreages shall control:~~

~~Industrial (Light) - up to fifty (50%).~~
~~Institutional/Commercial/Office - up to seventy (70%).~~
~~Residential - not to exceed twenty (20%) of total acres.~~

~~2. Holder Industrial Park (HIP) - Industrial - Tier II~~

~~This land use category is intended for manufacturing, processing, storage, and warehousing, wholesaling, and distribution unless prohibited by Policy 17.45. The Industrial category allows for any industrial use or transportation, communication, utility use, which conforms to performance standards in the County Land Development Code Section, unless otherwise outlined in this Subarea Plan. Residential uses shall be limited to workforce housing.~~

At build out, the following acreages shall control:

Industrial Use - up to ninety (90%)

~~Residential Use - (Workforce) - not to exceed ten (10%).~~
TCU, Light Industrial - not to exceed thirty (30%) acres.

Tier II industrial uses may not ~~crossover~~cross over into Tier I or Commercial Tier. IND Tier IIA or IIB uses are not allowed in LIND Tier I or Commercial Tier. To maintain internal site plan compatibility the HIP IND Tier boundaries are fixed in location per Figure 10-37a.

3. Holder Light Industrial Park (HIP) - Tier I

This category designates those areas suitable for light industrial uses and related commercial development within the HIP Subarea Plan. These uses include light industrial uses, light manufacturing, commercial uses, residential uses, personal services, and professional services and support facilities for the immediate population. ~~Below are allowed uses within the HIP Tier I:~~

Below are allowed uses within the HIP Tier I and HIP Tier IIA and IIB:

- LIND Industrial Uses as outlined in the LDC
- Information Processing
- Processing Facilities (subject to a 500 ft. setback from residential areas)

- Boat Repair & Sales
- Data Center Utilities
- Dry Boat Storage Facilities

- Retail Shops
- Freight or storage yards (Truck/Bus terminals require Conditional Use approval)
- Manufacturing, including boats and craft industries
- Data Storage
- Warehousing (associated with light manufacturing)
- ~~Multi-Family Residential Uses – clustered multifamily (eight (8) units/acre)~~
- ~~No crossover of Tier II LIND uses are allowed in IND Tier I~~

At build out of Tier I, the following acreages shall control:

Light Industrial - not to exceed ~~eight~~eighty (80%)
Residential - less than ~~ten (10~~twenty (20%). See HIP map for primary location (Figure 10-37)

Institutional/Commercial - not to exceed twenty (20%); commercial uses shall not exceed 150,000 square feet

4. Transportation Communication & Utility

This land use category allows for those uses directly related to transportation, communications, and utilities; it also accommodates service and storage related facilities and substations necessary to support ~~such~~

all HIP uses. There is no land use cap on such. It is allowed in all HIP Tiers. Power generation facilities, and cell towers, ~~and substations~~ are restricted to IND Tier II. Telecommunications towers, antennas, and Small Wireless facilities shall comply with the standards in the LDC in relation to sites located in the IND land use district.

5. Targeted Industries

In accord with Citrus County 201 8 Economic Development Plan ("Plan"), the developer of the HIP subarea shall attempt to coordinate land uses to facilitate the Plan.

Policy 17.36.4 Recreational uses and open space ancillary and secondary[4] to and tied to HIP uses shall be allowed in all HIP Tiers. See Policy ~~17~~17.45 for prohibited Recreational Land Uses.

[4] ~~Secondary and Accessory Use(s) are defined by LDC Section 1.500 (201.2)~~

Policy 17.36.5 The Holder Industrial Park (HIP) Subarea Tiers will have the following comprehensive development regulations:~~(~~

a. Development design within the Subareas shall comply with LDC standards for Large or Small Nonresidential Projects, and other applicable Citrus County LDC standards; provided however, that HIP projects which adopt standardized architectural designs for its development and building at time of permitting which meet or exceed LDC small and large nonresidential projects shall be exempt from LDC building design standards;
b. Development within Holder Industrial Park (HIP), including all roadways and stormwater construction, will be subject to platting requirements of the LDC;
c. Written cross access agreements between land uses to provide internal access shall be required;
d. LDC buffering shall occur on perimeter of the HIP unless such abut dedicated open space areas on Figure ~~10~~10-37; Buffering on the north boundary of HIP shall be thirty (30) feet in width-type D landscaping but no wall. LDC buffers on internal parcels may be waived if any integrated plan of development

[4] Secondary and Accessory Use(s) are defined by LDC Section 1.500 (201.2)

- (to include landscaping) is provided which meets or exceeds LDC buffering standards. Buffers shall be installed concurrent with development abutting the HIP perimeter.

e. The map areas designated in Figure 10-37 and the respective land use tiers are conceptual. At the time of plat or site plan approval map areas may be modified to accommodate an allowable use provided percentage of uses and acreages are proximate to the subarea text standards. An allowable use in two areas or tiers can be developed across the subarea map lines, subject to limitations elsewhere in this Subarea Plan.

f. Tier IIB setbacks and buffers shall be in accord with Exhibit B map will state such on map

Policy 17.36.6 **Utilities**

~~1. Upon the HIP development projects achieving a total of 1 7,500 gallons per day any and all of water or wastewater, then development therein within the Holder Industrial Park (HIP) must be served by central sewer and water. Any such new onsite central wastewater service shall provide for Advanced Wastewater Treatment and reuse capability per Objective 714 of the County? s Comprehensive Plan and comply with applicable State permitting requirements.~~

~~2. At time of development, utility concurrency per plan's standard shall be met for each parcel/project. (see HIP Policy 10.36.7)~~

All development in HIP shall be serviced by Central Water and Sewer. Electrical substations and energy storage are authorized in all Tier categories.

Policy 17.36.7

Concurrency

At time of development order or development permit" any intended use in HIP shall demonstrate land use plan and LDC concurrency compliance for stormwater4 wastewater and potable water.

Policy 17.36.8

Stormwater

The stormwater management system for Holder Industrial Park (HIP) shall be designed in accordance with all SWFWMD and Citrus County Land Use Plan Karst Sensitive Area policies. All development in the Holder Industrial Park Subarea shall utilize Best Management Practices for stormwater facility design and construction as identified in the publication "Protecting Florida Springs - Land Use Planning Strategies and Best Management Practices." In areas adjacent to floodplains or wetlands, low impact development practices shall be encouraged. Where appropriate drainage in HIP shall be phased for each onsite basin for the proposed uses and future uses in each basin with the intent of an integrated sitewide drainage plan.

Policy 17.36.9

Planned Service Area Amendment

Concurrent with the adoption of the HIP Subarea Plan and Text, the County's Planned Service Area and map shall be amended by a separate ordinance to incorporate the revised Figure 10-28 as outlined in ~~application~~ CPA-_19-01. as well as CPA 25-[TBD].

Policy 17.36.10

Transportation

a. Per Figure ~~1-0~~10-374 the HIP shall have three access points – two ~~(2) entrances – north~~ on County Road 491, one of which serves Tier IIA and ~~west~~one on ~~State Road~~US 41 ~~which shall be tied together by onsite collector road~~per existing map. Direct parcel access onto the internal collector by individual projects shall be limited to major uses of > 254000 sq. ft. of buildable use.
Subarea entrances shall initially be mitigated via acceleration-/deceleration and turning lanes at build out of HIP commercial or in five (5) years from the date of the first development order/platting approval (whichever occurs first). Signalization of the US 41 entrance shall be installed predicated FDOT mandate for such4 and signalization for the CR-491 entrance

shall be reviewed by the County and installed by the developer/permit holder(s) when trip generation is determined to warrant such per appropriate regulations.

b. Per EDE Policies 22.1, .2, .3, and .4, utilizing state/regional grants, impact fees, and/or an MSBU, the Developer will seek to expand offsite transportation facilities and key intersections such as US 41 /County Road 491 as warranted for the development.

~~such as US 41 /County Road 491 as warranted for the development.~~

c. At the respective time of FDOT expansion of US 41 ~~north~~North and County expansion of County Road 491, the owner/developer of HIP shall dedicate to the State of Florida ROW along east side of US 41 ~~for its~~and to the County along County Road 491, each for ROW expansion.

d. At the time of construction of each entrance road site to US 41 or County Road 491, concurrent with such the Developer shall construct a transit station at each entrance. Further, the main internal collection road shall have a multimodal trail to facilitate bike and pedestrian traffic between land uses.

e. At the time of FDOT expansion of US 41 North and County Road 491, the owner/developer of HIP shall dedicate sufficient ROW for a 200-foot-wide corridor.

f. At the time of development of HIP, the owner/developer shall consult with FDOT and Citrus County (as applicable) as to potential for onsite shared drainage for the noted road expansion projects. If viable, using best engineering practices, the parties shall enter into a separate development agreement codifying site shared drainage uses.

Policy 17.36.11 **Prohibited Land Use**

A. To maintain the internal compatibility and function of the HIP Industrial Park and to limit offsite impacts from adverse industrial use the following land uses are expressly prohibited in the below designated Industrial Tiers (Figure 10-37)

1. Single Family	IND Tiers I and II
2. Group Homes	IND Tiers I and II
3. Halfway Homes	IND Tiers I and II
4. Cemeteries	IND Tiers I and II
5. Nursing Homes/ACLF	IND Tiers I and II
6. Churches	IND Tiers I and II
7. Shooting Ranges	IND Tiers I and II
8. Camps/Retreat/Rec. Resorts	IND Tiers I and II
9. Truck S tops	IND Tiers I and II
10. Flea Markets	IND Tiers I and II
11. Funeral Homes	IND Tiers I and II
12. Taverns/Bars	IND Tiers I and II
13. Race Track/Outdoor Arena	IND Tiers I and II
14. Agricultural - Permanent	IND Tiers I and II
(Seasonal) Short term AG uses are allowed Provided no permanent structures are built	
15. Hotel/Motel	IND Tiers I and II
16. Restaurants	IND Tiers I and II

sfn 12.18.25

17. Solid Waste	IND Tiers I and II
18. Landfills	IND Tiers I and II
19. C/D	IND Tiers I and II
20. Slaughterhouse	IND Tiers I and II
21. Kennels	IND Tiers I and II
22. Prisons/Jails	IND Tiers I and II
23. Adult Entertainment Facilities	IND Tiers I and II
24. Wellfields	IND Tiers I and II
25. Airports	IND Tiers I and II
26. Cement Batch Plants	IND Tier I
27. RV Parks	IND Tiers I and II
28. Power Generation Facilities	IND Tier I
29. (Large Scale)	
30. Oil Refineries	IND Tiers I and II
31. Liquid Natural Gas (LNG) Plants	IND Tier I
32. Mining and Excavation	IND Tiers I and II

B. To maintain internal compatibility and function of HIP Industrial Park and to limit offsite and onsite impacts, the following land uses are prohibited in the HIP Subarea Commercial area.

Item Numbers 1 - 13 and 17 - ~~30~~31 listed above.

Policy 17.36.12 **HIP Infrastructure Financing Alternatives**

To provide necessary onsite and offsite infrastructure - water, sewer, transportation and communication; the County may consider the use of a(n) HIP Community Redevelopment District(s) (CRAK s) if applicable and/or redevelopment areas consistent with F.S. 163.2517; private placement bonds, statutory tax incentives for individual end users and/or enterprise zones and F.S. 163.3252 - local manufacturing program(s).

Policy 17.36.13 **Airspace Standards**

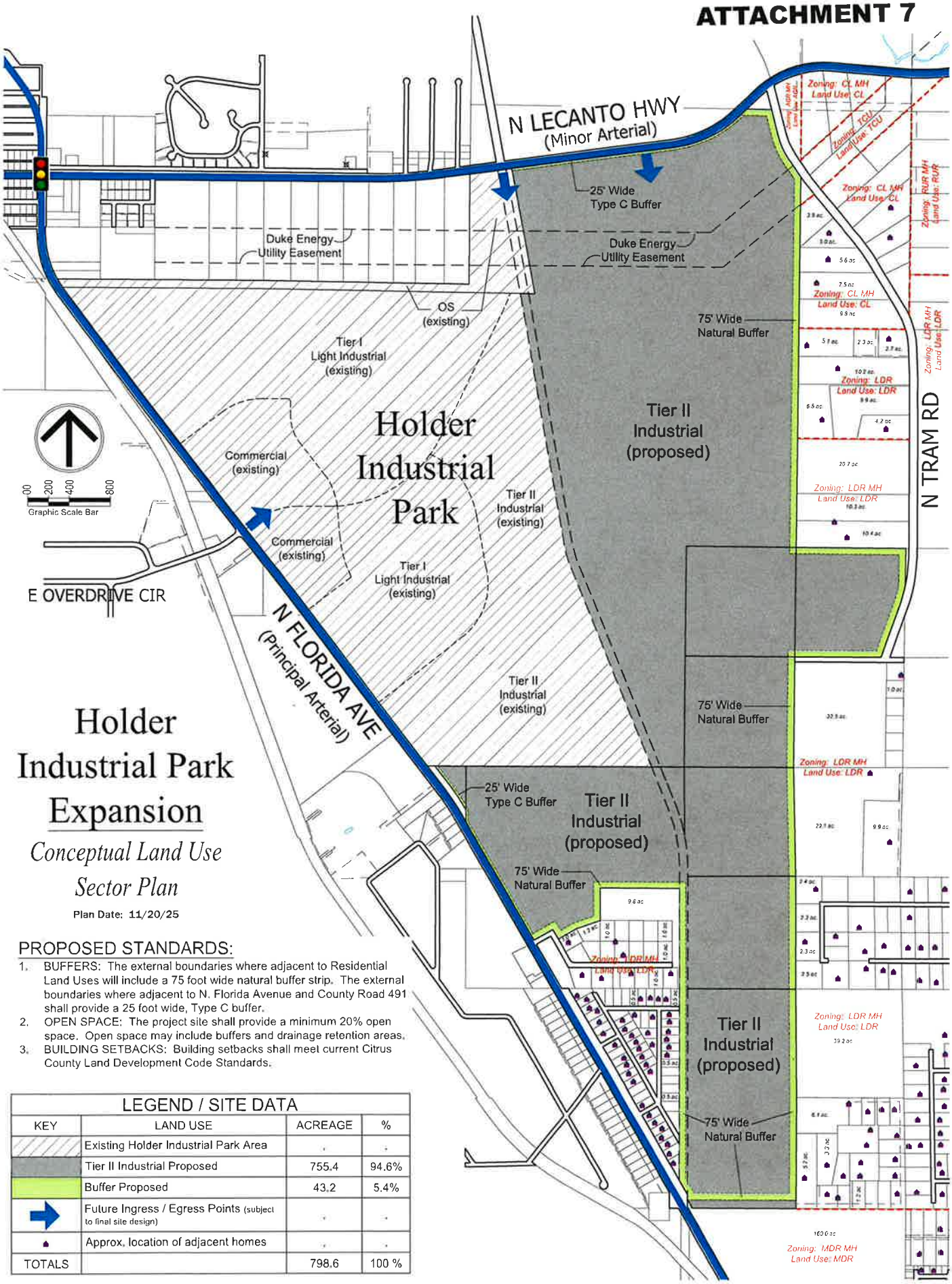
All users within HIP shall comply with the LDC standards outlined in LDC Section 7500, Airports - Adjacent Land Use Controls, or its successors in function.

~~Objective 17.37 Cardinal Mixed-Use (CMU) Future Land Use Map (FLUM) category~~

~~The Cardinal Mixed-Use (CMU) FLUM category is intended to promote mixed-use residential and non-residential land uses as well as economic development opportunities in an area designated as the Cardinal Street Interchange Management Area (IMA). At the Cardinal Street interchange of the Suncoast Parkway, the CMU FLUM category is authorized for use within the Economic Development Target Area~~

~~(EDTA) and IMA areas established in 2020 and as provided for and identified by the Citrus County Comprehensive Plan Future Land Use Element. Areas directly adjacent to the on/off ramps of the interchange are considered Economic Development Target Areas (EDTA's) and the emphasis will be on job creation, light industrial and transportation related land uses. For areas outside of the designated EDTA's, Mixed Use development is encouraged. Compact, concentrated, developed ....~~

ATTACHMENT 7



Holder Industrial Park Expansion

Conceptual Land Use Sector Plan

Plan Date: 11/20/25

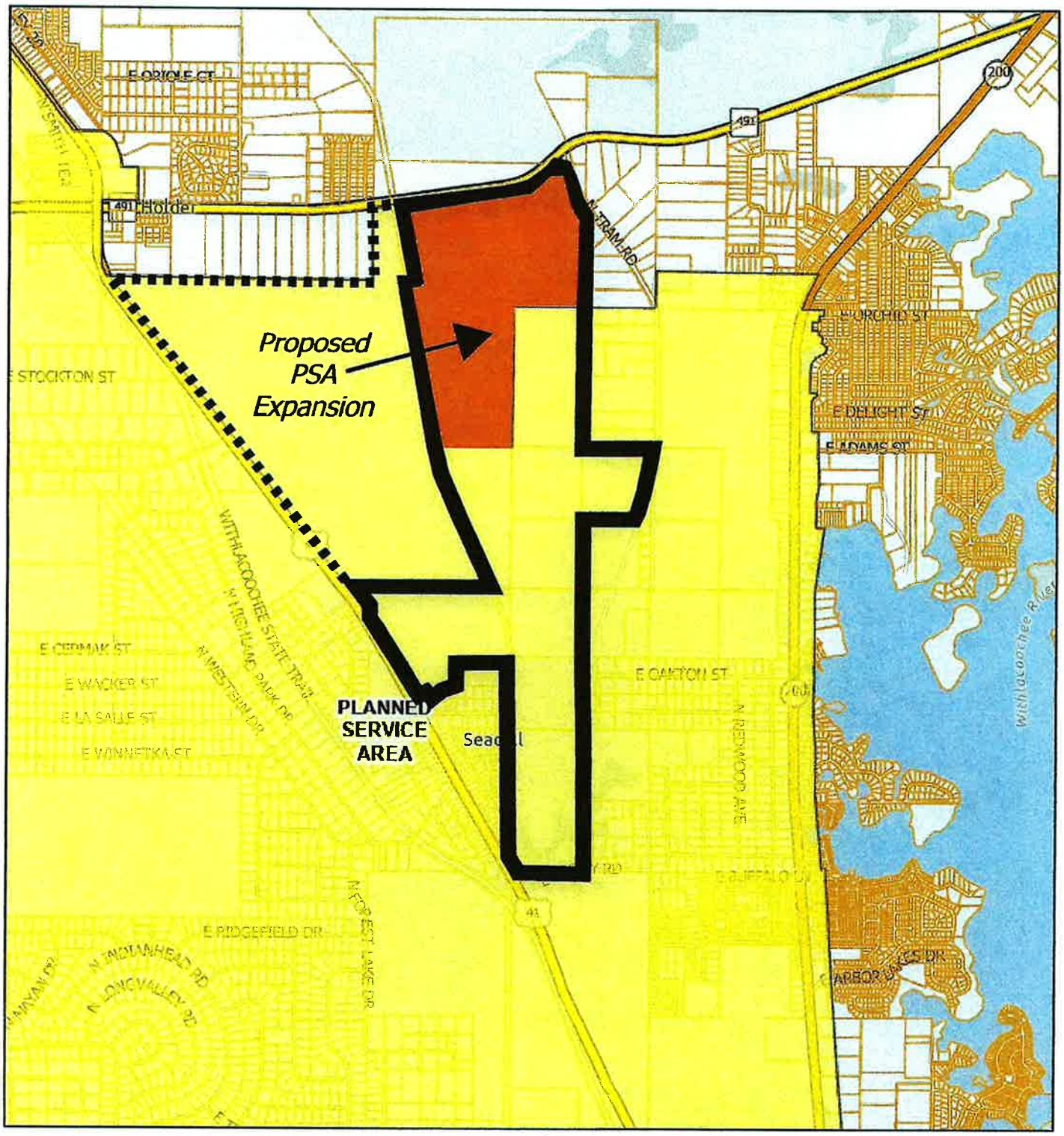
PROPOSED STANDARDS:

1. BUFFERS: The external boundaries where adjacent to Residential Land Uses will include a 75 foot wide natural buffer strip. The external boundaries where adjacent to N. Florida Avenue and County Road 491 shall provide a 25 foot wide, Type C buffer.
2. OPEN SPACE: The project site shall provide a minimum 20% open space. Open space may include buffers and drainage retention areas.
3. BUILDING SETBACKS: Building setbacks shall meet current Citrus County Land Development Code Standards.

LEGEND / SITE DATA			
KEY	LAND USE	ACREAGE	%
	Existing Holder Industrial Park Area	-	-
	Tier II Industrial Proposed	755.4	94.6%
	Buffer Proposed	43.2	5.4%
	Future Ingress / Egress Points (subject to final site design)	-	-
	Approx. location of adjacent homes	-	-
TOTALS		798.6	100 %

PLANNED SERVICE AREA

ATTACHMENT 8



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EXISTING PSA

Lots

PROPOSED PSA EXPANSION

Citrus County GIS Division, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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VII. GOALS, OBJECTIVES, AND POLICIES

GOAL #22 - Promote and maintain orderly and diversified economic growth, increased employment, and investment opportunities, while protecting the environment and current quality of life.

Infrastructure

Objective 22.1 The private sector has identified the lack of infrastructure as an impediment to opportunities for business creation and expansion. The analysis indicates that a limited amount of industrial and commercial acreage is serviced by central water and wastewater facilities. The County shall pursue the expansion of infrastructure to encourage business development.

Policy 22.1.1 The County will support the use of development agreements as a mechanism to fund infrastructure improvements and expansion.

Policy 22.1.2 The County will pursue reducing the cost of water and sewer utility hookups.

Policy 22.1.3 The County will utilize Municipal Services Taxing Units and Municipal Services Bond Units, deferred payments, and other innovative financing methods to fund infrastructure improvements.

Policy 22.1.4 The County will pursue grants and other programs available as a member of an Economic Development District to expand infrastructure for economic growth.

Permitting

Objective 22.2 An important factor in the success of economic development activities is the provision of County services, of which, permitting is a major component. The development and review process will be reviewed to eliminate unnecessary impediments to economic development.

Policy 22.2.1 The County will continue the use of preapplication conferences and preparation and distribution of guides, handouts, and other information on regulatory and permitting procedures affecting economic development to streamline and expedite the application review and permitting process.

Policy 22.2.2 The County will eliminate permits, inspections, or functions that duplicate or overlap state and/or federal permits, inspections or functions. This policy shall not preclude the adoption of County

regulations more stringent than state or federal regulations, if so desired, by the Board of County Commissioners (BCC).

Policy 22.2.3 The County will coordinate with representatives of the Economic Development Council (EDC) to disseminate information on existing and pending local legislation affecting economic development activities.

Policy 22.2.4 The County will assist the EDC in providing information to County firms that seek to expand, as well as businesses that wish to relocate to the County.

Policy 22.2.5 The County will review its existing regulations and rectify or eliminate conflicts that may exist to improve service and expedite permit processing.

Policy 22.2.6 The County will continue to provide improved and necessary services, and retain a position to facilitate business development.

Policy 22.2.7 The County will streamline the review and permit process to encourage the promotion of economic growth.

Tourism

Objective 22.3 The utilization of natural resources is an integral component of the local economy. The ecology of Citrus County's natural areas can support these activities if conducted in an environmentally responsible manner. Citrus County shall direct its tourism and promotional efforts to emphasize the County's multitude of natural resources.

Policy 22.3.1 The County will support and encourage the utilization of its natural resources in an environmentally responsible manner to promote economic development activity.

Policy 22.3.2 The County will consider tourism related partnerships with the managing agencies of public lands and the private sector, and encourage the establishment of tourism related infrastructure within public lands.

Policy 22.3.3 The County will explore the availability of grants or matching fund programs for the promotion, creation, enhancement, or expansion of tourism related activities.

Policy 22.3.4 The County will support and encourage the adequate funding for ecologically sound management of public lands.

Policy 22.3.5	The County will coordinate with the appropriate local, state, and federal agencies for the use of public lands in promoting all tourism, including ecotourism activities in the County.
Policy 22.3.6	The County shall support the development and maintenance of the Great Florida Birding Trail and shall target specific marketing efforts to the birding community worldwide.
Objective 22.4	The County shall improve access to fresh and saltwater beaches and shorelines for all residents and tourists.
Policy 22.4.1	In coordination with Objective 4.6, the County shall maintain and improve public access to fresh and saltwater beaches and shores.
Policy 22.4.2	The County shall establish a boat ramp and waterfront facilities improvement plan which shall take inventory of all existing facilities, determine future needs, and provide adequate funding for acquisition, construction, and maintenance.
Policy 22.4.3	The County shall develop procedures to facilitate the acquisitions of properties which contain special features and/or shoreline and water-use access, and establish criteria for selection and funding.
Policy 22.4.4	The public access study shall analyze and include provisions for providing and maintaining adequate public access sites; shall be consistent with the public access requirements of the 1985 Coastal Zone Protection Act, and shall include an analysis and requirements for adequate parking, vehicular access, public restrooms, and handicapped access.

Education and Training

Objective 22.4	The availability of a skilled labor pool is an important factor in industry attraction and expansion. Job placement is an important goal of educational facilities. The County, through its partnership with the EDC, shall assume the role of liaison between private industry and educational facilities to develop educational programs that fulfill private industry's work force needs.
Policy 22.4.1	The County, through its partnership with the EDC, will coordinate with educational institutions including, but not limited to, Citrus County School District, Central Florida Community College, and Withlacoochee Technical Institute, and the business community to encourage the development of educational programs, which provide students with skills matching the needs of local employers.

Policy 22.4.2	The County will utilize the County's various departments for internship opportunities, school visits, and presentations to educate students on the role of government in the local economy.
Policy 22.4.3	The County, through its partnership with the EDC, will encourage partnerships between existing and potential businesses and educational institutions to develop educational programs that will utilize new and existing technologies as they become available and widely utilized in the marketplace.
Policy 22.4.4	The County, through its partnership with the EDC, will encourage business and trade associations to develop apprenticeship programs with existing and potential businesses.
Policy 22.4.5	Reserved

Job Creation

Objective 22.5	The County, through its partnership with the EDC, will encourage job creation, diversified economic growth, and increased employment.
Policy 22.5.1	The County, through its partnership with the EDC, will encourage diversification and expansion of the tax base.
Policy 22.5.2	The County, through its partnership with the EDC, will encourage business attraction and expansion.
Policy 22.5.3	The County, through its partnership with the EDC, will encourage advertising, promotional activities, and other sales and marketing techniques to attract new businesses.
Policy 22.5.4	The County, through its partnership with the EDC, will encourage diversified economic growth.
Policy 22.5.5	The County, through its partnership with the EDC, will encourage job creation.
Policy 22.5.6	The County will use excess revenue from occupational license fees to oversee and implement this Element, including: • Providing matching funds to the EDC in accordance with the Agreement between the EDC and the County and/or • Other projects and programs approved by the BCC pursuant to the implementation of this Element

Senior Services

Objective 22.6	The County will ensure its senior citizens a high quality of life through its various policies and programs, through incentives to provide assisted and semi-assisted housing for the elderly, and through encouragement of the private sector to provide a broader range of services geared to the specific needs of the elderly and the frail elderly.
Policy 22.6.1	The County shall encourage state and local nursing programs to provide training in geriatric care and shall encourage the State University System and local and regional hospitals to establish a geriatric research facility in the County.
Policy 22.6.2	The County shall encourage multifamily housing and mixed use development where housing, shopping, recreation, medical, and other services and facilities are in close proximity, allowing senior citizens to perform needed and desired daily activities without the need to own an automobile or to drive to a destination.

Private Property Rights Element (Chapter Seven)

Overview: This Element is created pursuant to House Bill 59 (2021) as adopted by the Florida legislature (Chapter 2021-195). The legislation notes the following:

> *In accordance with the legislative intent expressed in ss. 163.3161(10) and 187.101(3) that governmental entities respect judicially acknowledged and constitutionally protected private property rights, each local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decisionmaking. (Chapter 2021-195, Laws of Florida).*

Citrus County utilizes a quasi-judicial process as codified in Sections 2-51 through 2-58, of the Citrus County Code to ensure due process for citizens and applicants during public hearings, and continues to comply with statutory public notice standards. The rights of citizens, as well as applicants, regarding these decisions are and will continue to be considered as outlined in the Land Development Code, the Comprehensive Plan, the County Code of Ordinances, and Florida Statutes.

Goal #11 -	**Establish and utilize a Private Property Rights Element, in compliance with Florida Statutes.**
Objective 11.1	Ensure that private property rights are considered in local decision-making, comply with Florida Statutes.
Policy 11.1.1	The County will consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases or mineral rights.
Policy 11.1.2	The County will consider the rights of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances including, but not limited to, this Comprehensive Plan, Land Development Code, and Code of Ordinances, as amended.
Policy 11.1.3	The County will consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property in accordance with Florida law.
Policy 11.1.4	The County will consider the right of a property owner to dispose of his or her property through sale or gift.

HOLDER INDUSTRIAL PARK EXPANSION

Comprehensive Plan Amendment Strategy Analysis
With Land Development Code Analysis

February 11, 2026

EXECUTIVE SUMMARY

This analysis provides a strategic framework for the proposed expansion of the Holder Industrial Park (HIP) from approximately 550 acres to 1,348.6 acres, m.o.l., through a Comprehensive Plan amendment and Land Development Code Atlas Map change. The proposal would add "information processing, data center utilities, and data storage" to the permitted uses within the expanded industrial park boundaries.

Key Findings:

1. The expansion directly aligns with Citrus County's Strategic Plan goals for economic opportunity and infrastructure investment.
2. The county has already committed $2.8 million in state grant funding for wastewater infrastructure specifically to serve this site.
3. Economic modeling projects $367 million in annual GDP impact and 1,000+ direct jobs.
4. The proposal requires careful attention to environmental protections, utility capacity, and land use compatibility.
5. Strategic framing around existing policy commitments strengthens the approval pathway.
6. The current Land Development Code does not specifically address data centers as a use category, requiring either amendment of the LDC or reliance on analogous industrial classifications.

PART I: PROJECT BACKGROUND

1.1 Current Status of Holder Industrial Park

The Holder Industrial Park (also known as Holder Industrial Complex) is a long-planned industrial development site in northern Citrus County. Key characteristics include:

Feature	Current Status
Location:	Near US-41 and County Road 491, Lecanto
Current Acreage:	Approximately 550 acres
Proposed Expansion:	Addition of 798.6 acres, m.o.l. (total: ~1348.6 acres. m.o.l.)
Owner:	The Deltona Corporation
Infrastructure Status:	Utilities under construction; $2.8M state grant awarded

1.2 Proposed Amendment Components

The application includes two primary components:

A. Comprehensive Plan Amendment - Future Land Use Map (FLUM) change from Low Density Residential/Medium Density Residential/Rural to Industrial, text amendment to Holder Industrial Park subarea regulations, and addition of permitted uses including data centers.

B. Planned Service Area (PSA) Expansion - Extension of utility service boundaries to accommodate the expanded site as coordinated with County Utility Division.

1.3 Timeline

Date	Action
December 5, 2025:	Initial application submitted
March 5, 2026:	Planning and Development Commission hearing
April 14, 2026:	Board of County Commissioners hearing
TBD:	State agency review (Commerce, DEP, WMD, FDOT, etc.)

PART II: LAND DEVELOPMENT CODE ANALYSIS

2.1 LDC Overview and Structure

The Citrus County Land Development Code (LDC) implements the Comprehensive Plan policies through development standards. The LDC is organized into twelve chapters:

Chapter	Subject
Chapter 1	General Provisions and Definitions
Chapter 2	Land Use Districts
Chapter 3	Use Standards
Chapter 4	Development Applications
Chapter 5	Landscaping, Buffering and Tree Preservation
Chapter 6	Stormwater Management
Chapter 7	Transportation System Standards
Chapter 8	Concurrency Management
Chapter 9	Signs
Chapter 10	Non-Conforming Development
Chapter 11	Subdivision Regulations
Chapter 12	Development Agreements

2.2 Industrial District Classifications (LDC Chapter 2)

Citrus County's LDC establishes two industrial zoning districts relevant to the HIP expansion:

Section 2413: Light Industrial District (LIND) - Accommodates light manufacturing, warehousing, and service commercial uses. Typically includes: industrial complexes, flex space, wholesale operations, limited retail. Lower intensity impacts than Heavy Industrial.

Section 2414: Heavy Industrial District (IND) - Permits the broadest range of industrial uses. Typically includes: manufacturing, assembly, warehouses, and heavy industrial operations. Higher intensity uses with greater potential off-site impacts.

Critical Gap Identified: Neither the LIND nor IND district use tables specifically lists "data centers," "information processing facilities," or "data storage" as permitted uses. This creates regulatory ambiguity that should be addressed.

2.3 Data Center Use Classification Issue

Current LDC Status: The Citrus County LDC does not contain specific provisions for data centers. This is common among Florida counties but creates uncertainty for both applicants and regulators.

Potential Classification Approaches:

Approach	Mechanism	Advantages	Disadvantages
Analogous Use	Classify as "warehousing" or "utility"	No LDC amendment required	May not capture unique impacts
Conditional Use	Require PDC approval with conditions	Site-specific review	Additional process, uncertainty
LDC Amendment	Add data centers to permitted uses	Clarity, predictability	Takes time, may face opposition
Subarea Plan	Define uses in HIP subarea text	Targeted, site-specific	Limited to this project
PUD Process	Planned Unit Development	Maximum flexibility	Complex process

Recommendation: The proposed Comprehensive Plan amendment should include specific text adding "information processing, data center utilities, and data storage" to permitted uses in the Holder Industrial Park subarea. This approach provides clarity without requiring a countywide LDC amendment.

2.4 Site Development Requirements (LDC Chapter 4)

Per Section 4200 of the LDC, all developments require:

Site Development Plan Requirements: Prepared on durable material by qualified professional. Shows all property lines, existing streets, easements, rights-of-way, and boundary survey by Florida registered land surveyor. Compliance with all LDC standards including setbacks from rights-of-way, buffers, stormwater management, off-street parking and circulation, and protection of wetlands.

Key Provision (Section 2200.A): "All proposed developments shall have a total land area sufficient to meet all site design standards in this LDC including, but not limited to land required to provide setbacks from abutting rights-of-way, buffers, stormwater management, off-street parking and circulation, protection of wetlands, or other provisions that may require land area to be set aside."

Application to HIP: The 798.6-acre expansion area provides ample land to accommodate all required setbacks, buffers, and other site design standards.

2.5 Setback Requirements (LDC Section 2300)

Roadway Setbacks: Building setbacks are measured from the centerline of the right-of-way, with distances determined by the functional classification of the roadway per the Functional Classification Map.

Road Classification	Typical Minimum Setback
Principal Arterial:	100+ feet from centerline
Minor Arterial:	75-100 feet from centerline
Collector:	60-75 feet from centerline
Local Road:	50-60 feet from centerline

Height-Based Setback Increase (Section 2300.C): "When a building exceeds 50 feet in height, the minimum distance from an adjacent building or property line shall be increased by two feet for each 10 feet of building height over 50 feet."

Application to Data Centers: Data center buildings typically range from 30-60 feet in height. Buildings exceeding 50 feet will require additional setbacks calculated as follows: - 60-foot building: +2 feet additional setback - 70-foot building: +4 feet additional setback - 80-foot building: +6 feet additional setback.

2.6 Landscaping and Buffer Requirements (LDC Chapter 5)

Buffer Type Classifications: The Citrus County LDC establishes buffer types based on the intensity differential between adjacent uses:

Buffer Type	Width	Planting Requirements	Application
Type A	10 feet	Single row trees (50' spacing), evergreen shrubs	Similar intensity uses
Type B	15 feet	Single row trees, 80% opaque screen within 1 year	Moderate intensity differential
Type C	20 feet	6-foot wall/fence/hedge/berm, two staggered rows of trees	Higher intensity differential
Type D	20-75 feet	Comprehensive landscaping, berms, full screening	Industrial adjacent to residential

Industrial to Residential Buffer (Highest Standard): Per the Comprehensive Plan Policy requiring "adequate buffering and landscaping" for all industrial development.

Application to HIP Expansion: The expansion area boundaries should incorporate robust Type D buffers (or equivalent) where the site abuts existing residential development, residentially-designated land, agricultural lands, or, environmentally sensitive areas.

Component	Requirement
Minimum Width	75 feet recommended for heavy industrial adjacent to residential
Exterior Zone (first 30 feet)	Trees, shrubs, ornamentals, ground cover
Interior Zone (remaining 45 feet)	Turf grass, ornamentals, shrubs, trees, ground cover, or combination
Tree Spacing	Maximum 60 feet on center
Shrub Requirement	Continuous row, minimum 24 inches height, maximum 36 inches spacing
Berms	6+ feet height where visual screening needed
Stormwater	May be installed in interior zone only

2.7 Concurrency Management (LDC Chapter 8)

Level of Service Requirements: Per Section 8100, development orders cannot result in reduction of adopted level of service standards for potable water, sanitary sewer, solid waste, drainage/stormwater, and transportation.

Concurrency Demonstration Options:

Option	Description	Applicability to HIP
Standard Review	Demonstrate facilities available	Utilities under construction
Proportionate Fair Share	Contribute to improvements per F.S. 163.3180	If capacity gaps exist
Build Improvements	Applicant constructs needed facilities	Already occurring via grant

2.9 Planned Unit Development Option (LDC Chapter 4)

Alternative Approval Pathway: If greater flexibility is desired, the project could pursue Planned Unit Development (PUD) approval, which allows customized development standards, modified setbacks (with justification), unified development plan, site-specific use permissions.

PUD Requirements: Pre-application conference with Land Development Division, conceptual plan approval, final development plan approval, and public hearings before PDC and BOCC.

PUD Advantages: - Maximum flexibility in site design. Can accommodate unique data center requirements. Allows negotiated standards. Creates binding development plan.

PUD Disadvantages: More complex process. Additional hearings required. Higher application costs. May extend timeline.

Recommendation: Given the existing Subarea Plan mechanism for Holder Industrial Park, pursuing the Comprehensive Plan text amendment (adding data center uses) combined with a Development Agreement is likely more efficient than the full PUD process.

2.10 Transportation System Standards (LDC Chapter 7)

Access Management: Per Section 7200, all connections on arterial and collector roadways must meet access classification standards.

Applicable Roadways: US-41 principal arterial with highest access control standards. CR-491 collector with moderate access control. Tram Road local road with standard access provisions.

Requirements: Cross access agreements between adjacent commercial parcels. Driveway spacing per access classification. Turn lane warrants based on trip generation. Traffic impact study required.

Data Center Considerations: - Lower trip generation than manufacturing/warehousing (fewer employees per square foot). Primary traffic is employee vehicles, delivery trucks, and emergency generators. Peak traffic at shift changes (if 24/7 operation).PART III: COMPREHENSIVE PLAN POLICY ALIGNMENT

3.1 Strategic Plan Consistency

The Citrus County Strategic Plan establishes goals that directly support this expansion.

Economic Opportunity Goal: "Cultivate an environment that encourages entrepreneurial spirit and economic development while ensuring all citizens are connected to resources that provide a path to prosperity."

Infrastructure Goal: "Invest in infrastructure sufficient to support protected growth with priority given to correcting current infrastructure deficits."

Key Alignment Points: Holder Industrial Park Utilities is listed as a current county project under "Economic Opportunity" goal alignment - The project advances economic diversification objectives including creating high-wage employment opportunities in a county where median household income is approximately $20,000 below national average.

3.2 Future Land Use Element Consistency

The proposed amendment must demonstrate consistency with the following Future Land Use Element objectives:

Objective FL.01: Land Use Compatibility - Industrial uses should be protected from encroachment of incompatible uses. Adequate buffering must be provided between industrial and residential areas.

Objective FL.02: Planned Service Area - The PSA has proven effective in promoting compact urban development. Extension of utility services supports higher intensity land uses. Industrial development should occur within areas served by central water and sewer.

Objective FL.03: Economic Development - Support diversification of the local economy. Encourage employment-generating land uses. Facilitate infrastructure necessary to attract industry.

3.3 Industrial Development Policy (Comprehensive Plan Policy 17.7)

"*All industrial development shall provide adequate buffering and landscaping as specified in the County LDC*."

Compliance Strategy: Exceed minimum LDC buffer requirements. Type D buffers (75+ feet) adjacent to all residential. Earthen berms with dense landscaping. Performance standards for noise, light, visual impacts.

3.4 Applicant's Policy Compliance Matrix

Per the applicant's Exhibit, the project demonstrates consistency with the following Comprehensive Plan provisions:

Plan Citation	Site Compliance
Planned Service Area	Amendment of PSA map makes HIP consistent with PSA
Obj. 17.5, FLUE	Subarea approach equivalent to traditional PD; allows site flexibility
Policy 17.5.2, FLUE	Subarea approach meets policy requirements
Obj. 17.7, FLUE	Subarea text/map meets objective

Policy 17.7.2 and 17.7.3	Subarea text/map meets policies
Policy 17.15.9	Compatibility achieved via parcel size and limitation of uses; enhanced setbacks on south and east boundaries
Goal 22, EDE	Designation of large, shovel-ready IND park implements EDE goals
Policy 22.1.4, EDE	Implements economic development policy
Policy 22.2.4, EDE	Implements economic development policy
Policy 22.2.6, EDE	Implements economic development policy
Obj. 22.5, EDE	Implements economic development objective
Obj. 22.5.1, EDE	Implements economic development objective
Obj. 22.5.4, EDE	Implements economic development objective

PART IV: ECONOMIC IMPACT ANALYSIS

4.1 Job Creation Projections

Based on the Florida Job Growth Grant application and economic impact modeling:

Category	**Projection**
Direct Jobs	1,000+
Indirect Jobs	1,000-2,000
Wage Level	High-skilled, high-wage occupations
Industries	Manufacturing, warehousing, industrial services, technology

4.2 Economic Output

Metric	**Projected Impact**
Annual GDP Increase	$367,000,000
Property Tax Revenue	Significant (TBD based on development)
Sales Tax Revenue	Equipment purchases potentially taxable locally
Construction Impact	Multi-year construction employment

4.3 Tax Base Diversification

The expansion addresses critical county needs: Reduces reliance on residential property tax revenue. Creates commercial/industrial tax base. Potential for long-term stable revenue stream. Supports county's newly established Industrial Development Authority (IDA).

PART V: INFRASTRUCTURE ANALYSIS

5.1 Water and Wastewater

Current Status: $2.8 million state grant awarded (Florida Job Growth Grant Fund, August 2024). Force main extension construction project underway (ITB 25-110). Project includes lift station, force main, and gravity sewer.

Capacity Analysis: Regional wastewater treatment facilities available. PSA expansion required to extend service boundaries. Adequate capacity for industrial development anticipated.

5.2 Electric Utility

Advantages: Proximity to Duke Energy Crystal River Energy Complex. Existing transmission infrastructure in northwest Citrus County. Transportation/Communications/Utilities (TCU) designated areas nearby.

Considerations: Data center electricity demand requires capacity analysis. Rate impact protection for existing customers. Potential for renewable energy integration.

5.3 Transportation

Access: US-41 (principal arterial) serves as primary access. County Road 491 serves as secondary access.

Analysis Required: Traffic impact study including turn lane requirements and emergency services access.

5.4 Telecommunications

Requirements: - Fiber optic connectivity essential for data center uses. Existing infrastructure may require expansion. Redundant connectivity typically required.

PART VI: LAND USE COMPATIBILITY STRATEGY

6.1 Current Surrounding Land Uses

Direction	Current Designation	Current Use
North	Various	Existing Holder Industrial Park
East	Rural Residential	Low-density residential
South	Low/Medium Density Residential	Residential development
West	Rural/Agricultural	Agricultural/vacant

6.2 Buffer Requirements

Recommended Standards (Exceeding LDC Minimums):

Adjacent Use	Buffer Width	Requirements
Residential	100 feet	Type D+ landscaping, berms, no parking/buildings
Agricultural	75 feet	Type C landscaping, visual screening
Existing Industrial	25 feet	Standard setbacks

Buffer Components: Vegetative screening (evergreen trees, shrubs). Earthen berms (minimum 6 feet height where applicable). No buildings, parking, or loading within buffer. Stormwater facilities may be permitted if designed as amenities.

6.3 Setback Requirements

Feature	Minimum Setback
Buildings from residential boundary	100 feet
Parking/loading from residential	70 feet
Buildings from roadway centerline	Per functional classification
Buildings over 50 feet height	Additional 2 feet per 10 feet of height

6.4 Performance Standards

Noise: Backup generator testing restrictions. Cooling equipment noise attenuation.

Lighting: Full cutoff fixtures required. No light spillover onto adjacent residential. Maximum foot-candles at property line.

Visual: Mechanical equipment screening. Building height step-downs near residential. Architectural compatibility considerations.

PART VII: ENVIRONMENTAL CONSIDERATIONS

7.1 Required Studies

Study	Purpose
Wetland Delineation	Identify jurisdictional wetlands
Environmental Assessment	Evaluate habitat, species, water resources
Stormwater Management Plan	Address water quantity and quality
Groundwater Impact Analysis	Assess aquifer impacts

7.2 Water Resource Protection

Critical Considerations: Citrus County overlies the Floridan Aquifer. Springs and spring-fed rivers in vicinity. Concerns over whether the data centers would demand significant water consumption.

Response: The technology plan will utilize a closed-loop, liquid-cooled system with dry coolers, not inefficient heavy water use cooling. This innovative approach means the cooling system will require no operational water, and on-site water use will be extremely limited – restricted to domestic needs, equipment cleaning, and fire protection. Once operational, the water consumption is projected to be lower than the combined daily usage of a few typical full-service restaurants. Landscaping will feature native vegetation that, once established, will not require irrigation. Annual water withdrawal data will be made available.

APPENDICES

Appendix A: Relevant LDC Sections Summary

Section	Topic	Key Provisions
2413	Light Industrial District	Permitted uses, standards
2414	Heavy Industrial District	Permitted uses, standards
2300	Setback Requirements	Roadway setbacks, height adjustments
Chapter 5	Landscaping/Buffering	Buffer types, planting requirements
Chapter 8	Concurrency	Level of service, development agreements

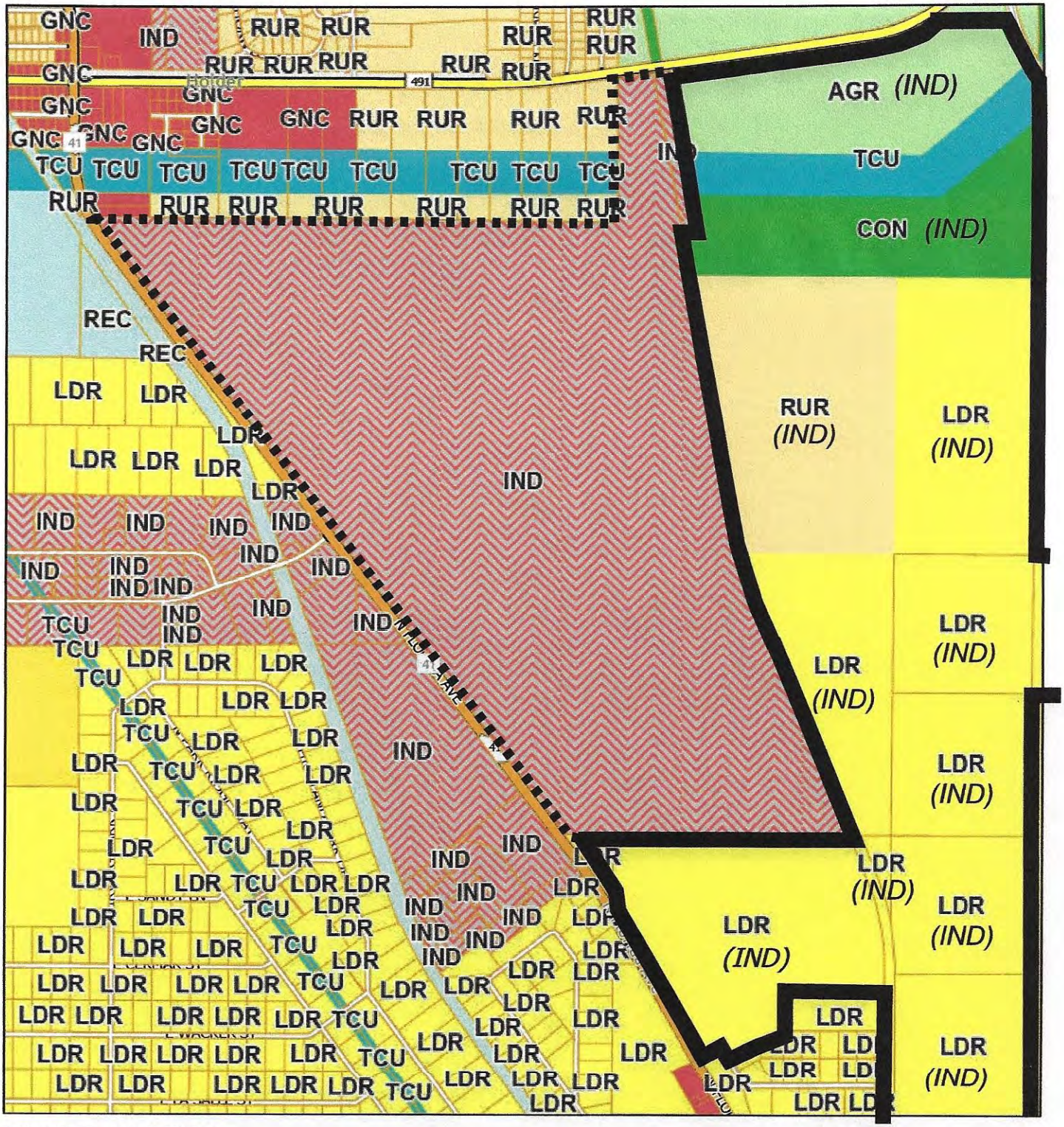
Chapter 12	Development Agreements	Authority, requirements

Report prepared by Location Design Group, LLC

Contact: Chris Ventre, PLA, ASLA
Director of Planning and Design
chris@location-design.com

EXISTING & PROPOSED LAND USE NW

(IND) = Proposed Industrial



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- GENERAL COMMERCIAL
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- RECREATION
- RESIDENTIAL MIXED USE
- RURAL RESIDENTIAL
- TRANSPORTATION/ COMMUNICATION/ UTILITIES
- Easements
- Lots

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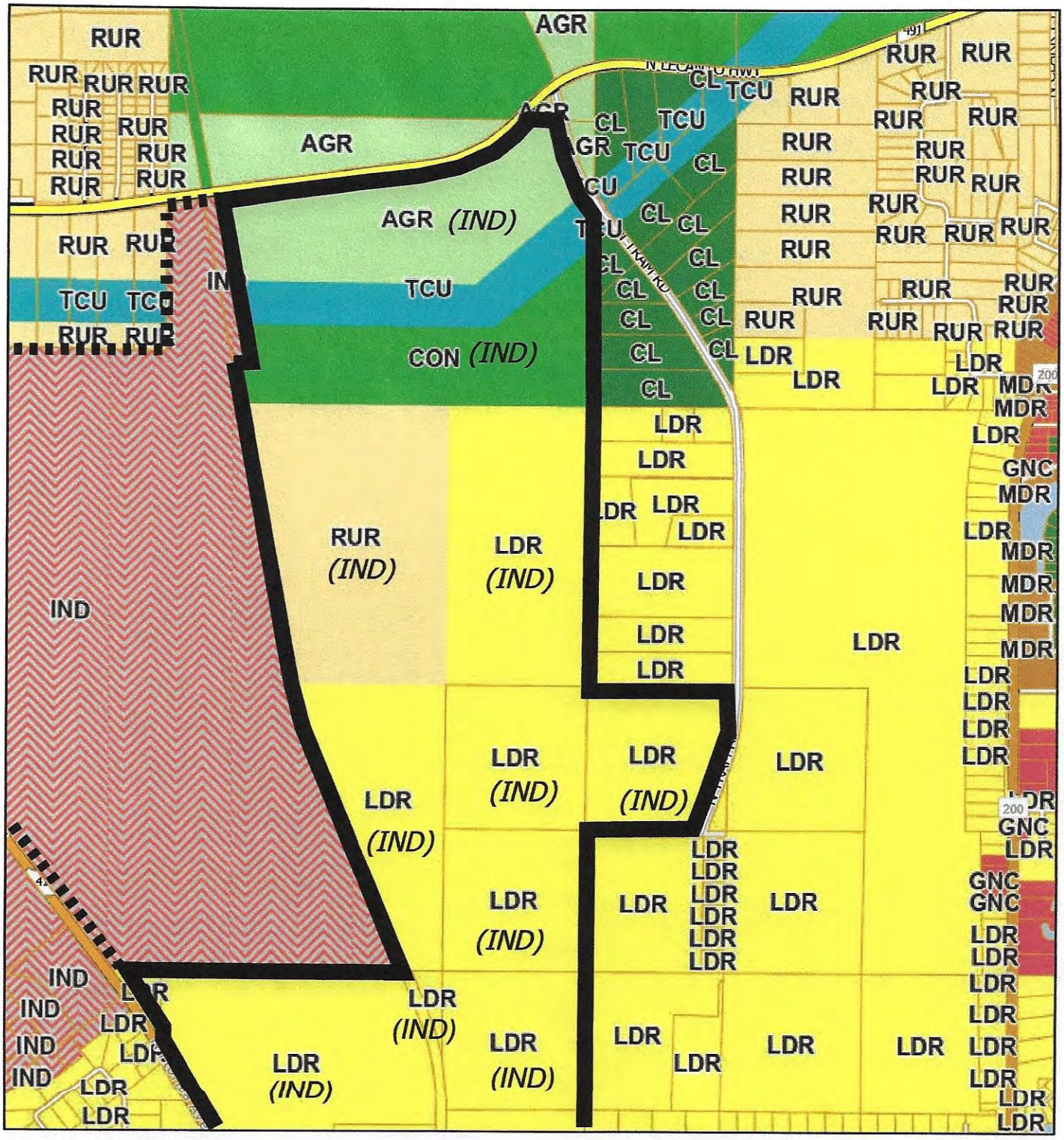
EXISTING & PROPOSED LAND USE NE

(IND) = Proposed Industrial



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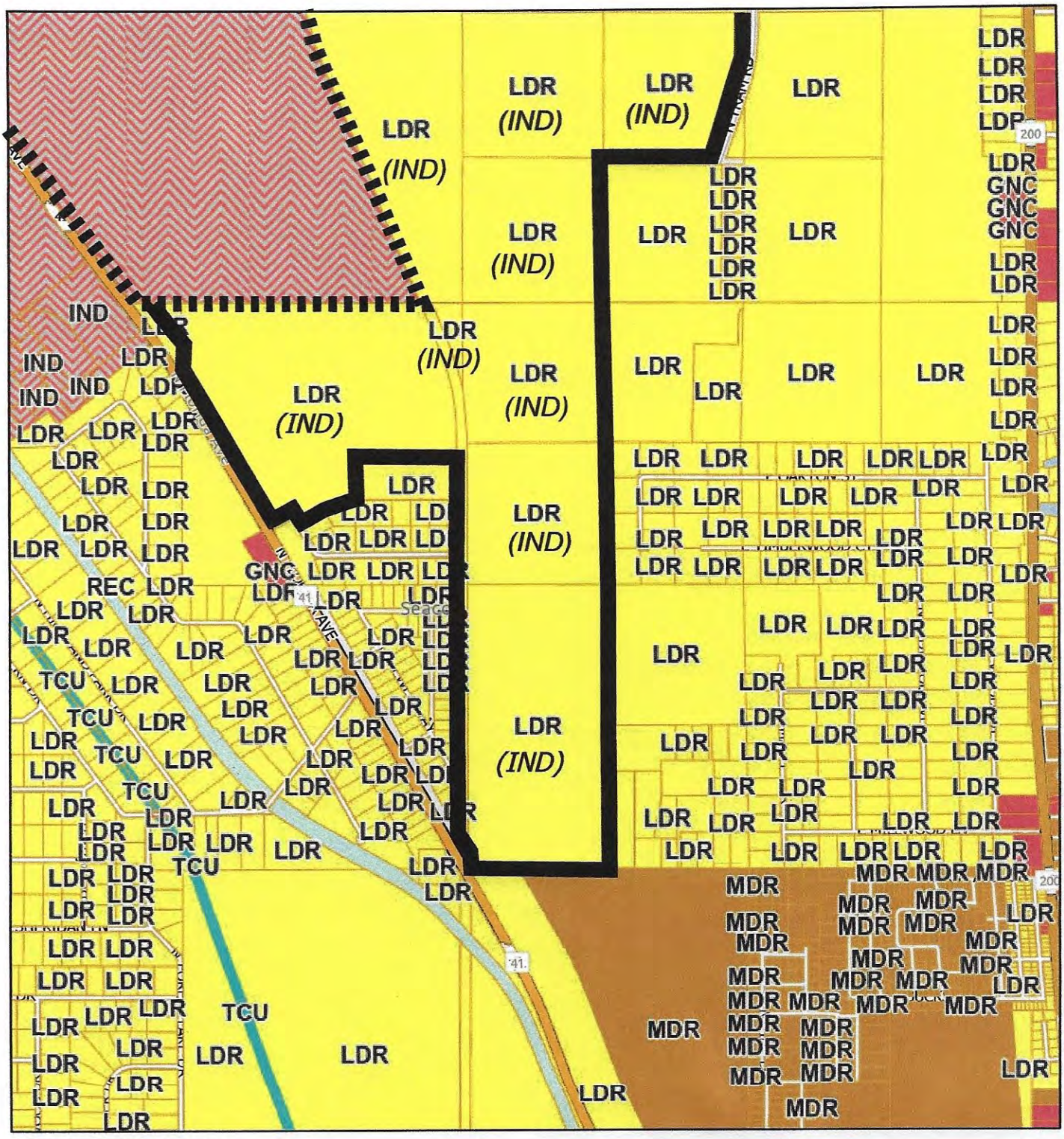
EXISTING & PROPOSED LAND USE S

(IND) = Proposed Industrial



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0 0.2 0.4 0.8 km

Landuse

- <Null>
- GENERAL COMMERCIAL
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- RECREATION
- RURAL RESIDENTIAL
- TRANSPORTATION/ COMMUNICATION/ UTILITIES
- Easements
- Lots

Esri Community Maps Contributors, Citrus County GIS Division, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Citrus County

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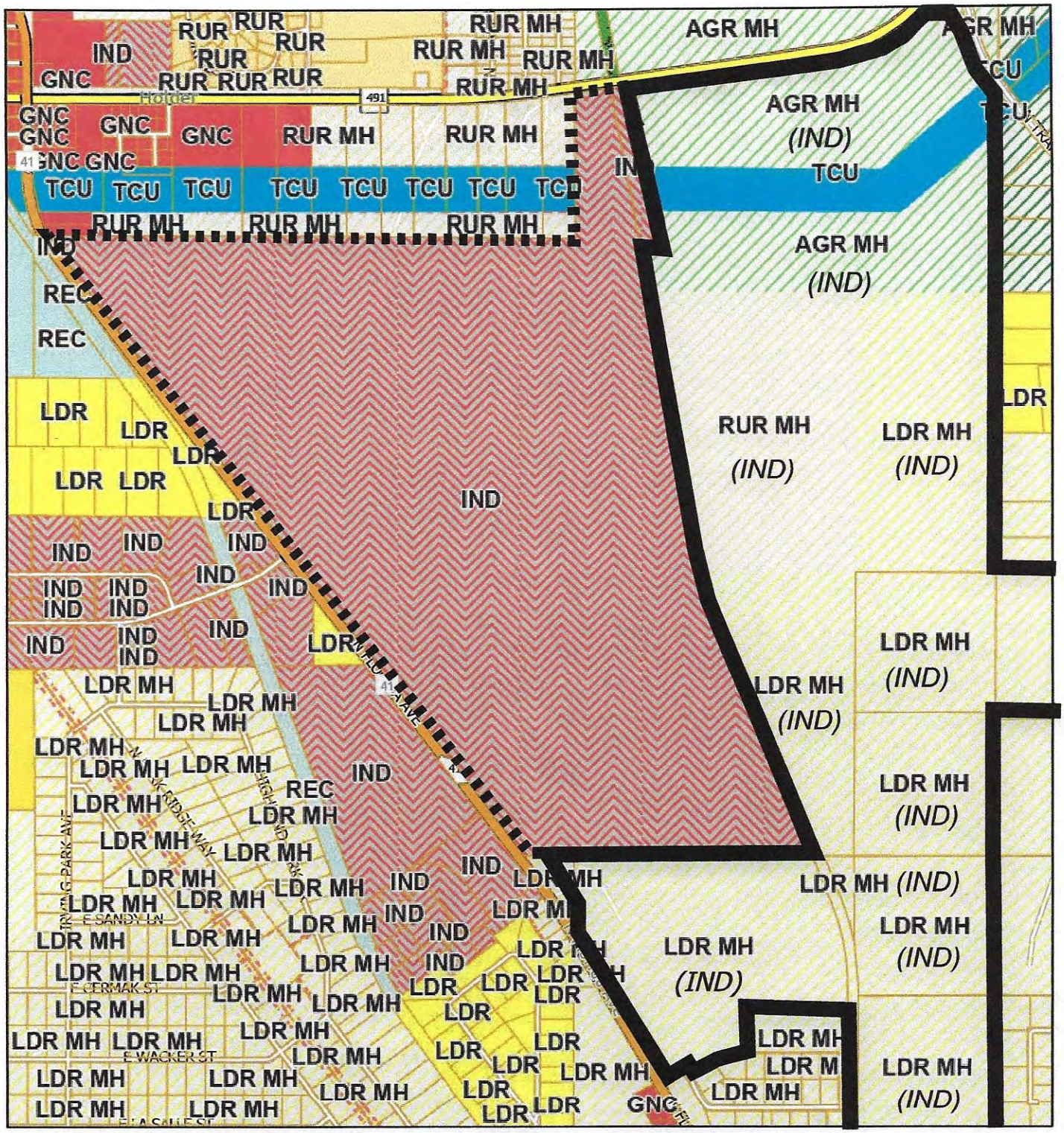
EXISTING & PROPOSED ZONING MAP NW

(IND) = Proposed Industrial



11/21/2025, 10:37:22 AM

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0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Zoning

- AGRICULTURAL - MH ALLOWED
- LOW-INT.COASTL-LAKES-MH ALLWED
- CONSERVATION
- GENERAL COMMERCIAL
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- LOW DENSITY RES - MH ALLOWED
- PLANNED DEVELOP. RESIDENTIAL
- RECREATIONAL
- RURAL RESIDENTIAL
- RURAL RESIDENTIAL - MH ALLOWED
- TRANSPORT/COMMUNIC/UTILITIES
- Easements
- Lots

Esri Community Maps Contributors, Citrus County GIS Division, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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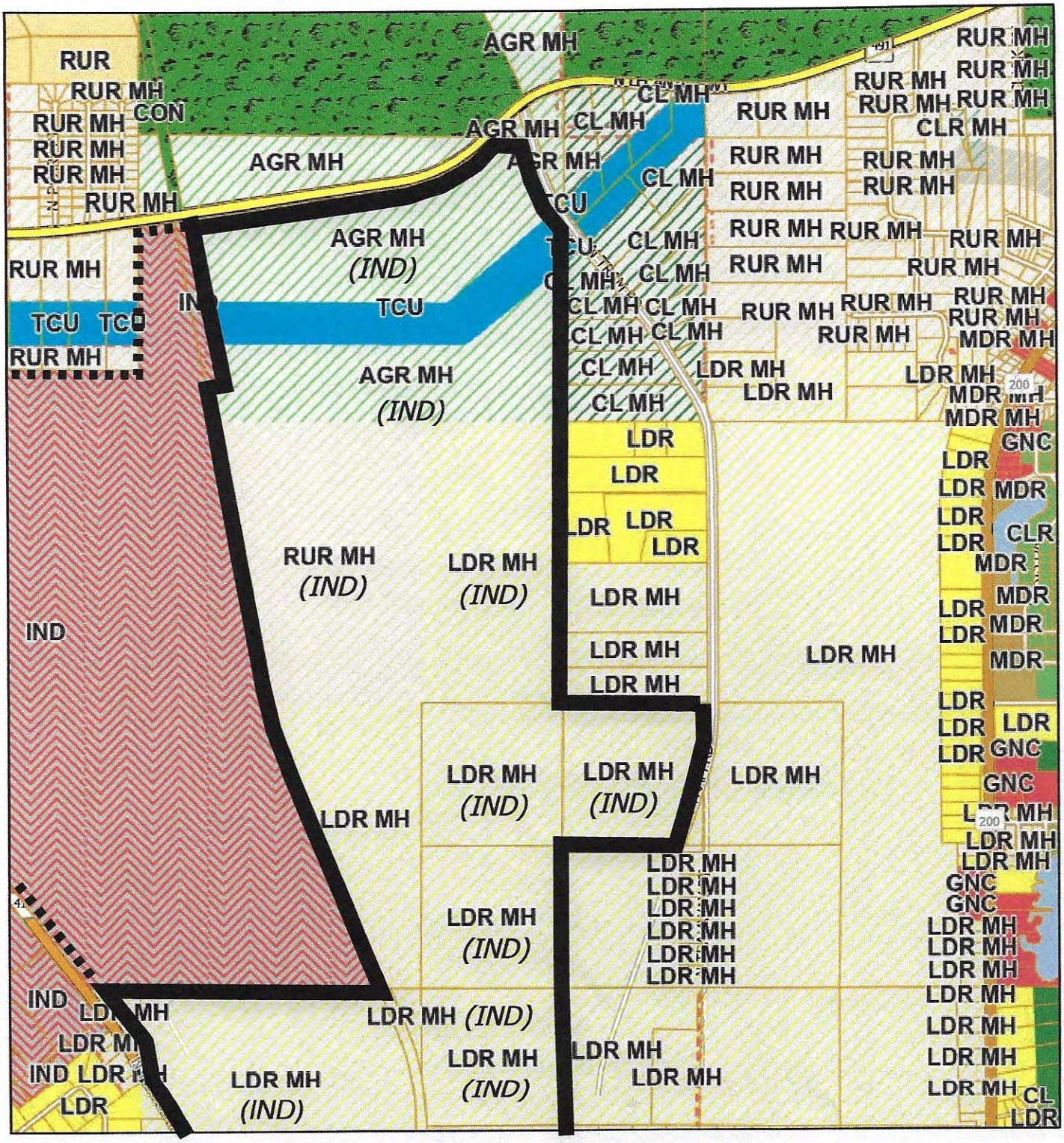
EXISTING & PROPOSED ZONING MAP NE

(IND) = Proposed Industrial



11/21/2025, 10:39:00 AM

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Zoning

- AGRICULTURAL - MH ALLOWED
- LOW INTENSITY COASTAL & LAKES
- LOW-INT.COASTL-LAKES-MH ALLWED
- COASTAL LAKES RESIDENTIAL
- COASTL/LAKES RESDNTL-MH ALLWED
- CONSERVATION
- GENERAL COMMERCIAL
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- LOW DENSITY RES - MH ALLOWED
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSTY RES - MH ALLOWED
- RURAL RESIDENTIAL
- RURAL RESIDENTIAL - MH ALLOWED
- TRANSPORT/COMMUNIC/UTILITIES
- Easements
- Lots

Esri Community Maps Contributors, Citrus County GIS Division, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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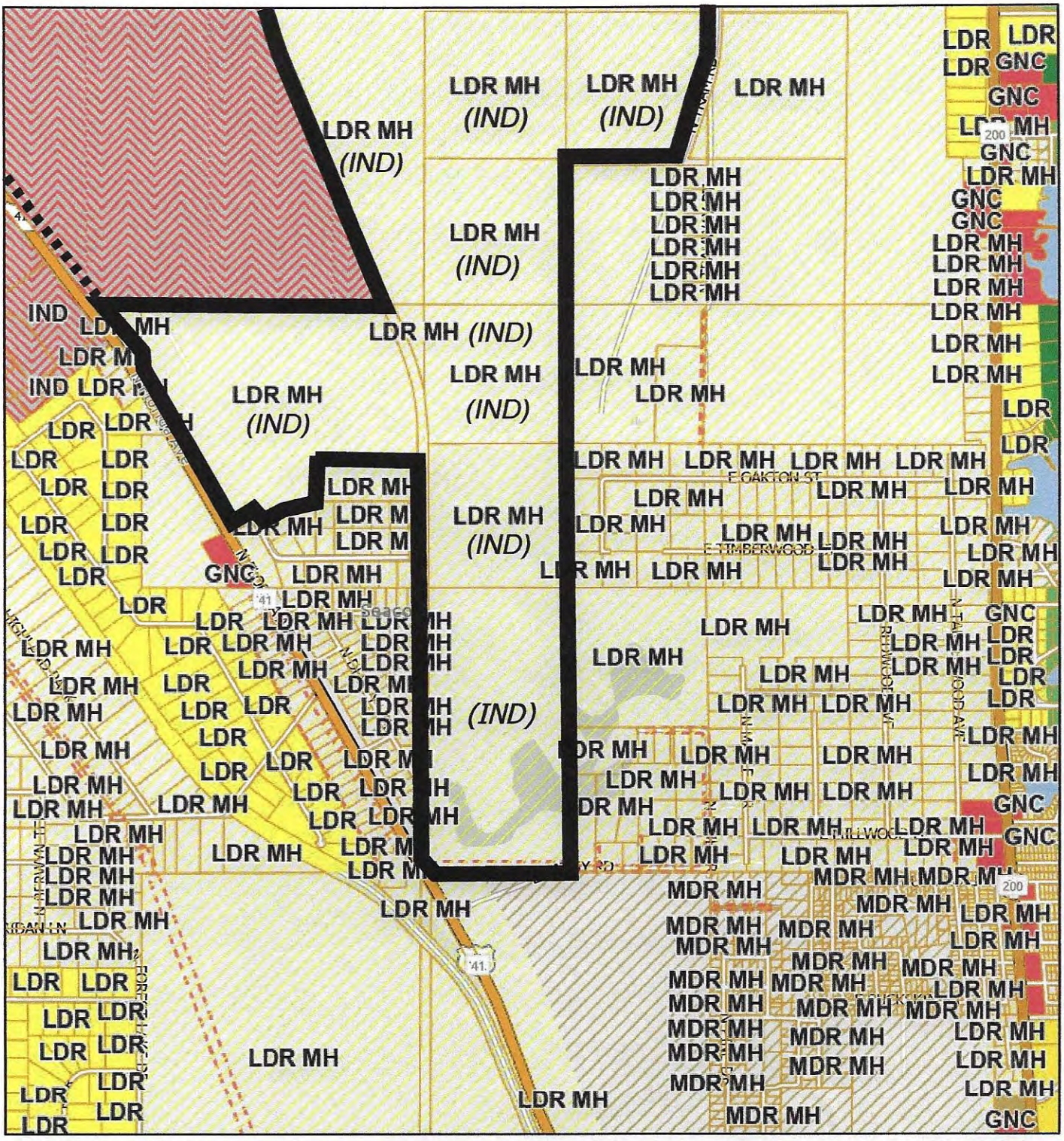
EXISTING & PROPOSED ZONING MAP S

(IND) = Proposed Industrial



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1:18,056

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0 0.2 0.4 0.8 km

Zoning

- LOW INTENSITY COASTAL & LAKES
- COASTAL LAKES RESIDENTIAL
- COASTL/LAKES RESDNTL-MH ALLWED
- GENERAL COMMERCIAL
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- LOW DENSITY RES - MH ALLOWED
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSTY RES - MH ALLOWED
- PLANNED DEVELOP. RESIDENTIAL
- RURAL RESIDENTIAL - MH ALLOWED
- Easements
- Lots

Esri Community Maps Contributors, Citrus County GIS Division, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Citrus County

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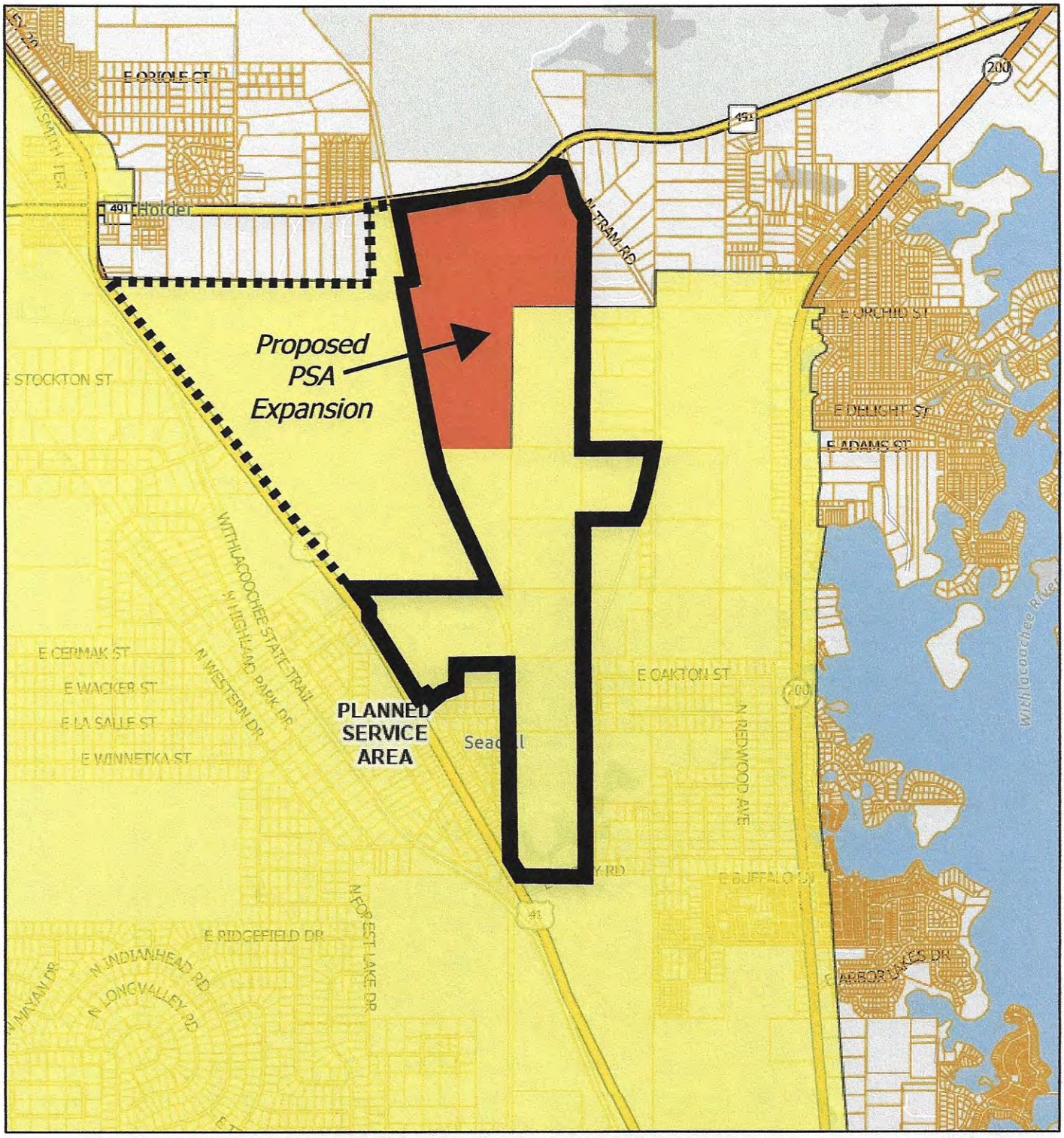
PLANNED SERVICE AREA



11/21/2025, 10:24:47 AM

1:36,112

0 0.25 0.5 1 mi

0 0.42 0.85 1.7 km

EXISTING PSA

Lots

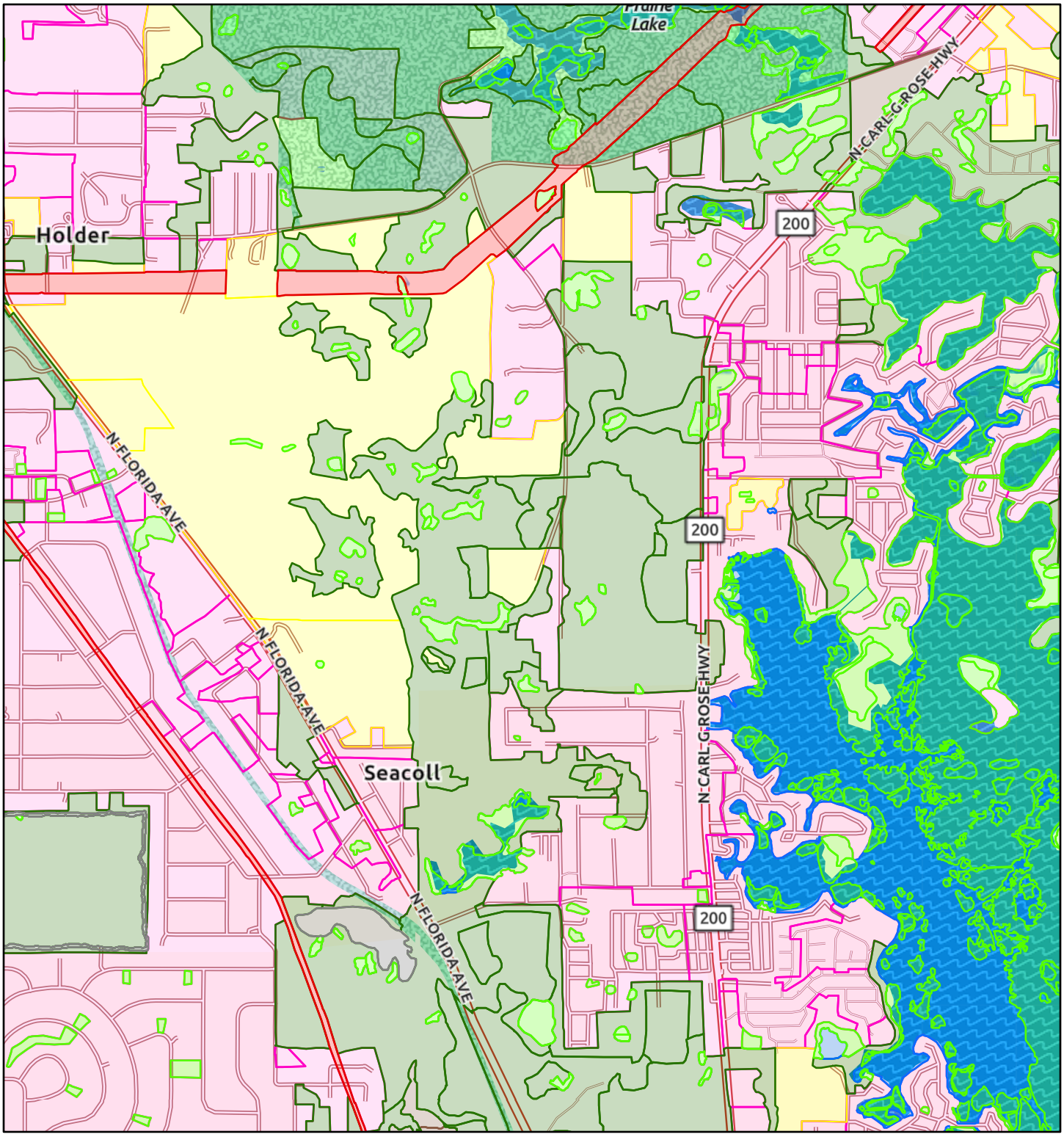
PROPOSED PSA EXPANSION

Citrus County GIS Division, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Citrus County

Esri Community Maps Contributors, Citrus County GIS Division, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

2023 Land Use Land Cover Map



11/26/2025, 10:05:10 AM

1:36,112

0 0.25 0.5 1 mi

0 0.42 0.85 1.7 km

2023 Land Use Land Cover

- Urban and Built Up
- Agriculture
- Rangeland
- Upland Forests
- Water
- Wetlands
- Barren Land
- Transportation, Communication, Utilities

Water Management Districts

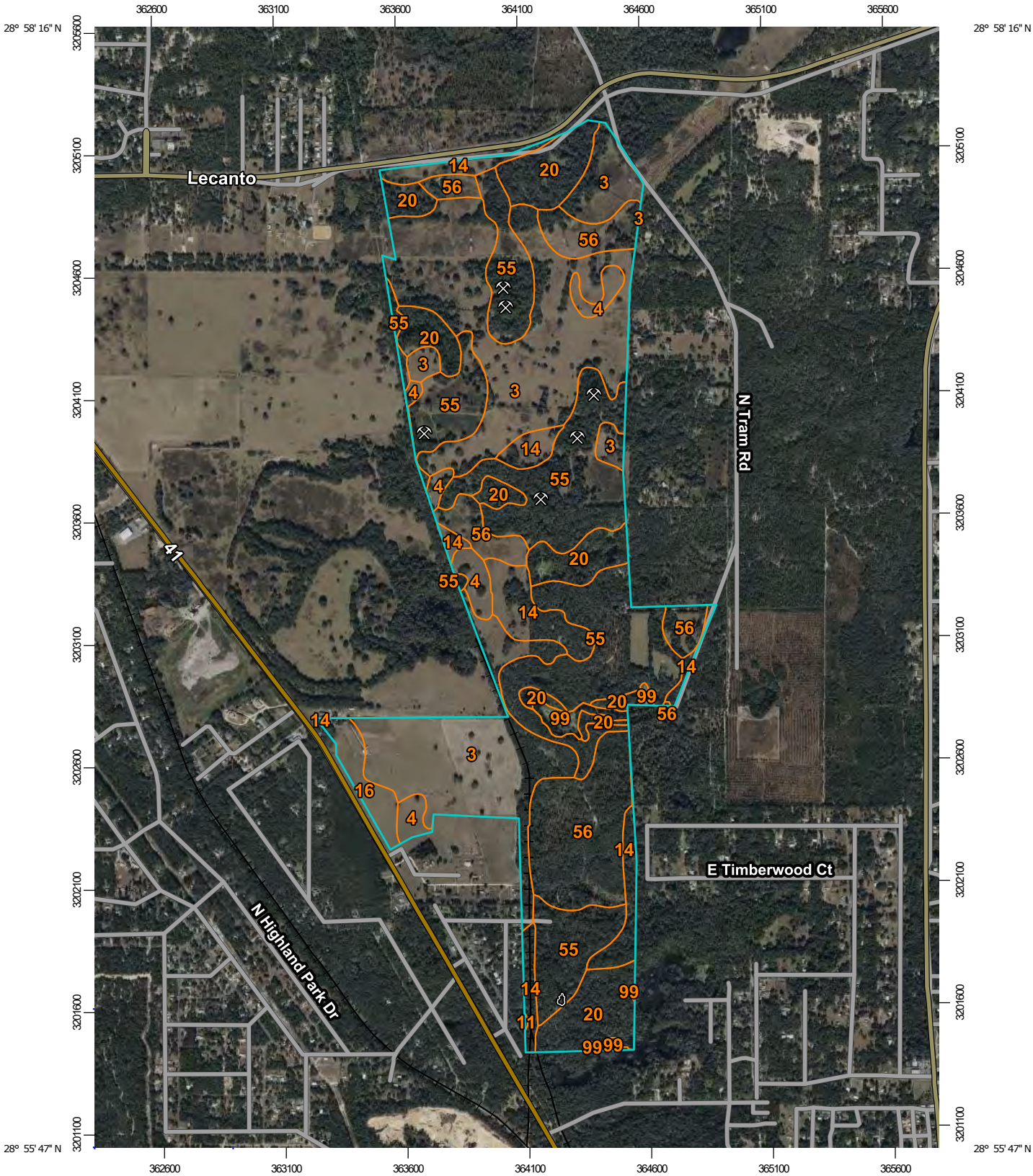
- Northwest Florida
- South Florida
- St. Johns River
- Suwannee River

WMD Boundaries

- Boundary
- State

Southwest Florida Water Management District, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Soil Map—Citrus County, Florida



Map Scale: 1:22,400 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 300 600 1200 1800

Feet: 0 1000 2000 4000 6000

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Citrus County, Florida
Survey Area Data: Version 25, Aug 28, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 6, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

CPA/AA-2025-00013 Land Dev. 12.8.25

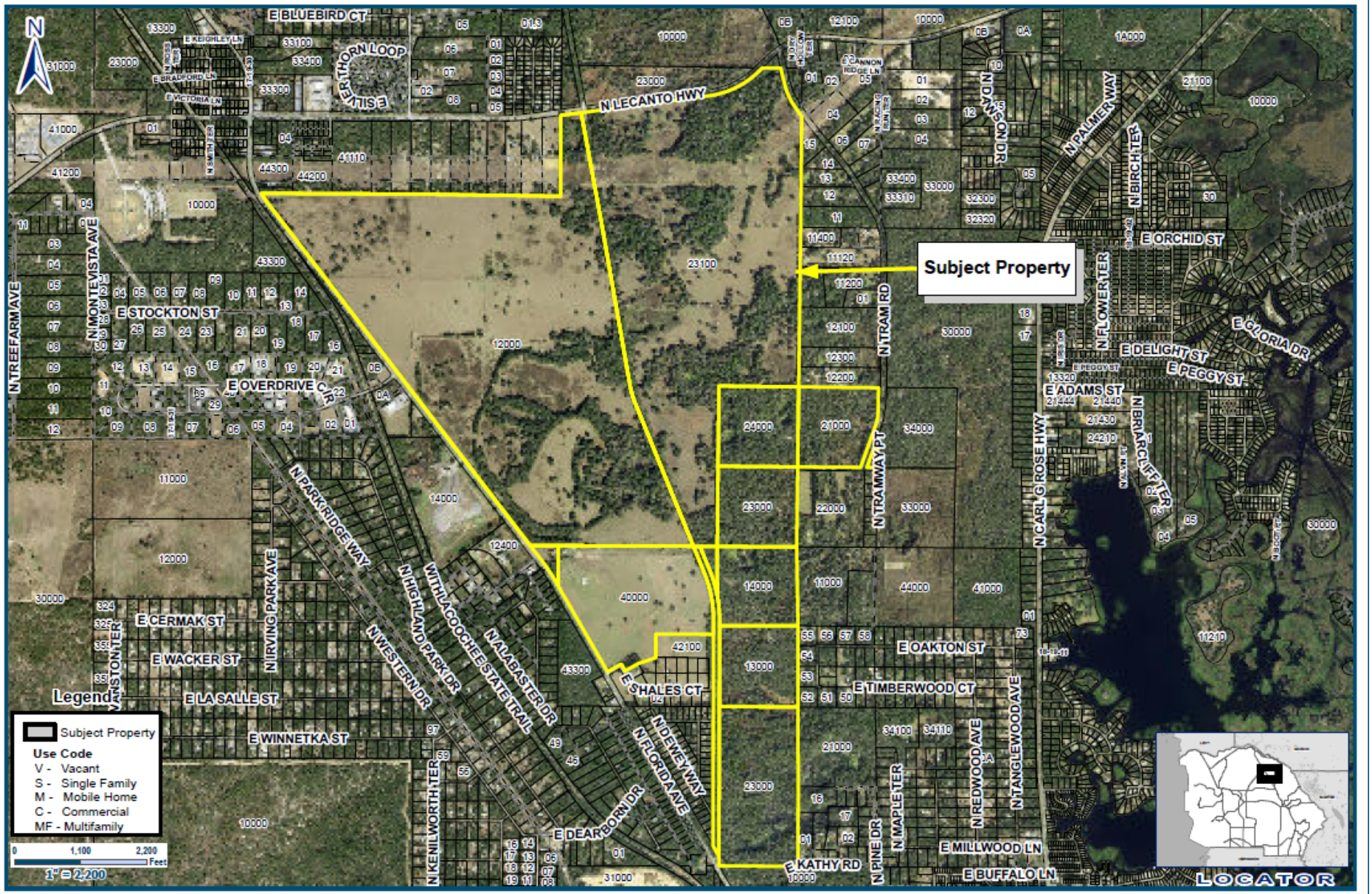
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Candler fine sand, 0 to 5 percent slopes	249.4	33.5%
4	Candler fine sand, 5 to 8 percent slopes	21.2	2.8%
11	Tavares fine sand, 0 to 5 percent slopes	0.1	0.0%
14	Lake fine sand, 0 to 5 percent slopes	56.6	7.6%
16	Arredondo fine sand, 0 to 5 percent slopes	13.8	1.9%
20	Pits	90.7	12.2%
55	Udorthents, 0 to 5 percent slopes	206.9	27.8%
56	Lake, clayey surface, 0 to 5 percent slopes	97.4	13.1%
99	Water	8.5	1.1%
Totals for Area of Interest		**744.6**	**100.0%**

CPA/AA/PUD2025-00013



Atty. Sidney F. Ansbacher for Deltona Corp.



Application #: CPA-AA-2025-00013	**Applicant: Attorney Sidney F. Ansbacher for the Deltona Corporation**
Proposal: Amend & expand a Subarea Plan (Holder Industrial Park)	**Location: 6651, 5631, 5645, 5619 N Florida Ave Hernando 7062, 6176, 6080 N Tram Rd Hernando 2555 E Kathy Rd Hernando**
LDC Atlas: AGR-MH; LDR-MH; RUR-MH; and TCU	**S-T-R - 02-21-20**

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : Susan O'Connell
Date: January 20, 2026
Source: Enterprise Geodatabase
Map Number: CPAAA202500013Aerial

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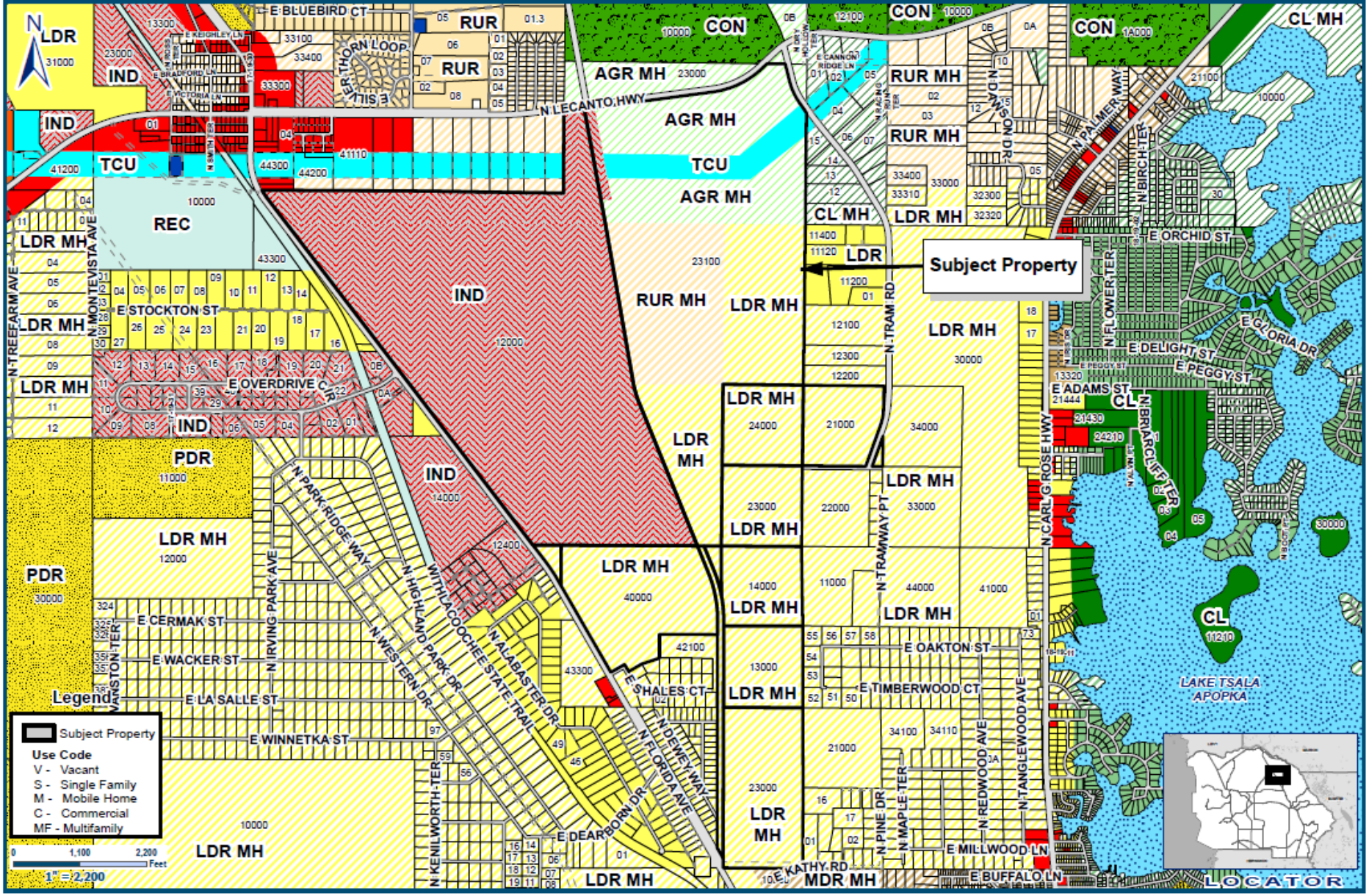
Citrus County shall not be liable for any claims, demands, or losses of any kind in connection with the use of this information, including but not limited to, damages or losses caused by reliance upon the accuracy or timeliness of this information and the viewing, copying, or distributing of these materials.



Application #: CPA-AA-2025-00013	**Applicant: Attorney Sidney F. Ansbacher for the Deltona Corporation**
Proposal: Amend & expand a Subarea Plan (Holder Industrial Park)	**Location: 6651, 5631, 5645, 5619 N Florida Ave Hernando 7062, 6176, 6080 N Tram Rd Hernando 2555 E Kathy Rd Hernando**
LDC Atlas: AGR-MH; LDR-MH; RUR-MH; and TCU	**S-T-R - 02-21-20**

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : Susan O'Connell
Date: January 20, 2026
Source: Enterprise Geodatabase
Map Number: CPAAA202500013Zoning

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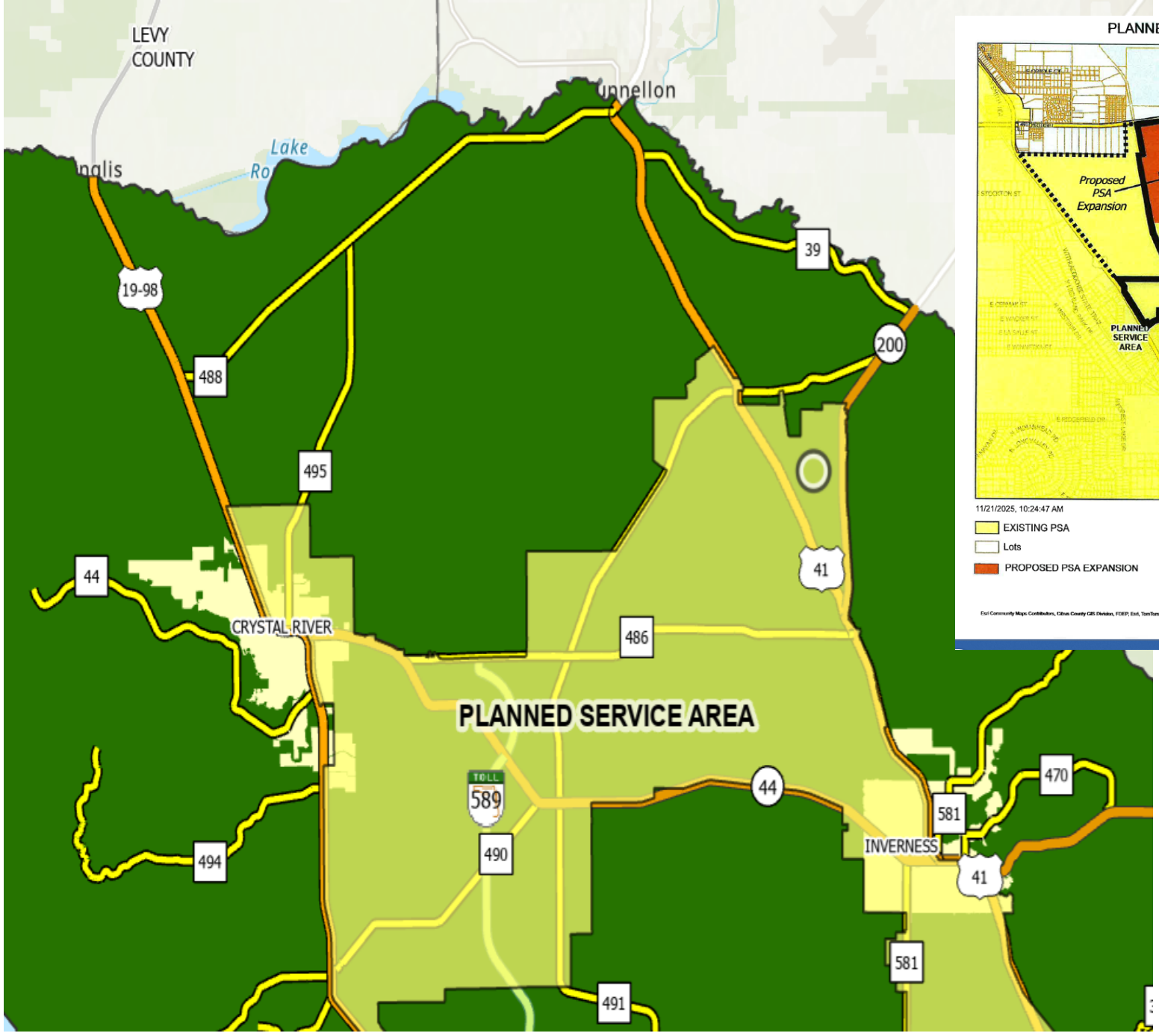
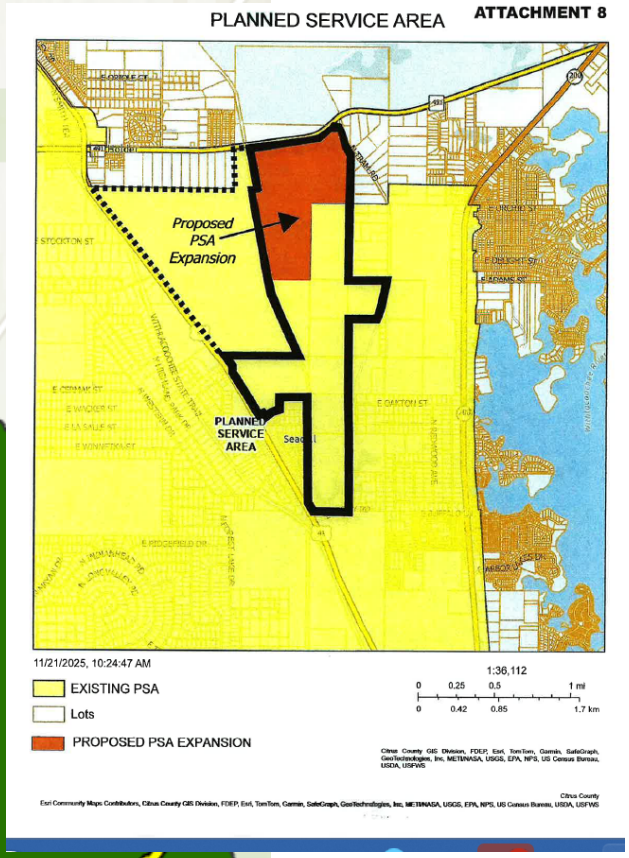
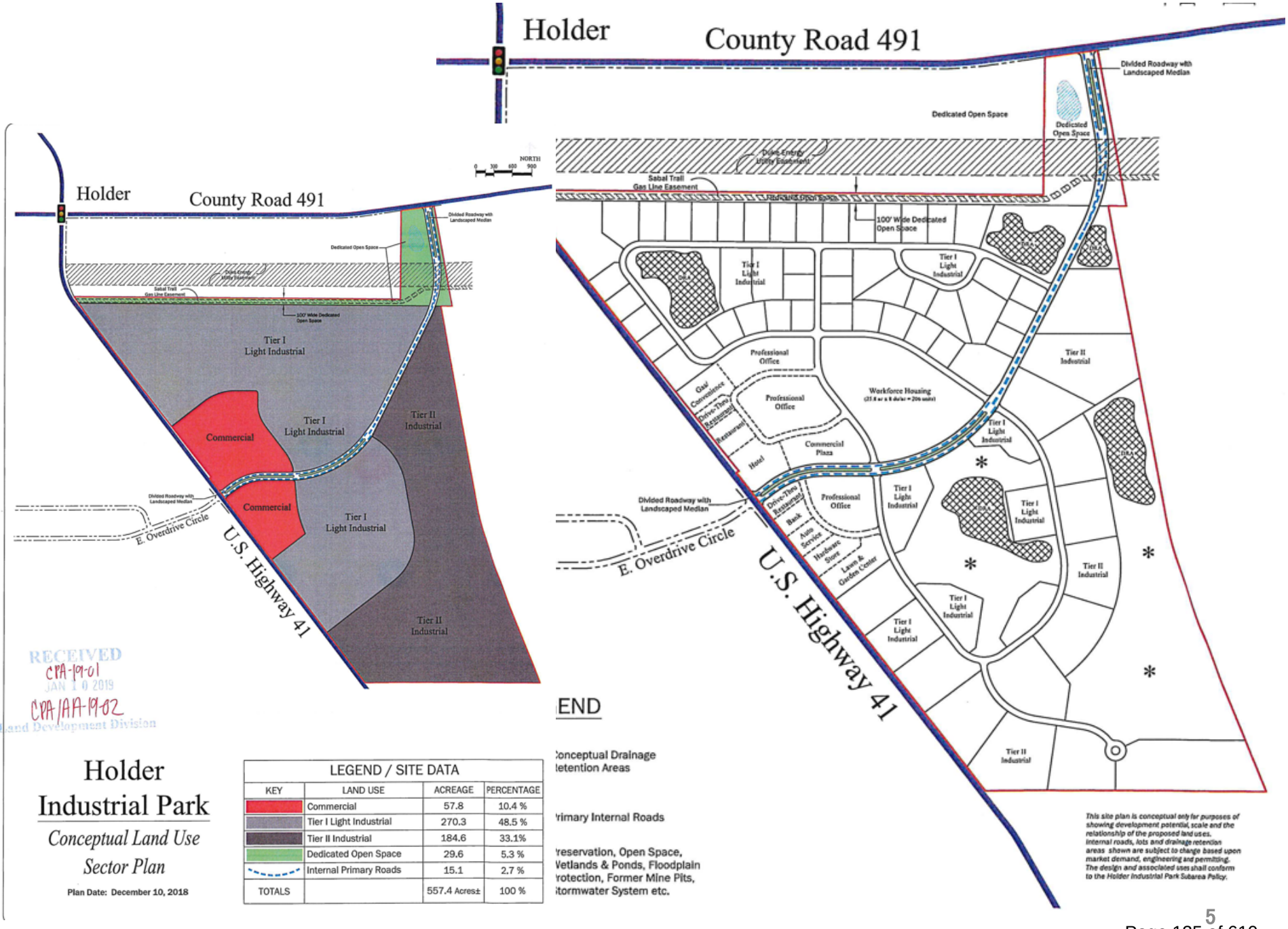
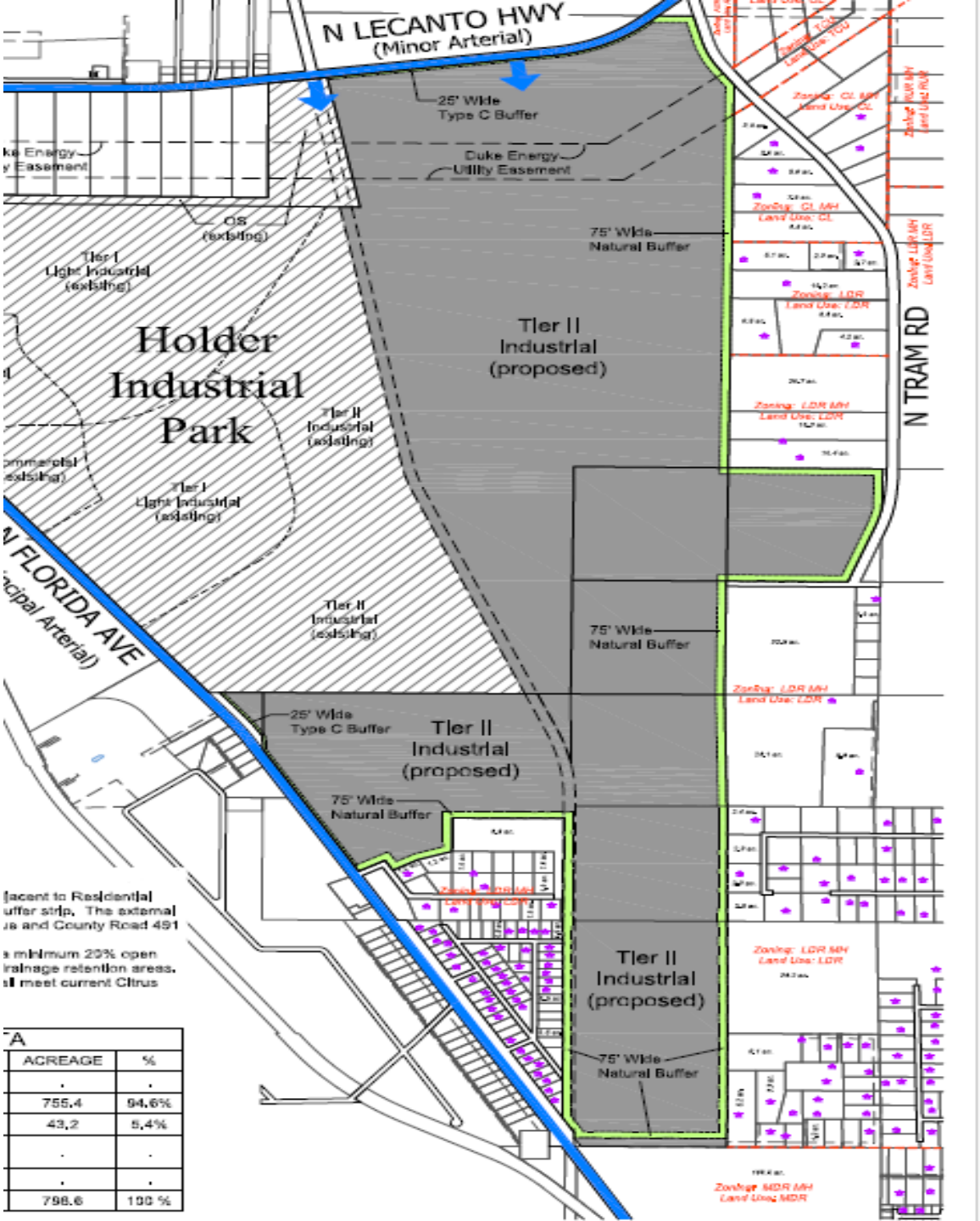

LEVY
COUNTY
Lake
Ro
19-98
488
495
39
200
44
CRYSTAL RIVER
486
41
PLANNED SERVICE AREA
TOLL
589
490
44
470
581
INVERNESS
41
494
581
491


PLANNED SERVICE AREA
ATTACHMENT 8
Proposed
PSA
Expansion
PLANNED
SERVICE
AREA
11/21/2025, 10:24:47 AM
1:36,112
EXISTING PSA
Lots
PROPOSED PSA EXPANSION


Holder
County Road 491
Divided Roadway with Landscaped Median
Dedicated Open Space
Duke Energy Utility Easement
Sabal Trail Gas Line Easement
100' Wide Dedicated Open Space
Tier I Light Industrial
Tier II Industrial
Professional Office
Gas/Convenience
Drive-Thru Restaurant
Restaurant
Hotel
Commercial Plaza
Workforce Housing
Commercial
Drive-Thru Restaurant
Bank
Auto Service
Hardware Store
Lawn & Garden Center
E. Overdrive Circle
U.S. Highway 41
NORTH
0 300 600 900
RECEIVED
CPA-19-01
JAN 10 2019
CPA/AA-19-02
Land Development Division
Holder Industrial Park
Conceptual Land Use Sector Plan
Plan Date: December 10, 2018
LEGEND / SITE DATA
KEY | LAND USE | ACREAGE | PERCENTAGE
Commercial | 57.8 | 10.4 %
Tier I Light Industrial | 270.3 | 48.5 %
Tier II Industrial | 184.6 | 33.1%
Dedicated Open Space | 29.6 | 5.3 %
Internal Primary Roads | 15.1 | 2.7 %
TOTALS | 557.4 Acres± | 100 %
Conceptual Drainage
Retention Areas
Primary Internal Roads
Preservation, Open Space,
Wetlands & Ponds, Floodplain
Protection, Former Mine Pits,
Stormwater System etc.
This site plan is conceptual only for purposes of showing development potential, scale and the relationship of the proposed land uses. Internal roads, lots and drainage retention areas shown are subject to change based upon market demand, engineering and permitting. The design and associated uses shall conform to the Holder Industrial Park Subarea Policy.



djacent to Residential
uffer strip. The external
ia and County Road 491

a minimum 20% open
rainage retention areas.
ll meet current Citrus

A	
ACREAGE	%
.	.
755.4	94.6%
43.2	5.4%
.	.
.	.
798.6	100 %

POLICY 17.36.1 Subject to specific defined acreage ranges set forth in Policy 17.36.3 for each Subarea, the Holder Industrial Park (HIP) Subarea shall have the following maximum levels of residential development:

a. Total Residential acreage in Holder Industrial Park (HIP) shall be limited to ~~10%~~ 25% of the total acreage at a total density of ~~eight (8)~~ up to twelve (12) units per acre. Clustered residential use shall be required. Clustered residential areas shall have minimum of thirty percent (30%) open space and be centrally located in the Subarea district to provide multimodal access to surrounding onsite industrial, commercial and institutional uses:[1]
b. Applications for residential development in HIP Subarea IND Tier I ~~and II~~ and HIP Commercial shall primarily (i.e. a majority or greater) consist of workforce housing (as defined by F.S. 420.5095(3)(a) or the successor definition thereof);

~~In the Industrial Area (Tier II) applications for residential use shall be limited to workforce housing via the planned unit development process~~.

Policy 17.36.3

Below are allowed uses within the HIP Tier I and HIP Tier IIA and Tier IIB:

- LIND Industrial Uses as outlined in the LDC
- Information Processing
- Processing Facilities (subject to a 500 ft. setback from residential areas)
- Boat Repair & Sales
- Data Center Utilities
- Dry Boat Storage Facilities
- Retail Shops
- Freight or storage yards (Truck/Bus terminals require Conditional Use approval)
- Manufacturing, including boats and craft industries
- Data Storage
- Warehousing (associated with light manufacturing)
- ~~Multi-Family Residential Uses – clustered multifamily (eight (8) units/acre)~~
- ~~No crossover of Tier II LIND uses are allowed in IND Tier I~~

1. All development in HIP shall be serviced by central water and sewer. Electrical substations and energy storage are authorized in all Tier categories.

2. Any additional capacity expansions necessary for sanitary sewer use in the HIP would require upgrade by the developer.

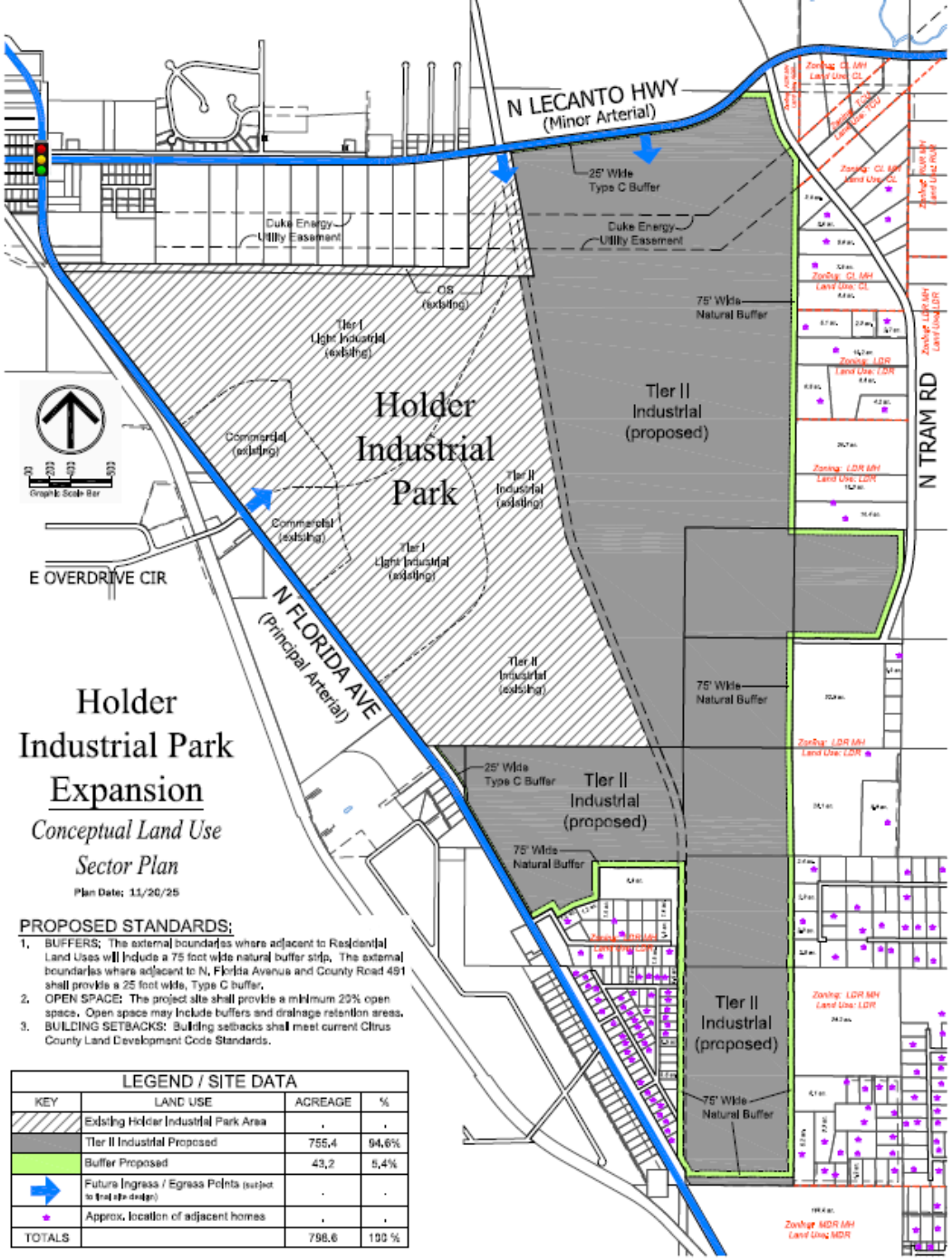
3. Should capacity in excess of the current water system capacity be needed, the developer would be required to upgrade the necessary systems to provide additional capacity (which may also require a modification of the County's Water Use Permit through SWFWMD). For more intensive water demand uses such as a data center, reclaimed water through onsite treatment and reuse must be utilized.

Policy 17.36.6 Utilities

- *House Bill 1007 (2026) –.* [Staff note – this bill, if adopted as currently proposed, would prohibit this application request. Items have been placed in bold that would, if adopted, be in conflict with this application as currently proposed].

    - ***Prohibits Future Land Use Element from combining "…any mix of uses intended to be used for a hyperscale data center, Hyperscale data center is very generally defined to be used to house, store or operate equipment for data and requires at least 25 mega watts for its operation.***
    - *Requires review by the Public Service Commission for a comprehensive plan amendment related to a data center*
    - ***"On or after July 1, 2026, a hyperscale data center, including a hyperscale data center property, is a prohibited use for all agricultural, conservation, environmental stewardship, mixed use, and residential land use categories in a local government comprehensive plan and agricultural zoning districts within an unincorporated area."***
    - *Requires a setback of at least 500 feet with Florida-friendly landscaping practices "which may include an ornamental barrier that must be the height of the tallest point of the hyperscale data center at the time construction of the hyperscale data center is completed".*

- ***"On or after July 1, 2026, a hyperscale data center may not be constructed or operated on: (a) land classified a agricultural land under s.192.461, (b) land that, at the time of the proposed reclassification, siting or construction, is located within 10 miles of an area of agricultural, recreational or conservation land use; (c) waters of this state, or any land that is located within 5 miles of waters of this state."***
- ***Requires public hearings for comp plan amendments for data centers be sent to property owners via certified mail within a 10-mile radius at least 30 days prior to the hearing.***
- *Creates Hyperscale Data Center Siting Board. On or after July 1, 2026, would require BOCC to publish a notice in Florida Administrative Register and notify each member of legislative delegation to County regarding approval of data center. Siting Board shall hold hearing no later than 30 days after notice published, and if not approved data center cannot be constructed and no appeal may be granted.*



Holder Industrial Park Expansion

Conceptual Land Use

Sector Plan

Plan Date: 11/20/25

PROPOSED STANDARDS:

1. BUFFERS: The external boundaries where adjacent to Residential Land Uses will include a 75 foot wide natural buffer strip. The external boundaries where adjacent to N. Florida Avenue and County Road 491 shall provide a 25 foot wide, Type C buffer.
2. OPEN SPACE: The project site shall provide a minimum 20% open space. Open space may include buffers and drainage retention areas.
3. BUILDING SETBACKS: Building setbacks shall meet current Citrus County Land Development Code Standards.

LEGEND / SITE DATA			
KEY	LAND USE	ACREAGE	%
	Existing Holder Industrial Park Area	.	.
	Tier II Industrial Proposed	755.4	94.6%
	Buffer Proposed	43.2	5.4%
	Future Ingress / Egress Points (subject to final site design)	.	.
	Approx. location of adjacent homes	.	.
TOTALS		798.6	100 %

DEPARTMENT OF GROWTH MANAGEMENT
COMPREHENSIVE PLAN AMENDMENT
STAFF FINDINGS REPORT
TO THE
PLANNING AND DEVELOPMENT COMMISSION

APPLICATION NUMBER CPA-2025-00012 Attorney Sidney F. Ansbacher for the Deltona Corporation

DATE: January 30, 2026

PREPARED BY: Joanna L. Coutu, AICP, Deputy Director; Dept. of Growth Management

Request to amend the Future Land Use Element (Chapter Ten) of the Comprehensive Plan

FUTURE LAND USE ELEMENT (CHAPTER TEN) REQUEST:	Amend Figure 10-28 of the Future Land Use Element regarding the Planned Service Area

ANALYSIS – The application proposes to extend the Planned Service Area (PSA) of the Citrus County Comprehensive Plan to the boundaries of the application area of application CPA/AA-2025-00013. In 2019, as part of the existing Subarea Plan adoption the PSA was also extended to accommodate the Subarea at that time.

The Planned Service Area is discussed in detail in the data and analysis of the Future Land Use Element (Section E.1 , Future Development Pattern, Planned Service Areas). It notes that the PSA is based on a policy from the State's Comprehensive Plan to provide "systems of incentives and disincentives to discourage urban sprawl". Specifically, the PSA represents areas where regional utilities (water and sewer) are available or are expected to be available, and development is correspondingly encouraged in these areas. Figure 10-28 outlines the current extent of the PSA.

The Land Development Code (LDC) utilizes the PSA to determine available zoning categories. For example, outside of the PSA residential density is limited to land use districts such as RUR and AGR (with residential density maximums of one unit per ten acres). In addition, Large Lot Rural Subdivisions, which allow a subdivision platting exception using an exclusive access easement rather than direct lot frontage, are limited to areas outside of the PSA.

Citrus County Utilities has indicated that central water and sewer now abut the application site. (Capacity for the proposed development outlined in application CPA/AA-2026-00013 has not yet been determined). The site lies within the Central Ridge area of the County, as required for the PSA.

The proposed density of up to 12 units per acre for multifamily use would need to be located within the PSA, as land use districts outside of this area are much more restrictive (such as Rural Residential District at one unit per 10 acres). Recently, Citrus County Water Resources have been expanding central water and/or central sewer to areas in the rural and coastal areas that were once not expected to receive these central utilities and lie far outside of the PSA. While these services are encouraged to protect the natural resources of the nature coast, staff would caution that the availability of central utilities does not mean that an area is appropriate for more intensive development.

JLC/cfc
Attachment

Outlook

[EXTERNAL]Public Comment for Holder Deltona, CPA-2025-00012

From jfojoe@verizon.net <jfojoe@verizon.net>
Date Mon 2/9/2026 11:20 AM
To Joanna L. Coutu <joanna.coutu@citrusbocc.com>

WARNING: This email originated from an external Domain **DO NOT CLICK** unless you recognize the sender and know the content is safe.

Please add these three emails with the distribution and links/attachments to the public comments for Holder Deltona amendment request, CPA-2025-00012. I referenced the first of these three emails during "open to the public" of the regular BOCC meeting of Jan27, 2026 and will reference all three in the Feb10, 2026 meeting tomorrow. If there is some other process I must follow to document my public comment please let me know what that is.
thank you in advance,

joe hicks
919 691 0894

----- Forwarded Message -----
From: jfojoe@verizon.net <jfojoe@verizon.net>
To: Diana L. Finegan <diana.finegan@citrusbocc.com>; Janet A. Barek <janet.barek@citrusbocc.com>; holly.davis@citrusbocc.com <holly.davis@citrusbocc.com>; Jeff S. Kinnard <jeff.kinnard@citrusbocc.com>; Rebecca Bays <rebecca.bays@citrusbocc.com>
Sent: Saturday, February 7, 2026 at 04:41:37 PM EST
Subject: Cost Recovery & Ratepayer Protection Standards for Data Center Impacts - DC's Could Be Great for Citrus

I am following up on the letters I wrote earlier and addressed during open to the public. Those letters addressed six areas of action around regulation for data center implementation and an expanded letter about noise. In this letter I want to expand the cost recovery / ratepayer protection section.

I support efforts to attract high-quality economic development. I view the potential arrival of data centers in the County as a positive if implemented properly. These facilities can bring significant tax revenue, high-paying jobs, infrastructure improvements, and long-term growth that benefits our entire community. At the same time, I want to ensure that this growth is implemented in a way that protects the quality of life and health of nearby residents. In this letter I want to carefully address impacts if power concurrency is not mandated and how that could affect our environment and citizens.

Data centers can demand hundreds of megawatts of power, requiring costly grid upgrades (substations, transmission lines, transformers) that risk being funded by local ratepayers rather than the developer. This raises concerns about higher utility bills for households and businesses, especially during peak demand or after storms.

Power Infrastructure Planning: Planned Infrastructure verses Hyperscale Debacle

Grid Capacity Planning: Power requirements and a specific plan for maximum required MWh must be submitted as part of the approval package. Mandate proof that grid capacity is available or funded concurrently with construction. Implementation of power usage metrics are foundational for visibility to and enablement of noise, emission, emergency recovery and tax validation. Without County regulations to require power concurrency and regular monitoring of consumption, the County will fail to capture a main benchmark for sizing of the operation within. Without clear visibility to power consumption the County opens itself to a hyperscale debacle similar to that experienced in Memphis. https://youtu.be/3VJT2JeDCyw?si=oSQM7vlAAeRj8FDT

No Cost Shifting: Require the data center operator to fully fund all necessary infrastructure for implementation and upgrades (no cost-shifting to general ratepayers). Without regulation stipulating against cost-shifting costs for additional grid infrastructure can ultimately be passed to Citrus County rate-payers. Citrus County may actually be rich with electrical infrastructure and in "open to the public" on Jan 27, a Floral City resident probed why the Nuclear Power plant site might be something to consider. Is it possible that a proper amount of imagination might result in a revaluation of lost capital infrastructure and potentially sizeable ***tax benefit*** to the county? This potential benefit is expanded below.

Onsite Power Generation: Restrict generator operation to emergency use only (e.g., <50–100 hours/year total) and **prohibit non-emergency** applications like supplemental, peak, or peak-shaving operations. Specific County regulations that onsite power generation is for emergency use only prevents many major issues other communities have experienced. Loudoun's emergency only regulation is included in the appendix. The regulations in Loudoun County use dBA so I also provide a link to their dBA ordinance which stipulates no more than 55dBA regardless of the time of day. Recall in my letter to you about noise I referenced Prince William County who is moving to a much-preferred dBC regulation that mandates no greater than 52/47 day/night dBA or using 65/60 dBC.

DC's Could Be Great for Citrus

I believe these measures would allow Citrus County to successfully capture the substantial economic benefits of data center development while safeguarding the environment and residents. Citrus could be a very attractive Data Center host county. Beyond the initial build-out, data center equipment lifecycles are amazingly short and will bring recurring, seemingly constant business to the county in the form of retrofits and constant upgrades. Highly skilled, highly paid, specialists will want to stay, eat, and ultimately live near facilities which are pretty much in a constant upgrade/retrofit situation.

A 75-megawatt data center would fit into an 800-acre site provided the shape allows for correct setbacks. Such a data center could host a mid-size facility that could operate servers for multiple companies, cloud services, or even some AI workloads. It would bring substantial tax revenue to the County without needing to hike taxes on residents via mils or optional sales tax. Based on typical construction costs and Florida's property tax rules, such a facility might have a total assessed value of around $450 to $900 million, split between the land and building (about $150 to $300 million) and the high-value equipment inside like servers and cooling systems (about $300 to $600 million after depreciation). This would generate roughly $3 to $9 million in annual property taxes for the county. That's a significant influx of funds from a new revenue source that could cover shortfalls in other areas while helping keep residential property taxes stable and avoiding a sales tax increase.*

Thank you again for your attention to these recommendations. As noted in my first(six areas) and second(noise) letters, high quality DC tenants will embrace these areas of focus because they ultimately lower cost and improve reliability; low quality tenants will hate both the regulations and our environment.

Please let me know any questions.

Joe Hicks

Beverly Hills, FLA

919 691 0894

Appendix:

Loudoun ordinance that stipulates Generation for emergency use only: https://online.encodeplus.com/regs/loudouncounty-va-zo/doc-viewer.aspx?secid=859#secid-859

Loudoun dBA ordinance that stipulates 55dbA https://online.encodeplus.com/regs/loudouncounty-va-zo/doc-viewer.aspx#secid-1320

Prince William County preferred dBC regulation https://www.pwcva.gov/assets/2024-12/DRAFT%20ORDINANCE%2011.18.2024.pdf

Capex benchmarks: JLL's "2026 Global Data Center Outlook" forecasts average global costs at $11.3 million per MW for 2026 https://www.jll.com/en-us/insights/market-outlook/data-center-outlook

Citrus County millage rates (basis for tax revenue calculations): Citrus County Tax Collector's 2025 millage rates list the total general county rate at 8.9249 mills, which applies to assessed values for county-specific revenue shares. https://www.citrustc.us/services/taxing-authorities

Florida data center tax revenue examples (context for scaling): Consumer Energy Alliance's "Economic Benefit of Data Centers" estimates a 1 GW facility could generate over $400 million in annual state and local tax revenue in Florida, supporting proportional scaling for smaller projects. https://consumerenergyalliance.org/cms/wp-content/uploads/2025/10/CEA-FL_Data-Center-Toolkit.pdf

Florida tangible personal property tax assessment for data centers (depreciation and valuation methods): Florida Department of Revenue's "Standard Measures of Value: Tangible Personal Property Appraisal Guidelines" details cost-based valuation with depreciation schedules for equipment like computers (typically 5–6-year life). https://floridarevenue.com/property/Documents/paguide.pdf

*The annual property tax revenue range of roughly $3 to $9 million for Citrus County is based on the total assessed value of $450 million (low end) to $900 million (high end) multiplied by the county's 2025 general millage rate of 8.9249 mills (or $8.9249 per $1,000 of assessed value). For the low end: $450,000,000 × 0.0089249 = approximately $4.016 million, which rounds down conservatively to about $3 million after accounting for minor exemptions or adjustments. For the high end: $900,000,000 × 0.0089249 = approximately $8.032 million, which rounds up to about $9 million to reflect potential higher assessments or additional county levies. This calculation uses only the county-specific millage rate (not the full combined rate that includes schools and special districts) because the question focuses on the direct revenue Citrus County would receive to fund its own operations, roads, libraries, fire services, and more. The figures are rounded for simplicity and to account for real-world variations in final appraisals and any small incentives or adjustments

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To: Diana L. Finegan <diana.finegan@citrusbocc.com>; holly.davis@citrusbocc.com <holly.davis@citrusbocc.com>; Janet A. Barek <janet.barek@citrusbocc.com>; Jeff S. Kinnard <jeff.kinnard@citrusbocc.com>; Rebecca Bays <rebecca.bays@citrusbocc.com>
Sent: Wednesday, February 4, 2026 at 05:33:44 PM EST
Subject: Noise Standards for Data Center Impacts - DC's Could Be Great for Citrus

I am following up on the letter I wrote earlier and addressed during open to the public. That letter addressed six areas of action around regulation for data center implementation. In this letter I want to expand the noise section.

I support efforts to attract high-quality economic development. I view the potential arrival of data centers in the County as a positive if implemented properly. These facilities can bring significant tax revenue, high-paying jobs, infrastructure improvements, and long-term growth that benefits our entire community. At the same time, I want to ensure that this growth is implemented in a way that protects the quality of life and health of nearby residents. In this letter I want to carefully address permanent, 24-hour-a-day noise impacts, especially low-frequency noise, that could affect our environment.

Expanded Discussion: Noise and Low-Frequency Noise Impacts
Modern hyper-scale data centers operate continuously and generate heat that requires large cooling systems (large industrial fans, chillers, air-handling units, and often backup diesel generators). These systems produce a constant, droning sound that is very different from typical industrial or construction noise. The most problematic noise component is low-frequency noise (generally frequencies below 200–250 Hz, and especially below 100 Hz).

To understand how this noise is different from other noise, think of the deep bass you feel from a car stereo several blocks away—even when you can't hear the actual song or lyrics. That thumping bass travels much farther and passes through walls and windows far more easily than higher-pitched sounds. Low-frequency noise from data centers behaves the same way: it has several characteristics that make it uniquely difficult to control and uniquely harmful to nearby residents:

It travels long distances with little attenuation. Unlike mid- and high-frequency sounds, low-frequency noise does not lose energy quickly and can remain audible (or perceptible as vibration/pressure) 1–3 miles from the source under certain atmospheric conditions.

It penetrates buildings. Walls, windows, and standard insulation are relatively ineffective against low-frequency sound. Many residents report feeling the noise inside their homes even when windows and doors are closed.

It is poorly captured by standard A-weighted decibel (dB(A)) measurements. The A-weighting filter used in most noise ordinances (including Citrus County's Chapter 21) strongly discounts low frequencies. As a result, readings can appear to be in compliance while residents experience significant disturbance.

It causes widespread health and quality-of-life complaints. Studies and resident complaints near data centers associate chronic exposure to low-frequency noise with:
- Sleep disturbance and chronic fatigue
- Increased stress, anxiety, and irritability
- Headaches and migraines
- Elevated blood pressure and cardiovascular strain

- Difficulty concentrating
- Reduced property enjoyment and diminished property values

It is constant and inescapable. Unlike traffic, aircraft, or construction noise, data center noise does not stop at night or on weekends. The absence of any quiet period prevents recovery from the physiological stress it causes.

Standard A-weighted (dB(A)) measurements heavily filter out low frequencies to mimic human hearing of mid- and high-pitched sounds. C-weighted (dB(C)) measurements, by contrast, preserve far more of the low-frequency energy with minimal filtering. Because data centers produce dominant low-frequency noise from large cooling fans and HVAC systems, dB(C) readings give a much more accurate picture of the actual disturbance people experience—especially the deep rumble felt inside homes. For this reason, **C-weighting (or full octave-band analysis) is widely considered essential when assessing and regulating data center noise.**

Citrus County's current noise ordinance (Chapter 21) sets maximum L10 levels of 60 dB(A) daytime and 55 dB(A) nighttime at residential property lines. While these limits are helpful, they were not designed with large-scale, continuous, low-frequency industrial sources in mind. Many data center neighbors report that measured dB(A) levels remain "in compliance," yet the low-frequency component still creates serious livability and health issues. **The Citrus ordinance's reliance on A-weighted measurements alone will fall short in protecting residents** from this type of noise, and upgrading to include C-weighted or other low-frequency-specific criteria is needed to better reflect real-world impacts.

Lessons from Other Locations - Potential Data Center Noise Issues

The Atlas Power Data Center (Williston, North Dakota) is a well-documented case. Residents living near the facility have reported persistent low-frequency noise and infrasound that they describe as a deep, constant rumble or pressure sensation inside their homes. These complaints have included significant sleep disruption, stress, headaches, and other health effects — even in situations where conventional A-weighted noise measurements did not indicate a violation of local standards. These recurring issues highlight the limitations of current A-weighted standards and the need for more comprehensive low-frequency evaluation methods. See the Appendix for an example and some videos about how the wrong solution caused big problems, wasted money, and bad press.

Prince William County, Virginia offers another instructive case. Local regulations require professional noise studies both before construction and during operations to evaluate potential impacts on nearby homes. However, because the primary focus had been on A-weighted decibel readings, many residents and acoustical experts have reported that the low-frequency components are not adequately captured or addressed. This has led to ongoing disturbances and growing calls for stronger standards which include consideration of C-weighted limits or full octave-band analysis to better protect quality of life. The county's recent noise ordinance update draft and consultant presentation that are linked in the appendix reflect efforts to respond to these disturbances and improve protections.

Proactive Measures:
To protect residents and ensure Data Centers are compatible with surrounding neighborhoods, consider the following before advancing any comprehensive plan amendments, re-zoning, or development approvals related to data centers or similar high-intensity uses including Holder Industrial Park. Consider non project related overlay ordinances for the county.

Require third-party, independent noise modeling and measurement that includes full octave-band analysis (especially 31.5 Hz to 250 Hz bands) rather than relying solely on A-weighted dB readings.

Establish minimum separation distances (setbacks) that reflect the known propagation distance of low-frequency noise. If power concurrency is not available consider greater setback requirements of **up to 1-3 miles** depending on the frequencies being generated by hyper-scale facilities.

Require continuous noise monitoring with equipment capable of capturing low-frequency data, with clear enforcement thresholds and a rapid-response complaint resolution process. Ensure that enforcement is escalatory so that fines for violation cannot be built into the business model.

Implement low-frequency-specific criteria (for example, C-weighted dB(C) limits or specific octave-band thresholds) to supplement the existing A-weighted standards.

Implement power concurrency such that all power needed to operate is available prior to operation so that generators are only used in emergencies. Prohibit or severely restrict non-emergency generator operation near residential areas. Energy use visibility is included in the WUE metric described in my prior email and so its an easy metric to see, act upon, and enforce.

DC's Could Be Great for Citrus

I believe these measures would allow Citrus County to successfully capture the substantial economic benefits of data center development while safeguarding the health, peace, and property values of existing residents. I believe Citrus could be a very attractive Data Center host county. Beyond the initial build-out, data center equipment lifecycles are amazingly short and will bring recurring, seemingly constant business to the county in the form of retrofits and constant upgrades. Highly skilled, highly paid, specialists will want to stay, eat, and ultimately live near facilities which are pretty much in a constant upgrade/retrofit situation.

Thank you again for your attention to these recommendations. As noted in my first letter, high quality DC tenants will embrace these areas of focus because they ultimately lower cost and improve reliability, low quality tenants will hate both the regulations and our environment.

Please let me know any questions.

Joe Hicks
Beverly Hills, FLA
919 691 0894

Appendix
References:
Citrus County Code of Ordinances – Chapter 21 (Noise, Vibration and Air Pollution)
Municode Library

Municode Library

MunicodeNEXT, the industry's leading search application with over 3,300 codes and growing!

Atlas Power Data Center – Environmental Noise Complaints
https://invc.com/noise-control/atlas-power-data-center-environmental-noise-complaints

Prince William County – DCOAG Joint Meeting Team (JMT) Noise Ordinance Update Presentation (March 2025)
https://www.pwcva.gov/assets/2025-03/DCOAG%20JMT%20Noise%20Ordinance%20Update%20Presentation%2020250318.pdf

https://www.pwcva.gov/assets/2024-12/DRAFT%20ORDINANCE%2011.18.2024.pdf

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Sent: Monday, January 26, 2026 at 09:01:15 PM EST
Subject: Standards for Data Center Impacts - DC's Could Be Great for Citrus

Enforceable Standards for Data Center Impacts: Water, Noise, Cost Recovery, Emissions, Light, and Emergency Resilience

Data centers can impose significant burdens on communities if not properly regulated, but counties can enforce scalable, performance-based standards to protect resources, residents, and long-term sustainability in areas like ours. Done properly data centers could be a real benefit to the county. Here are major areas of rule and penalty to communicate in advance as condition of approval or as county overlay. High quality DC tenants will embrace these areas because they lower cost and improve reliability, low quality tenants will hate both the regulations and our environment.

WATER USAGE Effectiveness (WUE) for Water Consumption

The most widely adopted and enforceable metric is Water Usage Effectiveness (WUE), which measures water consumption relative to energy use. It's scalable, data-driven, and ties water use to the facility's scale and performance.
Formula: WUE = Annual water consumption (in gallons) ÷ Annual IT energy usage (in kilowatt-hours, kWh).
Units: Gallons per kWh (gal/kWh).

Why it scales with size: Water use is normalized against energy consumed by IT equipment (servers, GPUs, etc.), which directly correlates with the data center's scale, compute power, and workload intensity. A larger facility with more servers or AI training racks will consume more energy (and thus allow more water under the same WUE limit), but it must maintain efficiency to comply.

Benchmarks from global AI leaders:

Microsoft: Leading in AI data centers with next-generation designs (starting August 2024) that achieve near-zero or zero evaporative water use through closed-loop chip-level

cooling, reducing fleetwide WUE significantly (e.g., from approximately 0.13 gal/kWh in 2021 to 0.079 gal/kWh average, with new facilities targeting near-zero).

Meta: Employs direct-to-chip liquid closed-loop cooling with dry coolers in typical designs, resulting in minimal operational water use (primarily for non-cooling needs like domestic/janitorial), with facilities like Beaver Dam, Wisconsin, projecting annual water use lower than two full-service restaurants.

This metric promotes efficient cooling approaches, as exceeding the limit could trigger fines, permit denials, or mandatory upgrades.

NOISE LIMITS & SETBACKS for Noise Pollution
Data centers generate constant noise from cooling fans, HVAC systems, and backup generators, often 60–90 dB at the source and audible over long distances, leading to resident complaints about sleep disturbance, stress, and health impacts. Counties can enforce standards through zoning ordinances, noise limits at property lines, and required mitigation.
Key enforceable elements:

Decibel limits: Set maximum levels at property boundaries or residential setbacks (e.g., 50–60 dBA daytime, 45–55 dBA or lower at nighttime, often tied to ambient levels with penalties for tonal or low-frequency noise from fans/generators).

Setbacks: Require data centers to be at least 200–1,000 feet from residential zones or homes (e.g., Fairfax County, VA, mandates 200 feet with barriers; some proposals extend to 1,000 feet).
Pre- and post-construction studies: Mandate acoustic assessments to verify compliance, with barriers, mufflers, enclosures, or site placement to reduce impacts.

Why it scales with size: Larger facilities with more equipment generate more noise, so limits apply per boundary measurement, requiring proportional mitigation (e.g., additional screening or quieter tech for bigger operations).

Exceeding limits can lead to fines, operational restrictions, or revocation of approvals.

FULL COST RECOVERY for Energy Infrastructure and Ratepayer Protection

Data centers can demand hundreds of megawatts of power, requiring costly grid upgrades (substations, transmission lines, transformers) that risk being funded by local ratepayers rather than the developer. In Florida, this has raised concerns about higher utility bills for households and businesses, especially during peak demand or after storms.

Key enforceable elements:

Cost allocation: Require the data center operator to fully fund all necessary infrastructure upgrades (no cost-shifting to general ratepayers).

Concurrency review: Mandate proof that grid capacity is available or funded concurrently with construction, per Florida growth management laws.

Tariff requirements: Tie approvals to compliance with SB 484 (2026), which directs the Public Service Commission to establish minimum service tariffs and prohibit subsidies for large-load customers.

Why it scales with size: Larger facilities impose greater demand and upgrade costs, so full recovery ensures proportional responsibility without burdening the community.

Failure to comply can result in denial of utility service agreements or revocation of development approvals.

EMISSIONS CONTROLS for Backup Generators and Air Quality

Backup diesel or natural gas turbines (often dozens per site) produce NOx, particulate matter, CO, and other pollutants during testing or outages. Chronic exposure risks respiratory issues, asthma, and smog—especially concerning near homes, schools, or sensitive ecosystems.

Key enforceable elements:
Runtime limits: Restrict generator operation to emergency use only (e.g., <50–100 hours/year total) and prohibit non-emergency applications like peak-shaving.

Emission standards: Require low-NOx burners, selective catalytic reduction, or equivalent controls compliant with EPA Tier 4 or better.

Monitoring: Mandate continuous air quality monitoring and public reporting of emissions data.

Why it scales with size: Larger sites with more generators produce higher cumulative emissions, requiring stricter controls and offsets proportional to capacity.

Violations can trigger fines, mandatory retrofits, or operational shutdowns until compliance is achieved.

LIGHTING & LIGHT POLLUTION
Data centers require outdoor lighting for security and operations, which can cause skyglow, light trespass into homes, and disruption to wildlife (e.g., nocturnal animals or migratory birds). Counties can require "dark sky" compliant designs to minimize unnecessary illumination.

Key enforceable elements:
Shielding and cutoff fixtures: Mandate fully shielded, downward-directed luminaires (e.g., DarkSky Approved standards) to prevent upward light and trespass.

Intensity and curfews: Limit footcandles at property lines (e.g., 0.05–0.1 fc at residential boundaries) and require motion sensors, timers, or dimming to reduce nighttime brightness.

Color temperature: Restrict to warmer CCT (<3000K) to lessen blue light impacts.

Why it scales with size: Larger facilities need more perimeter lighting for security, so standards apply per boundary or site plan, requiring efficient designs proportional to footprint.

Non-compliance can result in permit conditions, fines, or required retrofits.

HURRICANE RESILIENCE and EMERGENCY PREPAREDNESS

Hurricanes pose risks of prolonged outages, flooding, and grid instability. Data centers with large backup systems could compete for fuel or emergency resources, potentially delaying restoration for residents.

Key enforceable elements:
Hardened design: Require elevated critical equipment, flood-resistant structures, wind-rated enclosures (e.g., Category 5 standards), and redundant power pathways.

Priority curtailment: Mandate automatic load-shedding during grid emergencies to prioritize residential and essential services.

Fuel and backup planning: Require on-site fuel storage sufficient for extended outages, with spill prevention and emergency response plans.

Why it scales with size: Larger facilities consume more power and resources during recovery, so resilience measures must be proportional to load and footprint.

Non-compliance can lead to permit revocation or restrictions on operations during storm season.
Citrus County should adopt these integrated standards via comprehensive plan updates, zoning codes, and development agreements—leveraging tools like SB 484's local authority provisions—to balance potential economic gains against risks, ensuring decisions protect residents, wildlife, and long-term sustainability.

Thanks for your consideration in these areas.
Joe Hicks
9196910794

Sent from AOL on Android

Outlook

[EXTERNAL]application CPA-2025-00012

From Susan Stocker <azstockers@gmail.com>
Date Tue 2/17/2026 2:12 PM
To Joanna L. Coutu <Joanna.Coutu@citrusbocc.com>

WARNING: This email originated from an external Domain **DO NOT CLICK** unless you recognize the sender and know the content is safe.

Dear Ms. Joanna Coutu,
As a resident of Citrus County, I would like to go on record objecting to application CPA-2025-00012. Do not change the zoning on this property to industrial. Thank you
Susan Stocker
1850 South Mandarin Terrace
Inverness, Fl 34450
Azstockers@gmail.com
(928)566-2277

AGENDA MEMORANDUM

FROM:	Eric Landon, Growth Management Director
SUBJECT:	CPA-AA-2025-00013 Atty. Sidney Ansbacher Deltona Corp.
AGENDA DATE:	**March 5, 2026**

BRIEF OVERVIEW:

Request to amend the Future Land Use Map from AGR, Agricultural District; CON, Conservation District; LDR, Low Density Residential District; RUR, Rural Residential District; and TCU, Transportation/Communication/Utilities District, to IND, Industrial District, with a Subarea Plan (and to amend and expand an existing Subarea Plan); and to amend the Land Development Code (LDC) Atlas Map from AGR-MH, Agricultural District with mobile homes allowed; LDR-MH, Low Density Residential District with mobile homes allowed; RUR-MH, Rural Residential District with mobile homes allowed; and TCU, Transportation/Communication/Utilities District, to IND, Heavy Industrial District.

The location for the subject application will be found in Sections 32 and 34, Township 17 South, Range 19 East, and Sections 3, 5, and 10, Township 18 South, Range 19 East, The Existing Subarea Plan is approximately 557.4 acres. The additional Subarea Plan and CPA/AA designation change is approximately 798.6 acres for a total Subarea Plan of approximately 1,356 acres.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expediture	Encumbrances	Available Balance

Applicant Responsibility

RECOMMENDED ACTION:

Conduct a public hearing on March 5, 2026, to review and consider application CPA-AA-

2025-00013 Attorney Sidney F. Ansbacher for the Deltona Corporation and make a recommendation to the Board of County Commissioners. **(Eric Landon, Director, Growth Management)**

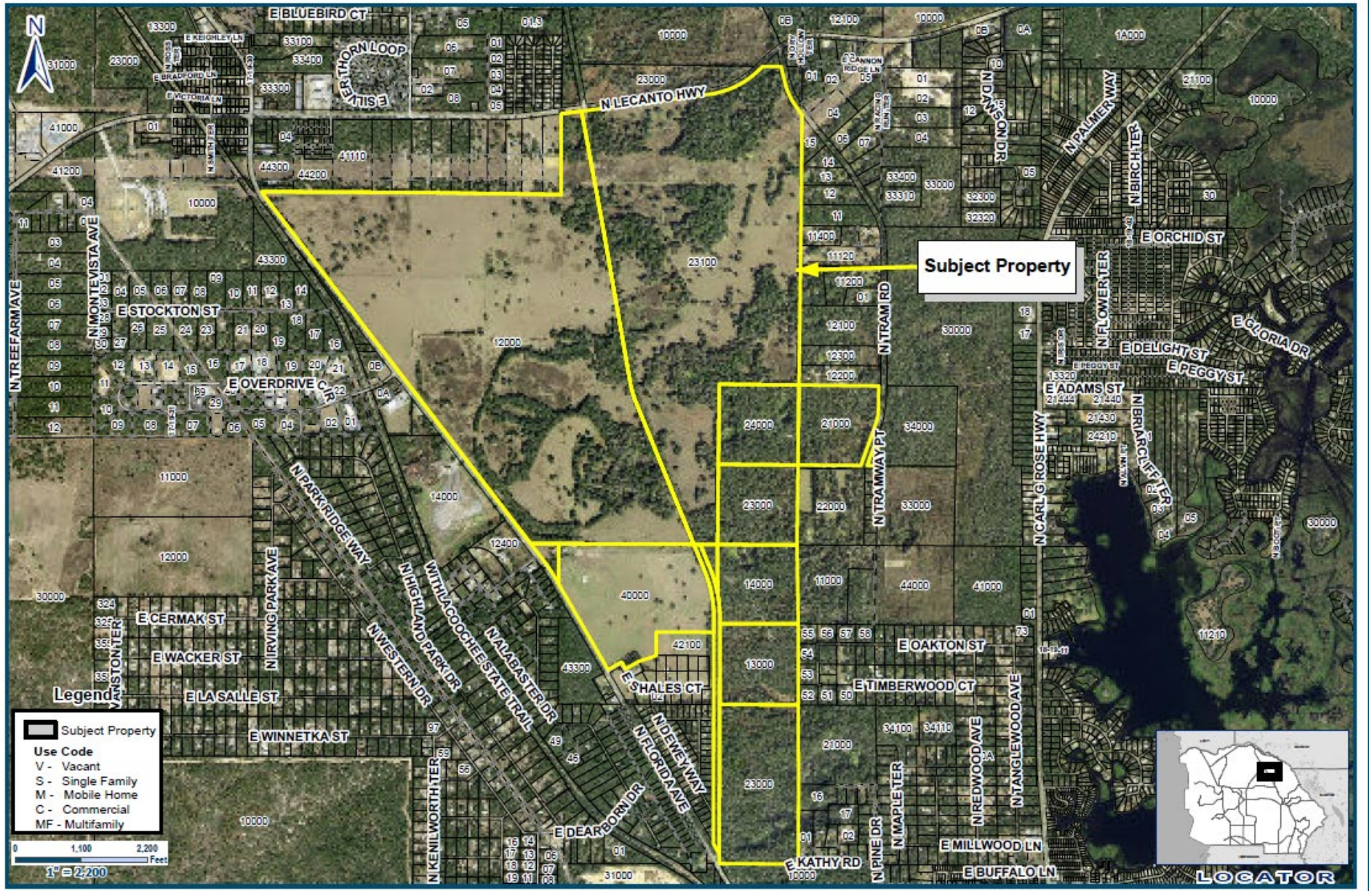
ATTACHMENTS:

1. PDC coordinator powerpoint
2. Applicant Powerpoint
3. HIP Comp Plan Amendment Application 12.5.25
4. HIP Atlas Amendment Application 125.25
5. proposed subarea plan
6. Applicant's Proposed Subarea Plan Text
7. Applicant letter Feb 13 2026
8. Applicant Expansion Analysis Feb 13 2026
9. Applicant updated maps Feb 12 2026
10. Applicant submittal Feb 11 2026
11. Applicant planning analysis
12. utility letter Jan 13 2026
13. Dec 22 email to utilities
14. HIP Expansion Misc Maps 112625
15. Applicant Analysis Dec 8 2025
16. Authorization for Rezoning Application - Signed & Notarized
17. Public Input 2.17.26
18. Public Input 2.9.26
19. PDC planner pp
20. strikethru subarea plan staff feb 11 2026
21. PDC Staff Report and map
22. 1000 Friends Report Feb 2026
23. Public input March 1 2026
24. Public input March 2 and March 3 2026
25. Public input received March 4 2026

CPA/AA/PUD2025-00013



Atty. Sidney F. Ansbacher for Deltona Corp.



Application #: CPA-AA-2025-00013	**Applicant: Attorney Sidney F. Ansbacher for the Deltona Corporation**
Proposal: Amend & expand a Subarea Plan (Holder Industrial Park)	**Location: 6651, 5631, 5645, 5619 N Florida Ave Hernando 7062, 6176, 6080 N Tram Rd Hernando 2555 E Kathy Rd Hernando**
LDC Atlas: AGR-MH; LDR-MH; RUR-MH; and TCU	**S-T-R - 02-21-20**

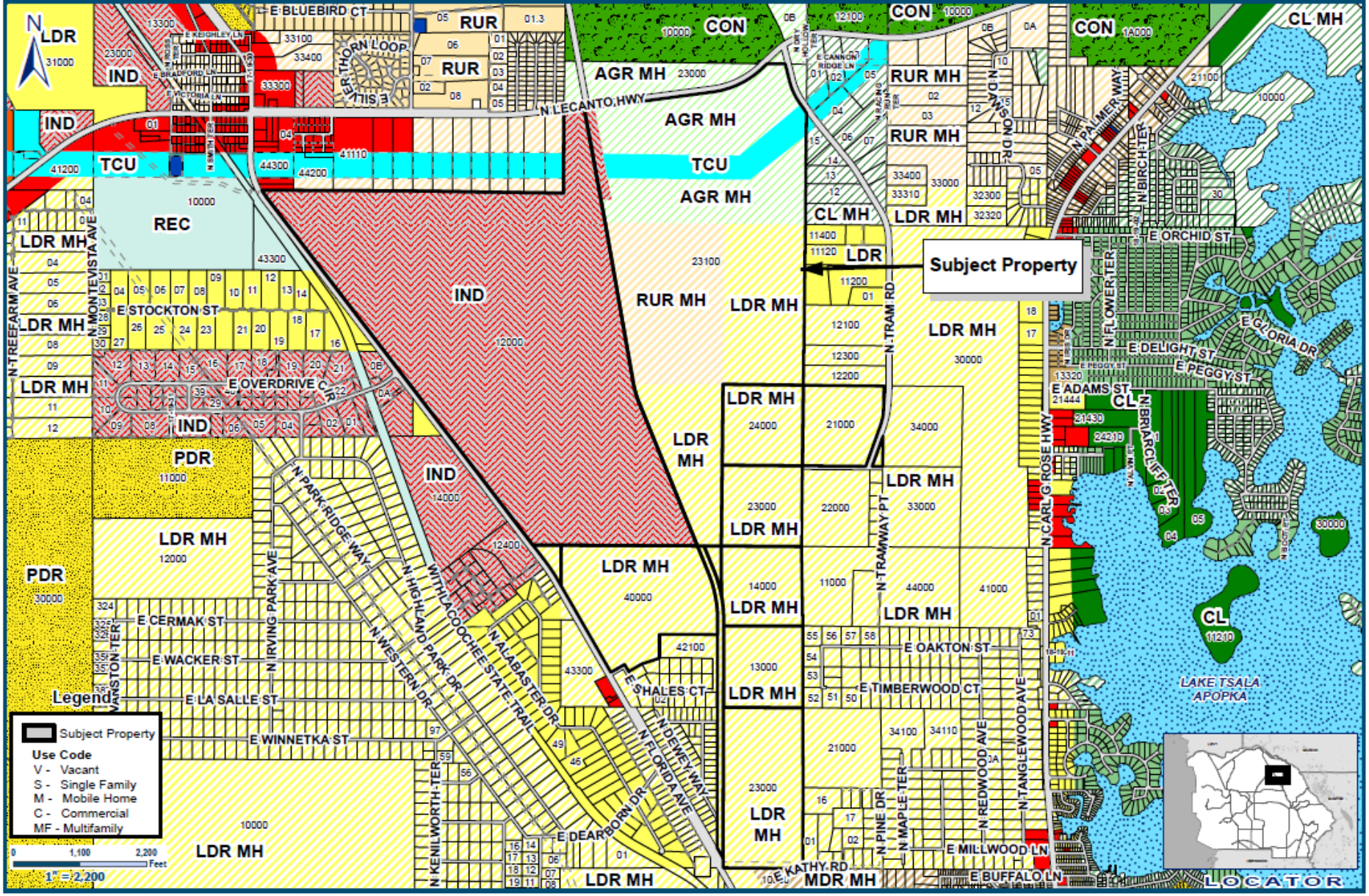
Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : Susan O'Connell
Date: January 20, 2026
Source: Enterprise Geodatabase
Map Number: CPAAA202500013Aerial

This information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide content that is accurate and complete as of the date it is printed. However, all information provided must be independently verified by the user.

Citrus County shall not be liable for any claims, demands, or losses of any kind in connection with the use of this information, including but not limited to, damages or losses caused by reliance upon the accuracy or timeliness of this information and the viewing, copying, or distribution of these materials.



Application #: CPA-AA-2025-00013	Applicant: Attorney Sidney F. Ansbacher for the Deltona Corporation	Geographic Information Systems
Proposal: Amend & expand a Subarea Plan (Holder Industrial Park)	Location: 6651, 5631, 5645, 5619 N Florida Ave Hernando 7062, 6176, 6080 N Tram Rd Hernando 2555 E Kathy Rd Hernando	Prepared By : Susan O'Connell Date: January 20, 2026 Source: Enterprise Geodatabase Map Number: CPAAA202500013Zoning
LDC Atlas: AGR-MH; LDR-MH; RUR-MH; and TCU	S-T-R - 02-21-20	Cynthia P. Skelhorn Director



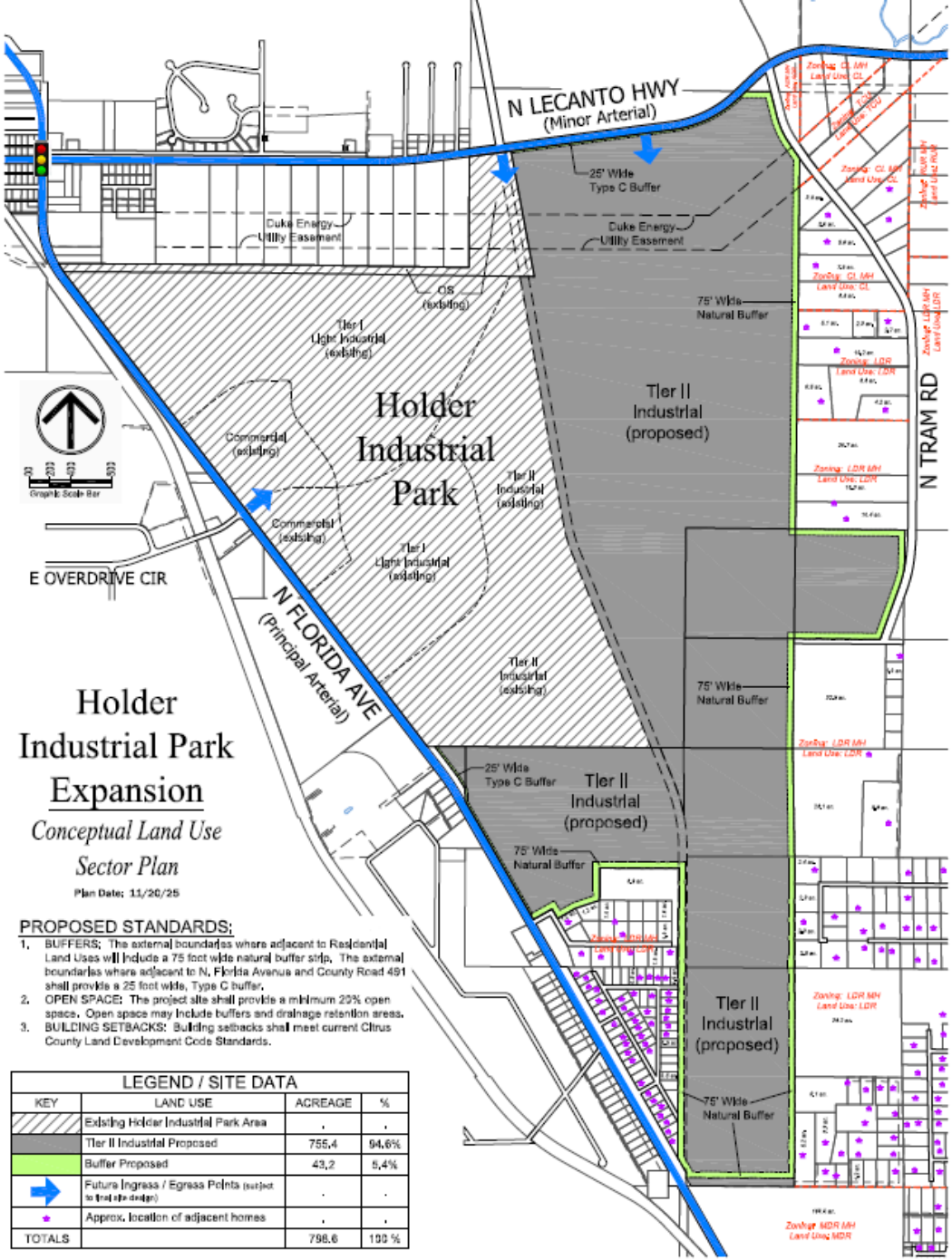





STOP







Holder Industrial Park Expansion

Conceptual Land Use

Sector Plan

Plan Date: 11/20/25

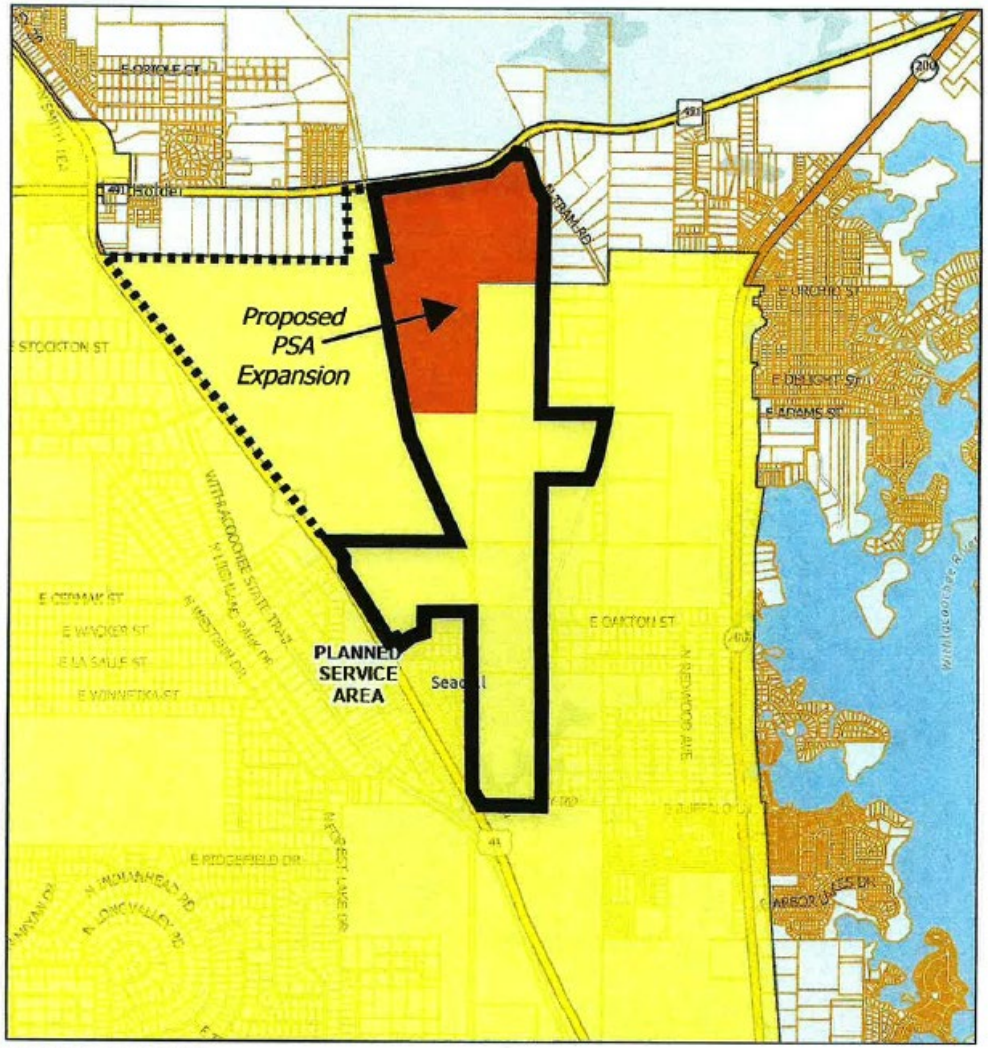
PROPOSED STANDARDS:

1. BUFFERS: The external boundaries where adjacent to Residential Land Uses will include a 75 foot wide natural buffer strip. The external boundaries where adjacent to N. Florida Avenue and County Road 491 shall provide a 25 foot wide, Type C buffer.
2. OPEN SPACE: The project site shall provide a minimum 20% open space. Open space may include buffers and drainage retention areas.
3. BUILDING SETBACKS: Building setbacks shall meet current Citrus County Land Development Code Standards.

LEGEND / SITE DATA			
KEY	LAND USE	ACREAGE	%
	Existing Holder Industrial Park Area	.	.
	Tier II Industrial Proposed	755.4	94.6%
	Buffer Proposed	43.2	5.4%
	Future Ingress / Egress Points (subject to final site design)	.	.
	Approx. location of adjacent homes	.	.
TOTALS		798.6	100 %

PLANNED SERVICE AREA

ATTACHMENT 8

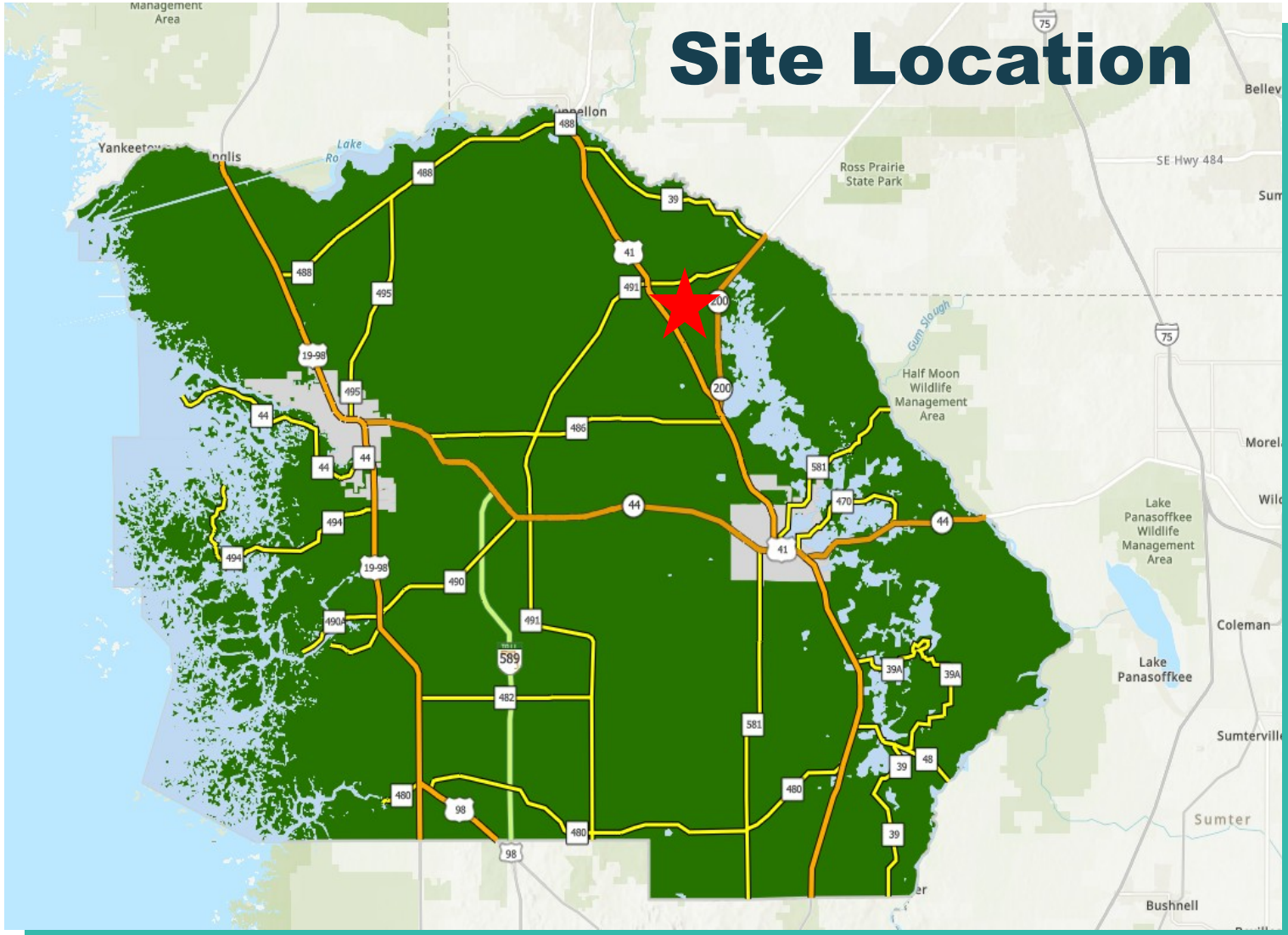

Proposed
PSA
Expansion
PLANNED
SERVICE
AREA
E STOCKTON ST
E CITRUS ST
E WACKER ST
E LA SALLE ST
E WINNETKA ST
E DAYTON ST
E RIDGEFIELD DR
N REDWOOD AVE
E ORCHID ST
E DELIGHT ST
E ADAMS ST
E BUFFALO
E LES DR
ARBOR VIEW DR
N TRAMMEL RD
N LONG VALLEY RD
N HOLLYHEAD RD
N WESTSHIRE DR
N LINDSAY ROSE WAY
WITHLACOOCHEE STATE TRAIL
MEADOWBROOK LAKE DR
E CITRUS CT
E SMITH LN
E CRYSTAL CT
E CRYSTAL ST
E CRYSTAL PL
E CRYSTAL TER
E CRYSTAL CIR
E CRYSTAL LN
E CRYSTAL WAY
E CRYSTAL DR
E CRYSTAL AVE
E CRYSTAL RIVER
E CRYSTAL RIVER
E CRYSTAL RIVER

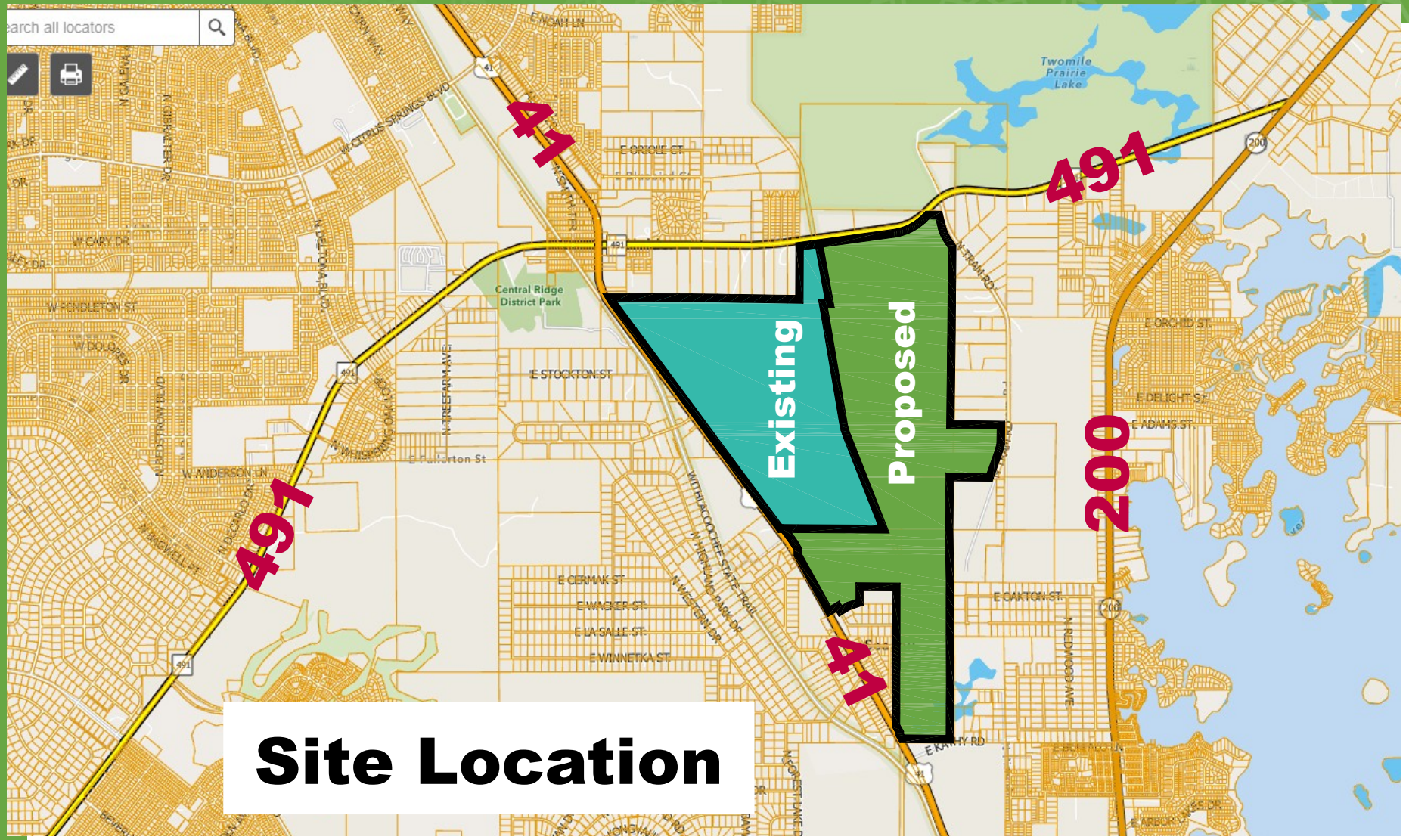
Holder Industrial Park Expansion



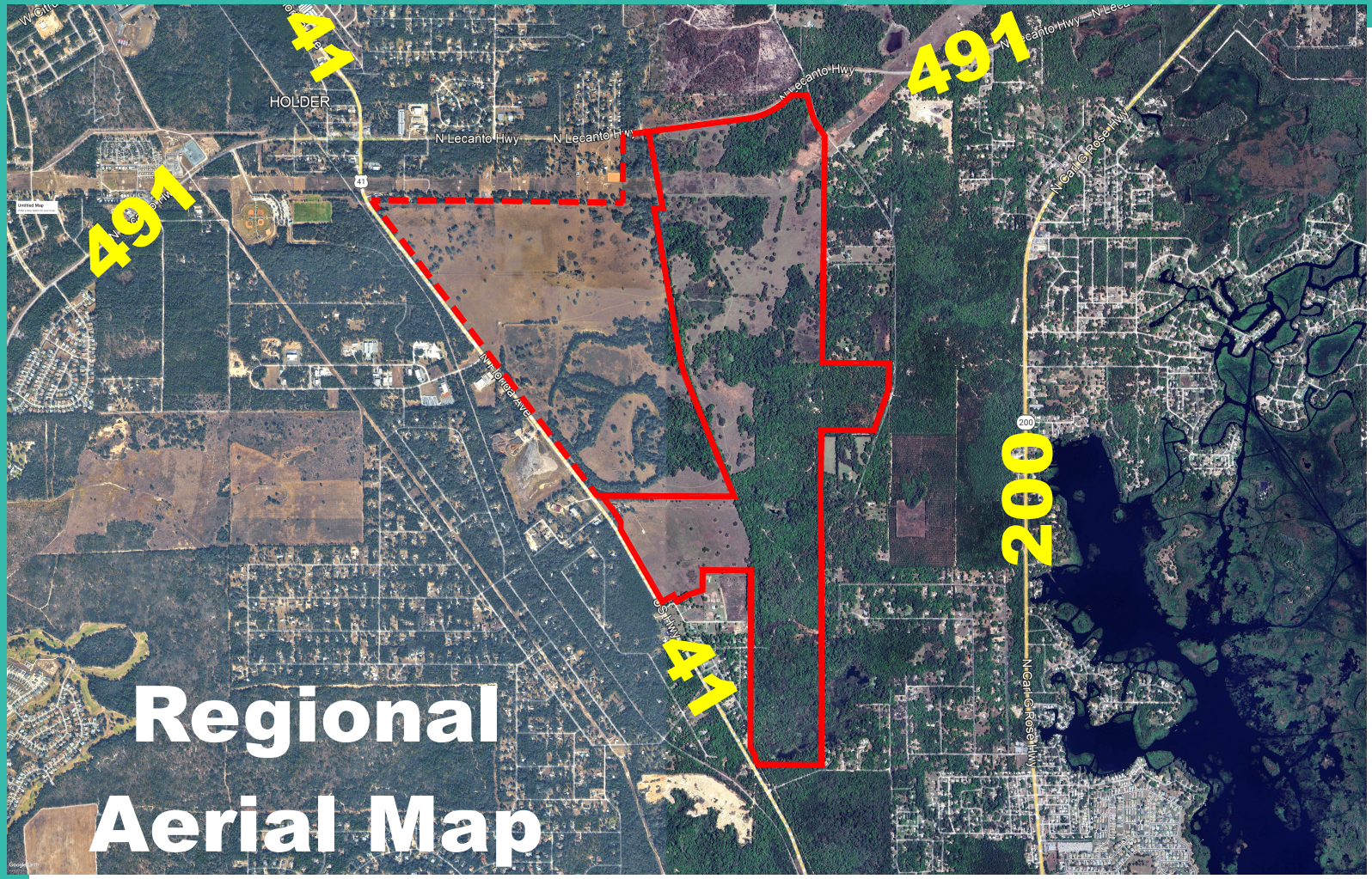
CPA-2025-00012
CPA/AA-2025-00013

Site Location





Site Location


41
491
HOLDER
N Lecanto Hwy
N Lecanto Hwy
N Lecanto Hwy
N Lecanto Hwy
N Carl G Rose Hwy
N Carl G Rose Hwy
N Florida Ave
41
200
41
Regional
Aerial Map

Project History

2016 - 17

First application for various industrial uses including:

- **Comp Plan &**
- **Atlas Amendment**
- **PUD**

Denied by BOCC October 2017

Project History

2019 Duke Energy Site Readiness Program Selected Citrus County

- Targeted Site Evaluation for industrial growth
- Partnership Approach to analyze site readiness & improve marketing efforts
- Strategic Goal to help communities become more competitive for capital investment
- Regional Impact to accelerate development timelines for business expansion

Site Readiness Program Results

- 557 Acre Holder Industrial Park is now a Certified Site for Readiness
- Phase 1 & 2 Environmental Studies cleared
- Geotechnical studies complete
- Wastewater infrastructure underway with fall 2026 completion
- Potential for 1,000's of quality jobs for region

Project History

2019

Second application including:

- **Comp Plan &**
- **Atlas Amendment**
- **Subarea Plan**
- **Planned Service Area Expansion**

Approved by BOCC September 2019

Project History

August 2024

$2.8 Million Grant from the Florida Job Growth Grant Fund



Purpose:

“To install a waste-water line to make HIP “Shovel- Ready”

Economic Impact:

“To attract manufacturing or data center projects, potentially creating over 1,000 jobs”

Utility Construction:

September 2025 - 2026

Photo and Quotes from Citrus County Chronicle

Project History

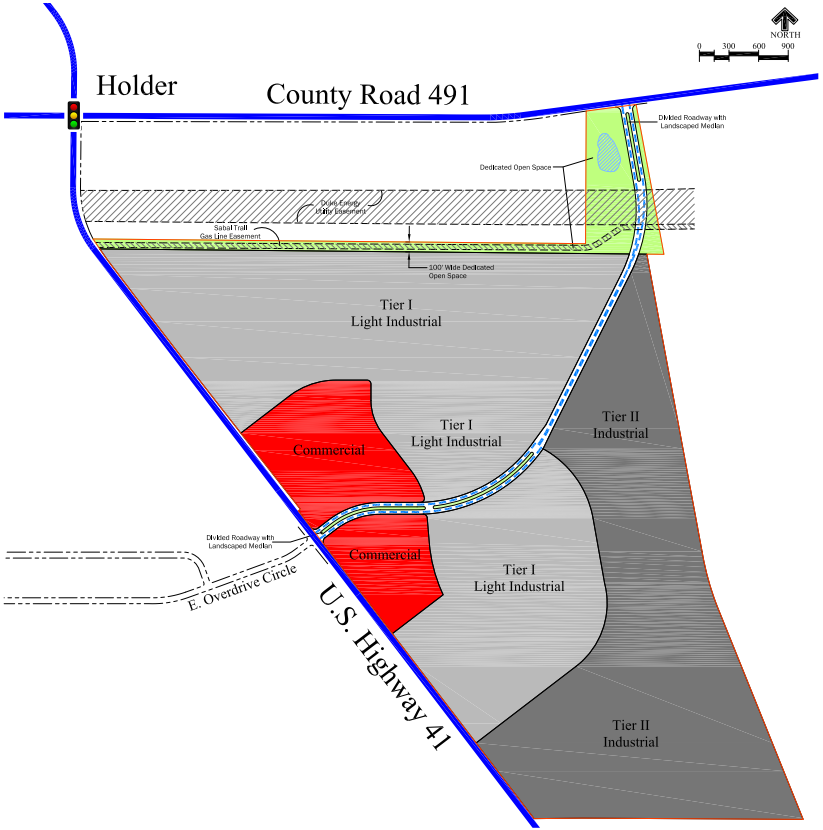
2025 - 26

This application including:

- **Comp Plan &**
- **Atlas Amendment**
- **Subarea Plan Amendments**
- **Planned Service Area Expansion**

Project History

2019 Holder Industrial Park Approved Sector Plan



Holder Industrial Park

Conceptual Land Use Sector Plan

Plan Date: May 10, 2019

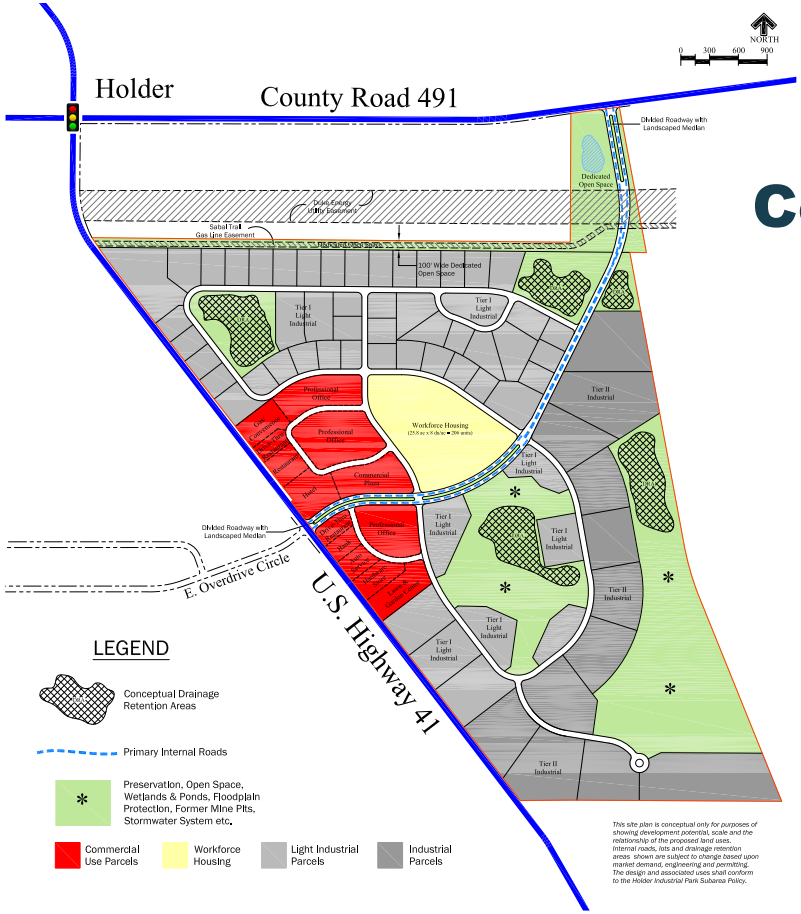
LEGEND / SITE DATA			
KEY	LAND USE	ACREAGE	PERCENTAGE
	Commercial	57.8	10.4 %
	Tier I Light Industrial	270.3	48.5 %
	Tier II Industrial	184.6	33.1%
	Dedicated Open Space	29.6	5.3 %
	Internal Primary Roads	15.1	2.7 %
TOTALS		557.4 Acres±	100 %

- Commercial
- Tier I Light Industrial
- Tier II Industrial

Project History

2019 Holder Industrial Park

Conceptual Site Development Plan



Holder
Industrial Park
Conceptual Site Development Plan

Plan Date: May 10, 2019

- Commercial
- Workforce Housing
- Tier I Light Industrial
- Tier II Industrial
- Preservation & Open Space

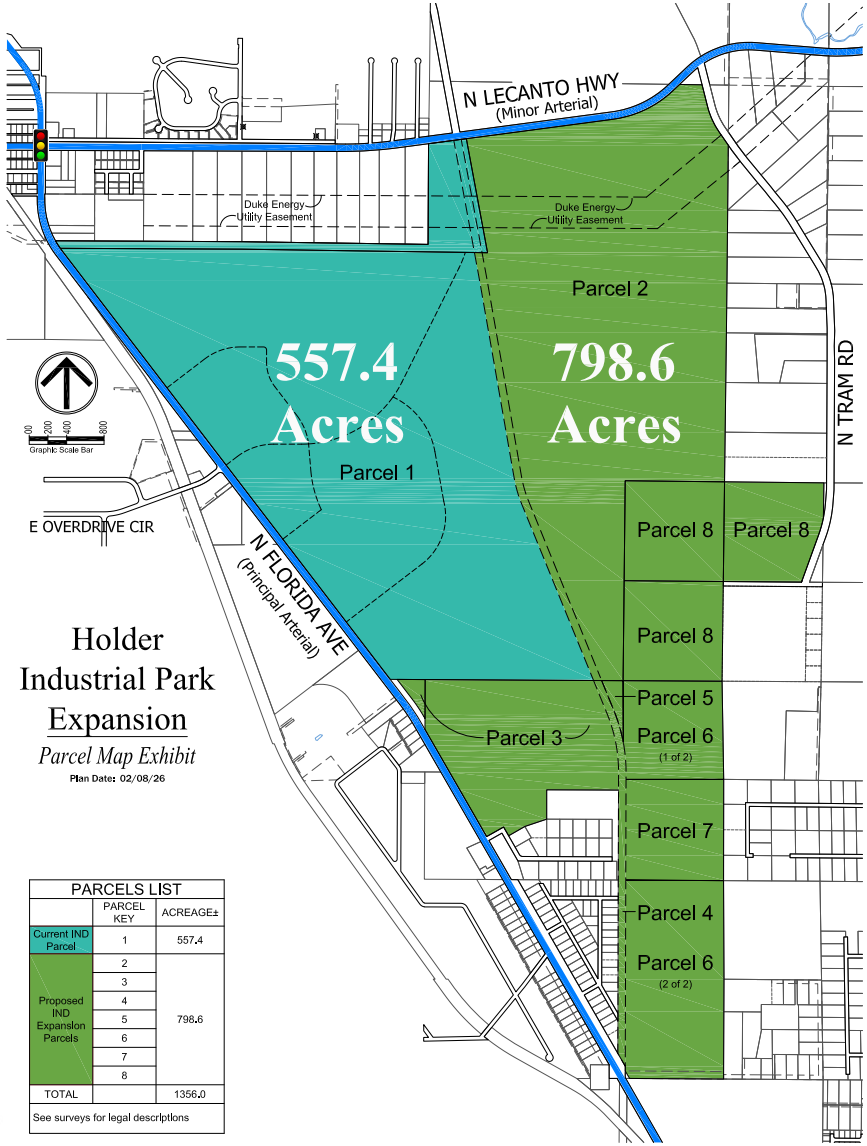
Holder Industrial Park Proposed Expansion

01 Property Information and Proposed Plan

02 Planning Analysis

03 Community Benefit

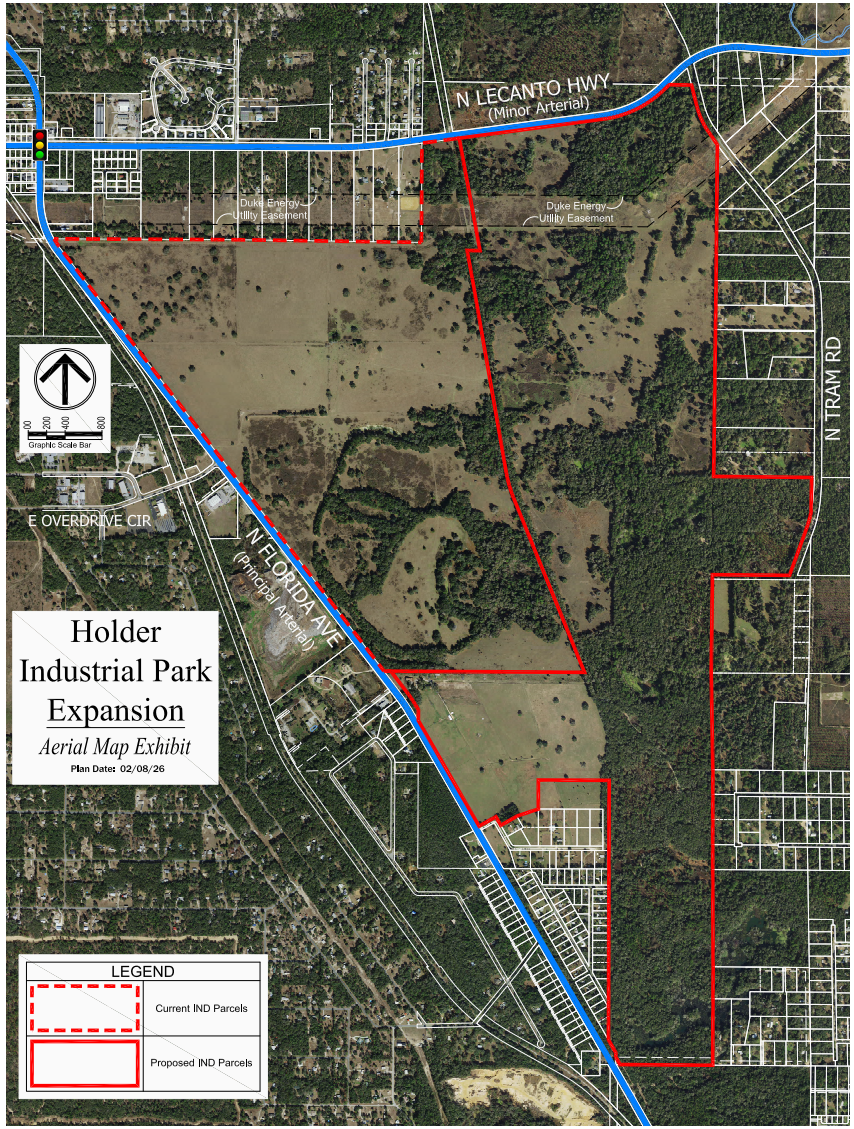
Holder Industrial Park Parcel Map



PARCELS LIST		
	PARCEL KEY	ACREAGE±
Current IND Parcel	1	557.4
Proposed IND Expansion Parcels	2	798.6
	3	
	4	
	5	
	6	
	7	
	8	
TOTAL		1356.0
See surveys for legal descriptions		

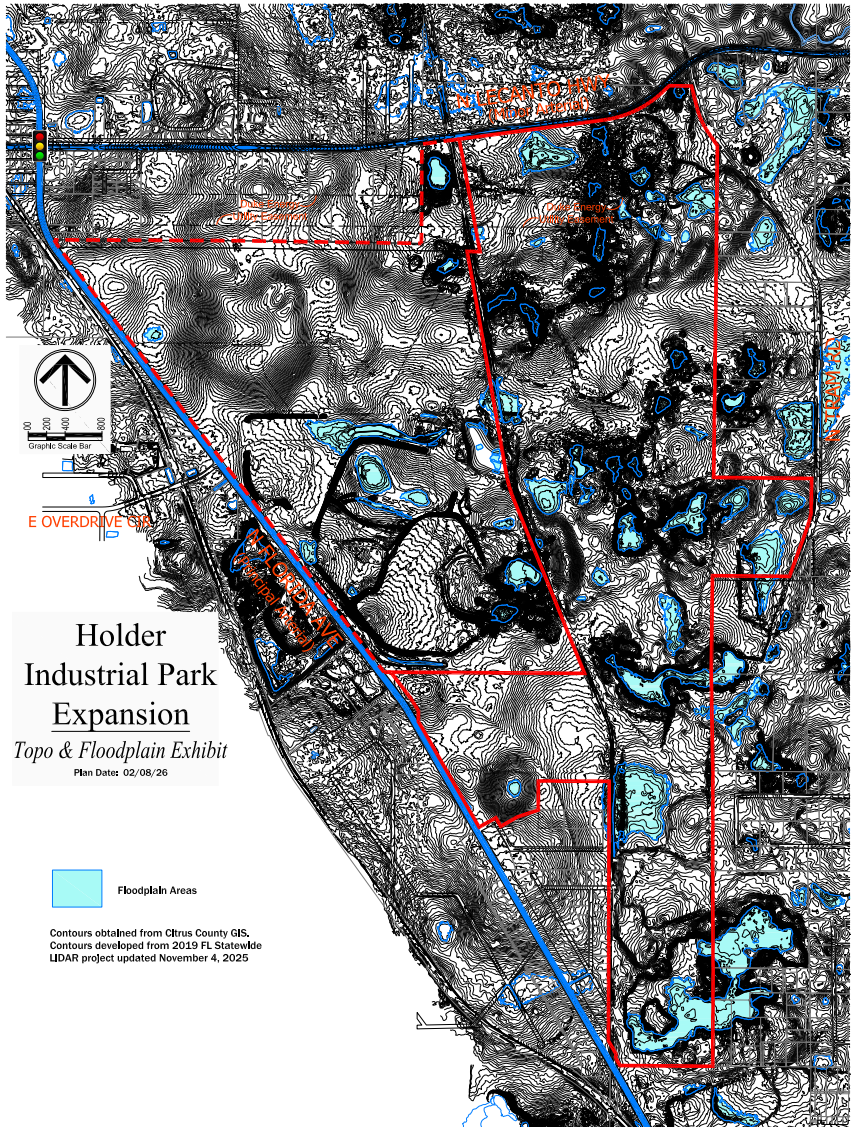
- Current Holder Industrial Park = 557.4 Acres
- Proposed Holder Industrial Park Expansion = 798.6 Acres
- Proposed Total Industrial Park = 1,356 Acres +/-

Holder Industrial Park Aerial Map



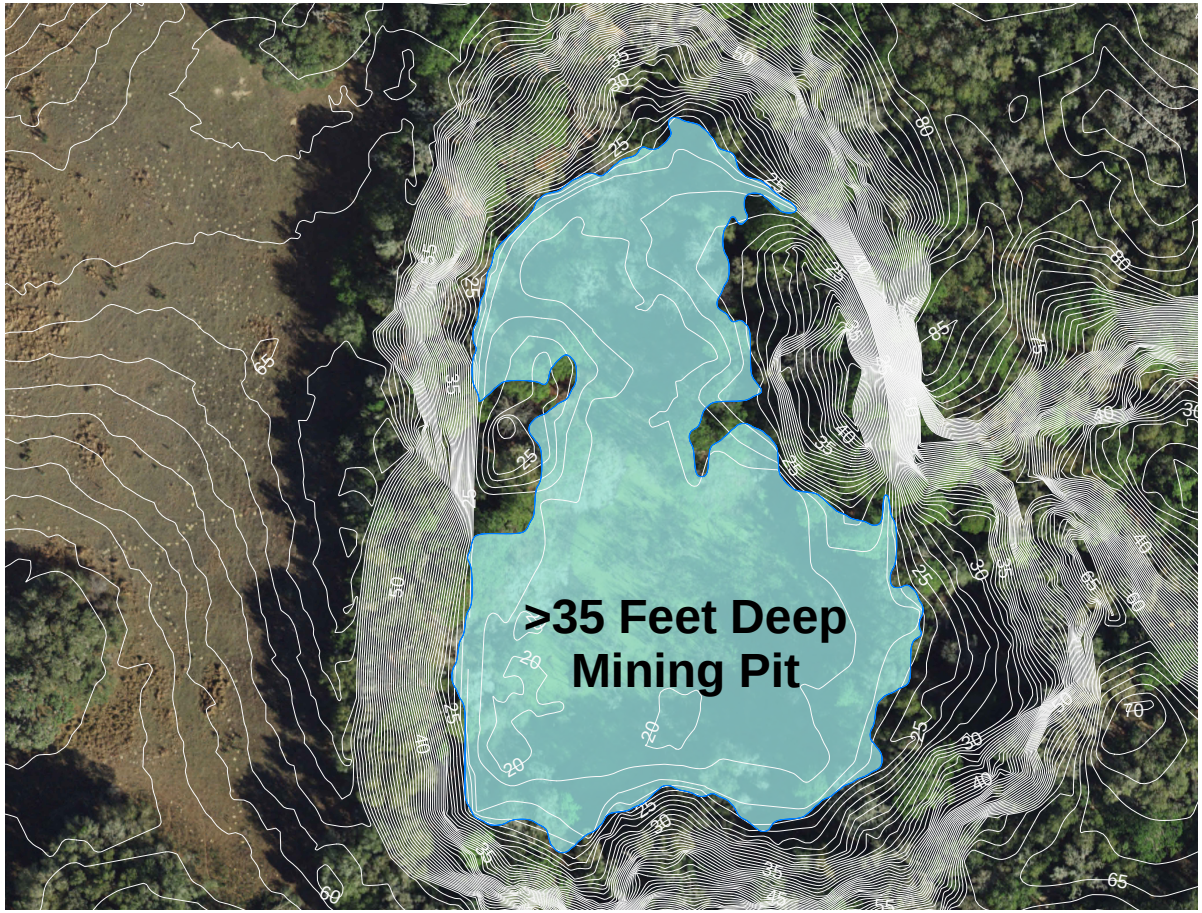
- Pasture Areas
- Wooded Areas
- Remnant Mine Pits & Spoil Banks
- Existing & Proposed IND areas are adjacent to Principal and Minor Arterial Roadways

Holder Industrial Park
Topo & Floodplain



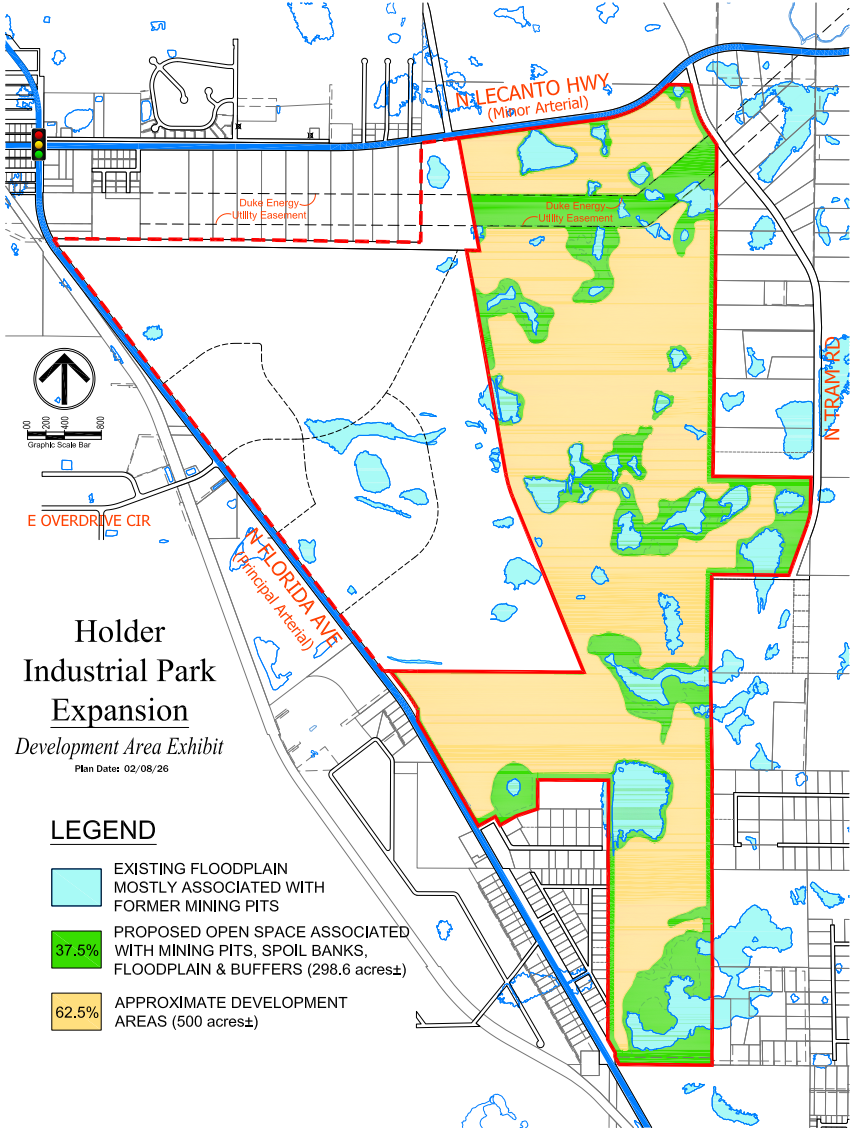
- Most floodplain areas are associated with historic mining pits

Holder Industrial Park
Typical Mining Pit



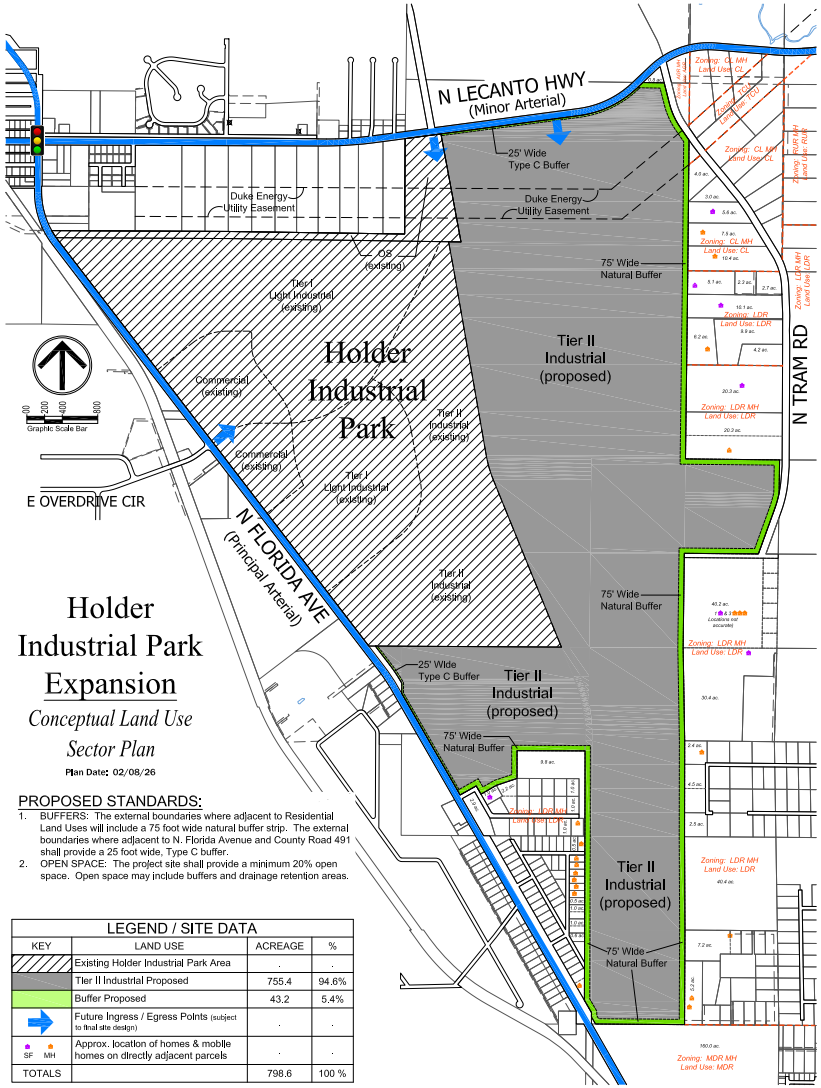
- May provide significant open space
- May provide significant tree preservation areas

Holder Industrial Park Development Areas



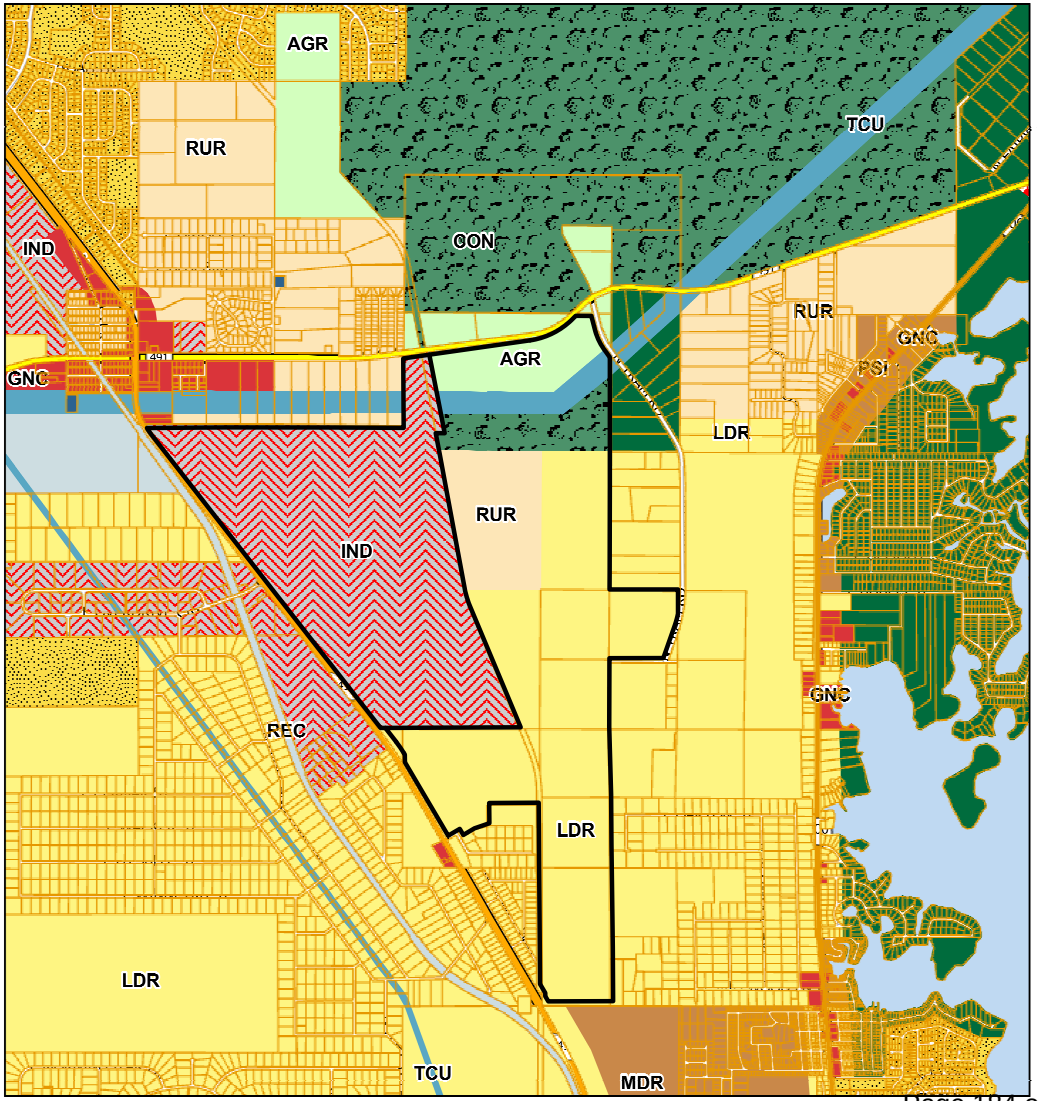
- 37.5% of site shown as Open Space
- Open Space & Buffers will provide substantial tree preservation

Holder Industrial Park Conceptual Land Use Sector Plan

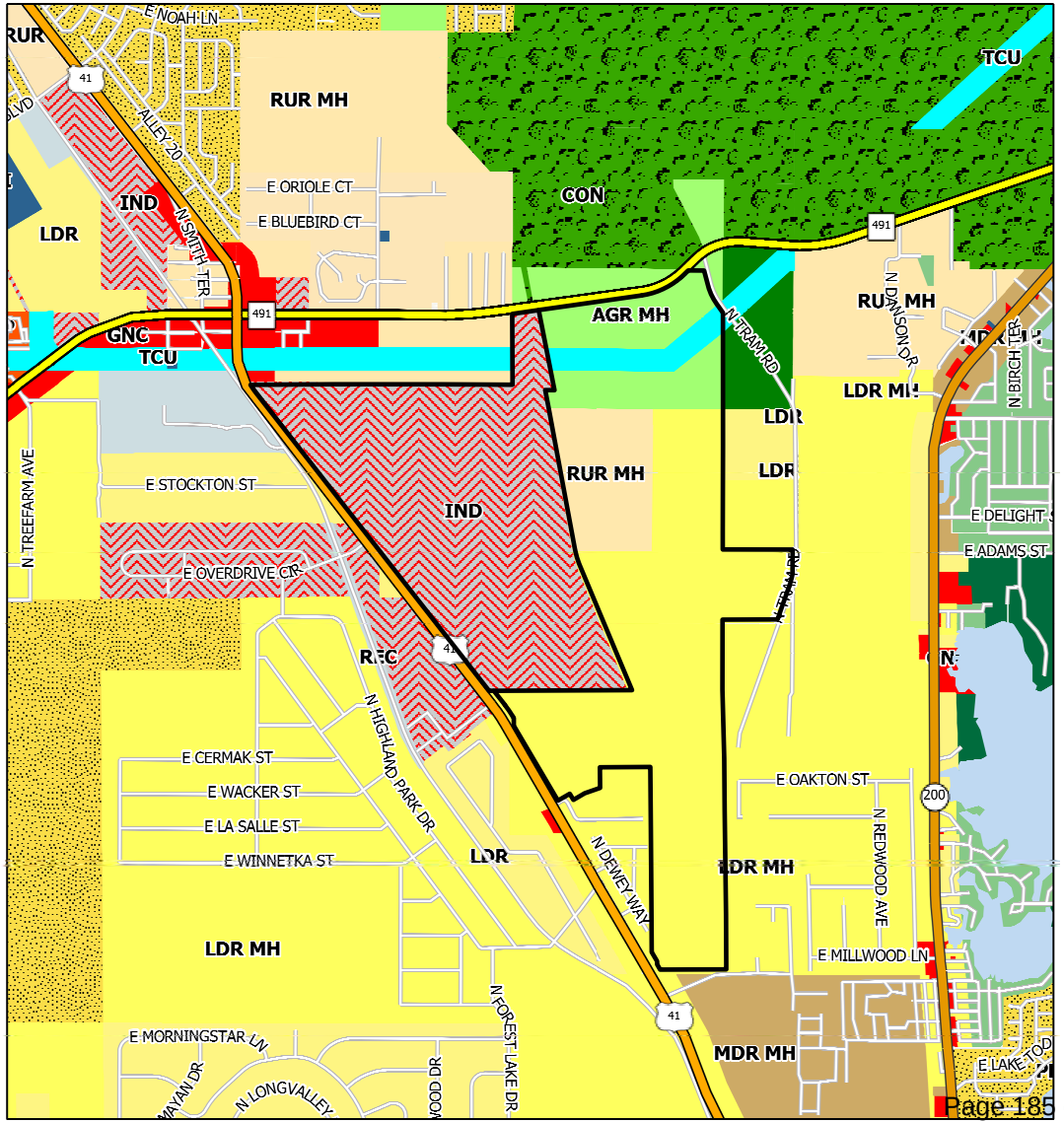


- Expansion of Tier II Industrial Development Area
- Provides 75’ wide natural buffers where adjacent to residential uses
- Provides a minimum 20% open space

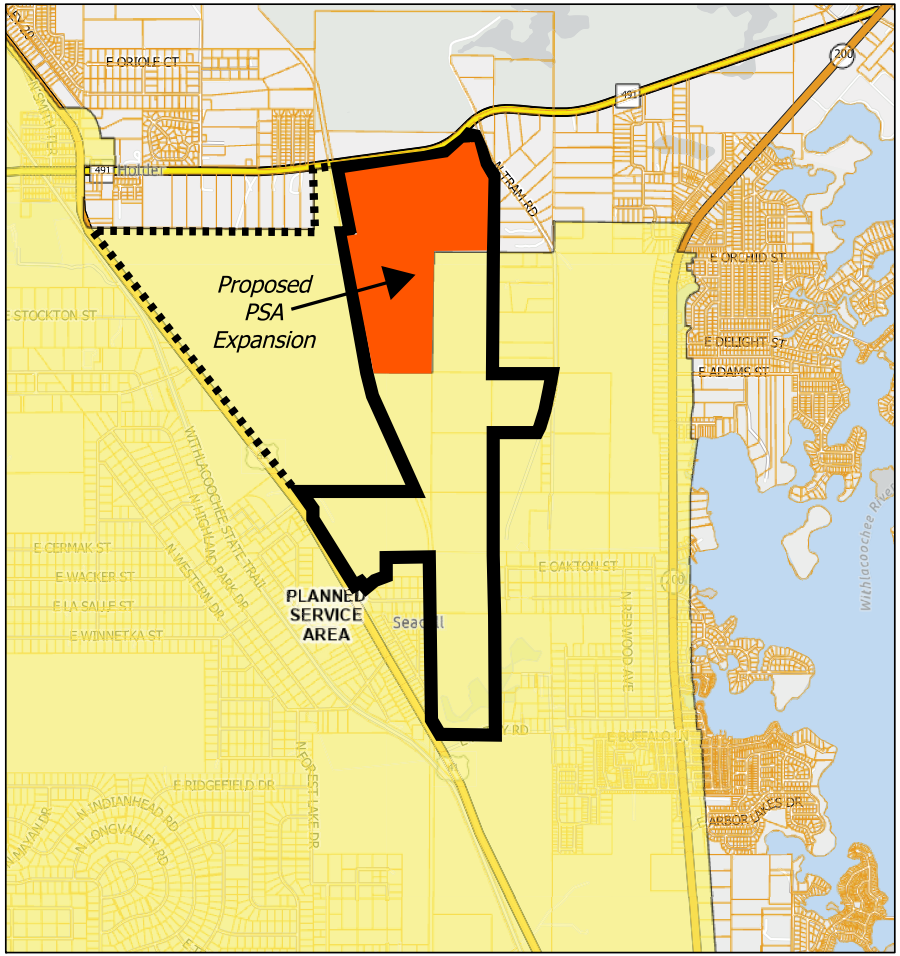
Existing Future Land Use Map



Existing Zoning Map



Proposed Planned Service Area Map



11/21/2025, 10:24:47 AM

EXISTING PSA

Lots

PROPOSED PSA EXPANSION

1:36,112

0 0.25 0.5 1 mi

0 0.42 0.85 1.7 km

Citrus County GIS Division, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Holder Industrial Park Planning Analysis

Economic Development Aspects of HIP

- Site readiness has created several potential prospects - causing the need for the proposed expansion
- Better paying jobs for residents have long been a strategic goal for the county
- HIP positions us to compete with adjacent counties for economic development and job creation

Holder Industrial Park Planning Analysis

Buffers Exceeding County Requirements Improving Compatibility

- All proposed lands in this application are proposed for IND land use
- The Holder Industrial Park (HIP) Subarea Plan Policy 17.36.5 regulates the buffer requirements to minimize any potential offsite impacts
- The Conceptual Land Use Sector Plan provides a 75 foot wide natural buffer along common boundaries adjacent to residential land uses

Holder Industrial Park Planning Analysis

Consistency with The Comp Plan Future Land Use Element

- Consistency is met through the proposed application revisions to the adopted policies of Objective 17.36 HIP Subarea Plan
- Expansion of the PSA is limited to match the land ownership. 70% of the subject property is already within the PSA (Consistency with Objective 17.2, Policies 17.2.3 – 17.2.5 and 17.2.14 – 17.2.15 of the Comp Plan regarding PSA adjustments)
- The Holder Industrial Park (HIP) Subarea Plan Policy 17.36.5 regulates the buffer requirements to minimize any potential offsite impacts and ensures consistency with Comp Plan Future Land Use Element Objective 17.15 and specifically Policy 17.15.9

Holder Industrial Park
Planning Analysis

Consistency with Economic Development Element

- This project is consistent with and helps to implement the Economic Development Element, specifically Objectives 22.2 and 22.5, more particularly Policies 22.2.2, 22.2.5 and 22.5.2 and 22.5.5

- Cited references facilitate business development and economic growth

Holder Industrial Park
Planning Analysis

Consistency with other County Comp Plan Elements and Policies

- This application furthers the adopted Private Property Rights Element of the Comp Plan, Goal 11, Objective 11.1 and attendant supporting 4 policies.

- Considering the historical use of this property for mining, the proposed use will provide a much enhanced land use with strong potential for future contemporary industrial land uses.

Holder Industrial Park
Planning Analysis

What is Compatability?

- Compatibility by State Law means “a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time, such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition”
- The proposed 75’ wide natural buffers within the expansion area ensures that compatibility is satisfied
- The approved 2019 HIP application was found to be compatible with very similar abutting land uses on the north and south boundaries

Holder Industrial Park Planning Analysis

Why a Sector Plan?

- The use of a Land Use Sector Plan adopted into the Comp Plan and the revised policies proposed provides a much higher degree of security to address any associated impacts and as such applies throughout the HIP properties once adopted.

- This method provides assurance that changes cannot be made easily. This is a large-scale amendment as would be any future change, so this requires a higher degree of review by state and regional agencies as well.

Holder Industrial Park Subarea Plan Text Revision Highlights

Policy 17.36.1:

- Removes residential from Tier II
- Change of density from 8 to 12 units per acre is restricted to HIP I by Subarea Text only to achieve better affordable work force housing

Holder Industrial Park Subarea Plan Text Revision Highlights

Policy 17.36.3:

- Add Information Processing and Data Center Utilities and Data Storage as allowable uses within HIP Tier I and HIP Tier IIA and IIB

Policy 17.36.5:

- References Tier IIB setbacks and buffers in accordance with Exhibit B map

Holder Industrial Park Subarea Plan Text Revision Highlights

Policy 17.36.6 Utilities:

- Replace current text with the requirement that “All development in HIP shall be be serviced by Central Water and Sewer, Electrical substations are authorized in all Tier categories”

Policy 17.36.9 Planned Service Area Amendment:

- Amends PSA boundary to match the proposed application area

Holder Industrial Park Subarea Plan Text Revision Highlights

Policy 17.36.10 Transportation:

- Allows three access points. Two on CR 491 and one on US 41
- The owner / developer of HIP shall dedicate sufficient ROW for a 200 foot wide corridor at the time of expansion of US 41 and CR 491
- Onsite shared drainage uses for the noted roadway expansion projects shall be considered if viable

Holder Industrial Park Subarea Plan Text Revision Highlights

Policy 17.36.11 Prohibited Land Use:

- Mining and Excavation added as a prohibited land use in IND Tiers I and II

Holder Industrial Park
Community Benefit

- Infrastructure Assessment
- Highest and Best Land Use
- Target Industries
- Local Economic Impact
- Nuisance Protections
- Project Competitiveness



Holder Industrial Park
Infrastructure Assessment

- Transportation Assets
- Ingress/Egress Improvements
- Water and Sewer Capacity Improvements
- Potential for Fiber Expansion
- High Electric Capacity

Highest and Best Land Use

- Alignment with quality job producing projects and sustainable tax revenues
- Industrial land use suitability factors
- Limited heavy intensity based on industry targets
- Consistent with Comp Plan/Economic Development objectives
- Concentrates industrial demand in the most appropriate location
- Compatibility achieved through standards and site design requirements

Holder Industrial Park

Target Industry Sectors

- HIP supports a mix of higher-wage tech and workforce manufacturing/logistics
- Primary: Data Centers and Cloud Infrastructure, Cold Storage
- Secondary: Medical Device Manufacturing, Aerospace/ Defense Electronics Manufacturing, Fabricated Metal Product Manufacturing
- Adequate development acres for multi-tenant park
- Potential for commercial and retail amenities

Holder Industrial Park
Local Economic Impact

- Land use aligned for quality jobs
- Diversifies economy and tax base
- Economic impact modeling indicates high number of jobs, higher wages, and strong tax revenue growth

Five Target Industry Location Fulfillment

2-year Construction, 10-year Operations

Total Construction Jobs	2,450
Total Company Jobs	825
Total Construction Indirect Jobs	778
Total Company Jobs Indirect Jobs	117
Total Direct and Indirect Construction Jobs	3,228
Total Company Direct and Indirect Jobs	942
Total Jobs	4,170
Total Local Taxes	$4,878,746
Total State Taxes	$4,469,341
Total Taxes	$9,348,087
Estimated Property Taxes (10 yrs)#	$105,476,953
Estimated Sales Taxes-State only-construction w/o exemptions#	$37,500,000

Holder Industrial Park

Nuisance Protections

- Prohibited-use list removes highest-nuisance activities
- Required perimeter buffers (natural vegetated screening)
- Stormwater controls (ponds, treatment, managed discharge)
- Truck access/routing managed through design

Project Competitiveness

- Rare large-acreage, infrastructure-served industrial opportunity
- Entitlement certainty is critical for site-selection shortlists
- Rezoning uncertainty can eliminate HIP from consideration early in site selection process
- Predictable subarea framework supports faster, cleaner project wins
- Tremendous opportunity cost for failing to fully level economic benefits from HIP development

Holder Industrial Park

Community Benefit











Discussion

Board of County Commissioners
Department of Growth Management
Land Development Division
3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461-8070

Telephone (352) 527-5239 TTY Dial 711
Web Address: www.citrusbocc.com

CITRUS COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE AMENDMENT APPLICATION

Application No.: _____ Date: December 5, 2025

* Written Authorization is required if Applicant is different than Owner.

Applicant*
Name: Sidney F. Ansbacher, Esq.
Address: 780 N. Ponce de Leon Boulevard
City: St. Augustine
State: Florida Zip: 32084
Home No.: _____ Cell No.: (904) 483-8088
Work No.: (904) 829-9066 Fax No.: _____
Email: Sid.Ansbacher@FisherTousey.com

Property Owner
Name: Sharon Hummerhielm/ The Deltona Corporation
Address: 7374 SW 48th Street
City: Miami
State: Florida Zip: 33155
Home No.: _____ Cell No.: (305) 298-9588
Work No.: (305) 661-4545 Fax No.: _____
Email: deltona9@bellsouth.net

Property Description: Section: _____ Township: _____ South Range: _____ East
Legal Description: See attached Legal Description
Subdivision: _____ Lot(s): _____ Block/Parcel: _____
Alternate Key #: _____ Parcel ID: _____
Acreage: 813.6 mol

_____ New Planned Unit Development (PUD) See Exhibit ___
_____ Amendment to Previously Approved PUD/PD Previous Application No.: _____
Land Development Code Atlas Designation From: _____ To: _____
Generalized Future Land Use Map Designation From: _____ To: _____

Is this hearing being requested as a result of a Code Violation Notice? Yes _____ No X
If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.

Applicant Request(s): See attached

Directions to Property: Either 41, south of 491; or 491, east on 491 past Holder Industrial Park I

The Applicant is: Owner of Tract X Agent for Property Owner
One-Owner Among Several Other (specify)

I am aware that if the property cannot be located using information from the submitted application, this application may be rescheduled to a later hearing date. I also understand that a sign must be placed (and marking flags may be placed) on the property by the Land Development Division at least seven days prior to the scheduled meeting. I understand that approval for the proposed use shown hereon does not in any way relieve me of the responsibility of observing and complying with any deed restrictions applicable to the subject property. I hereby authorize Citrus County or its agents to enter upon the property, which is the subject of this application and the date of the hearing thereon, at any time between the hours of 8:00 AM and 5:00 PM for the purpose of gathering any information relevant to this application.
I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature: _____

STATE OF FLORIDA
COUNTY OF ~~CITRUS~~ ST. JOHNS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Sidney F. Ansbacher, Esq., who is personally known to me or provided N/A as identification and who did not take an oath. WITNESS my hand and official seal this 5th day of December, 2025

Cynthia W. Strickland
Printed Name
Notary Public - State of Florida

Seal

NOTARY PUBLIC STATE OF FLORIDA
CYNTHIA W. STRICKLAND
MY COMMISSION # HH 412073
EXPIRES: July 16, 2027

Date: _____
Time: _____
Initials: _____

For Staff Use Only
ATF: _____
QTR: _____
LUD: _____
GFLUM Des: _____
FZ: _____

Revised August, 2017
Page 1 of 10

Board of County Commissioners
Department of Growth Management
Land Development Division
3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461-8070
Toll Free (352) 489-2120 TTY (352) 527-5329
Web Address: www.citrusbocc.com

INSTRUCTIONS FOR COMPLETING THE REQUIRED INFORMATION PAGES

The following are the descriptions for the respectively numbered items from the pages titled "Required Information for a Comprehensive Plan Amendment."

1. The application form is provided as part of this packet. Complete all areas before submitting back to the County. The signature must be notarized and this can be done in the offices of the Department of Growth Management.

2. Legal descriptions are necessary to locate the property on the County's maps. This information is contained within property deeds and surveys. Either can be used to satisfy other information requirements to follow.

3. Proof of ownership is necessary to insure that the correct property is being changed and that the person requesting the change is authorized to submit the application. This can be a deed, copy of tax bill, or other document that legally identifies the owner of the property.

4. A survey will provide an accurate legal description to locate the property on the maps, plus, it provides the dimensions to calculate and confirm the total acreage under application. Wetlands and other special features are affected by specific Federal, State, and local regulations and are therefore needed on the survey to insure that all of these regulations are met.

5. Text amendments are generally proposed due to changes in other laws or individual circumstances that result in a possible conflict with the existing text of the Comprehensive Plan. New draft language must be provided.

6. The comprehensive plan and state regulations require that changes to the County's map(s) must be reviewed to determine what method will be used to provide the services (i.e., water, sewer, roads, etc.) necessary to develop or use the property under application. Provide discussion for each of these facilities listed on how this property will be serviced. If these facilities exist and are proposed to be utilized by the property, discuss all impacts on the capacity of each facility type.

7. The County has guidelines that were set up to insure that there would be no negative impacts on affordable housing within the County. The impacts would include additions to, or the removal from, the total amount of dwelling units that are used for affordable housing. Check the appropriate space and describe the impacts in the space provided if 'YES' is checked.

8. The objectives and policies of the Comprehensive Plan provide the guidelines for growth and development within the County. All amendments must be compatible with these objectives and policies. Check the space that fits this application. In the spaces provided, fill in the number of the objective(s) and policy(ies) that apply to the proposed amendment. Then describe how this change will or will not affect each objective and policy that was listed.

9. There are times when certain changes and projects are required to satisfy special regulations and rules (i.e. landfills must satisfy special environmental rules.) In the space provided, describe any special rules that apply to the request and where possible, attach copies of that information.

NOTE: More detailed and technical descriptions of these guidelines can be found in Chapter 163, Florida Statutes, the Florida Administrative Codes and the Citrus County Comprehensive Plan.

Board of County Commissioners
Department of Growth Management
Land Development Division
3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461-8070
Toll Free (352) 489-2120 TTY (352) 527-5329
Web Address: www.citrusbocc.com

REQUIRED INFORMATION FOR A COMPREHENSIVE PLAN AMENDMENT

Applicants are encouraged to schedule a pre-application conference before submitting an application. Assistance and information on the following can be obtained at that time.

ALL applications for amendment to the Citrus County Comprehensive Plan are required to include the following information. Failure to do so will result in a delay of processing the application.

1. A completed Comprehensive Plan application form. (Included in this packet.)

2. If this application is for an amendment to the County's FLUM map(s), a complete legal description must be attached.

3. If this application is for an amendment to the County's map(s), proof of ownership shall be provided.

4. If this application is for an amendment to the County's map(s), a certified boundary survey must be submitted. The survey must show all areas that have been identified as wetlands by Southwest Florida Water Management District (SWFWMD), Department of Environmental Protection (DEP), or US Army Corp of Engineers.

5. If this application is for an amendment to the **text** of the County's Comprehensive Plan, the proposed new text must be submitted. Attach the proposed text on a separate page(s).

6. If this application is for an amendment to the County's maps(s), what is the proposed new land use designation for the property? (i.e. GNC, MDR, IND, etc.).

   Designation: See Exhibit ___

7. A map shall be submitted that shows all of the following:
   a. The boundary of the property plus all surrounding streets and roads.
   b. The existing use of the property and the surround properties.
   c. The designation of the existing property and the surrounding properties as it appears on the Future Land Use Map (FLUM).
   d. The designation of the existing property and the surrounding properties as it appears on the Land Development Code Atlas.

8. Letters from public facilities to the property and how much of a demand on those facilities this proposed change would create shall be submitted. Provide letters from the following public facilities:

   Sanitary Sewer: See exhibits attached

   Potable Water: See exhibits attached

Board of County Commissioners
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3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461-8070
Toll Free (352) 489-2120 TTY (352) 527-5329
Web Address: www.citrusbocc.com

Drainage: See exhibits attached

Solid Waste: See exhibits attached

9. Are there any anticipated impacts on Affordable Housing in Citrus County? ____Yes _X_No
If YES, describe what the impacts are anticipated to be and how you plan to address them.
Proposed Subarea text addresses housing needs

10. Is this amendment compatible with the objectives and policies of the Future Land Use Element and other elements that may be affected by this proposed change? _X_Yes _____No

11. Briefly describe those objectives and policies that pertain to this application and how this proposal is compatible or is not compatible with them.

Objective: See Exhibit ___

Policy:

Policy:

Objective:

Policy:

Policy:

11. Any additional information that may apply to this application.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 17 SOUTH, RANGE 19 EAST; SECTIONS 3, 5 AND 10, TOWNSHIP 18 SOUTH, RANGE 19 EAST, CITRUS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"X4" CONCRETE MONUMENT (MOORHEAD) MARKING THE WEST 1/4 CORNER OF SECTION 34, TOWNSHIP 17 SOUTH, RANGE 19 EAST THENCE S.89°00'30"E. A DISTANCE OF 176.76 FEET TO AN IRON ROD AND CAP (S.W.F.W.M.D.) ON THE WEST LINE OF THE FORMER SEABOARD COASTLINE RAILROAD, NOW CSX TRANSPORTATION, INC. (CSXT);THENCE S.10°39'17"E. ALONG CSXT'S WEST PROPERTY LINE A DISTANCE OF 700.06 FEET TO AN IRON ROD AND CAP (S.W.F.W.M.D.) MARKING THE INTERSECTION OF SAID WEST PROPERTY LINE AND THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 491; THENCE S.10°39'17"E. A DISTANCE OF 100.13 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAID COUNTY ROAD NO. 491 AND CSXT'S WEST PROPERTY LINE, SAID POINT BEING TO THE POINT OF BEGINNING; THENCE N.82°23'17"E. LEAVING SAID WEST LINE AND GOING ALONG THE SOUTH RIGHT OF WAY LINE OF SAID COUNTY ROAD A DISTANCE OF 170.49 FEET; TO THE POINT OF BEGINNING; THENCE CONTINUE N.82°23'17"E. ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 2121.62 FEET TO THE PC OF A CURVE TO THE LEFT BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1482.69 FEET, A DELTA ANGLE OF 36°14'30", A CHORD BEARING OF N.64°16'02"E. AND A CHORD DISTANCE OF 922.30 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 937.86 FEET TO THE PT OF SAID CURVE; THENCE N.46°08'47"E. ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 91.53 FEET TO A POINT ON THE NORTH LINE OF THE WEST 1/2 OF THE SW 1/4 OF SAID SECTION 34; THENCE S.89°13'53"E. LEAVING SAID SOUTH RIGHT OF WAY LINE AND GOING ALONG SAID NORTH LINE A DISTANCE OF 318.06 FEET TO A POINT ON THE WEST LINE OF N. TRAM ROAD, A 100 FOOT WIDE ROAD ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PRESCRIPTIVE PLAT BOOK 1, PAGE 2 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE GOING ALONG SAID WEST LINE THE FOLLOWING FIVE (5) COURSES: (1) S.14°43'46"E. A DISTANCE OF 13.93 FEET, (2) S.13°43'23"E. A DISTANCE OF 295.02 FEET, TO THE PC OF A CURVE TO THE LEFT BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 714.40 FEET, A DELTA ANGLE OF 16°33'42", A CHORD BEARING OF S.22°00'14"E. AND A CHORD DISTANCE OF 205.78 FEET, (3) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 206.50 FEET TO THE PT OF SAID CURVE, (4) S.30°17'05"E. A DISTANCE OF 324.90 FEET, (5) S.39°12'26"E. A DISTANCE OF 56.87 FEET TO A POINT ON THE EAST LINE OF SAID WEST 1/2 OF SECTION 34; THENCE S.00°31'12"W. LEAVING SAID WEST RIGHT OF WAY LINE A GOING ALONG SAID EAST LINE A DISTANCE OF 1835.21 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2, SAID POINT BEING THE NORTHEAST CORNER OF THE WEST ½ OF THE NE 1/4 OF SECTION 3, TOWNSHIP 18 SOUTH, RANGE 19 EAST; THENCE S.00°36'04"W. ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NE 1/4 A DISTANCE OF 2654.81 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2 SAID POINT BEING THE NORTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 3; THENCE S.89°23'56"E. ALONG THE NORTH LINE OF SAID NE1/4 OF THE SE 1/4 A DISTANCE OF 1322.99 FEET TO THE NORTHEAST CORNER OF SAID NE 1/4 OF THE SE 1/4; THENCE S.00°48'52"W. ALONG THE EAST LINE OF SAID NE 1/4 OF THE SE 1/4 A DISTANCE OF 475.58 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF AFOREMENTIONED N. TRAM ROAD, SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1599.91 FEET, A DELTA ANGLE OF 8°03'51", A CHORD BEARING OF S.15°53'22"W. AND A CHORD DISTANCE OF 224.99 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 225.18' TO THE PT OF SAID CURVE; THENCE S.19°55'17"W. CONTINUING ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 675.73 FEET TO A POINT ON THE SOUTH LINE OF SAID NE 1/4 OF THE SE 1/4; THENCE N.89°31'34"W. ALONG SAID SOUTH LINE A DISTANCE OF 1043.27 FEET TO THE SOUTHWEST CORNER OF SAID NE 1/4 OF THE SE 1/4, SAID POINT BEING ON THE EAST LINE OF THE WEST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SAID

SECTION 3; THENCE S.00°48'49"W. ALONG SAID EAST LINE A DISTANCE OF 1331.80 FEET TO THE SOUTHEAST CORNER OF SAID SW 1/4 OF THE SE 1/4, SAID POINT BEING THE NORTHEAST CORNER OF THE WEST 1/2 OF THE EAST 1/2 OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 19 EAST; THENCE S.00°13'47"E. ALONG SAID EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 A DISTANCE OF 5316.32 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 10; THENCE N.89°36'45"W. ALONG SAID SOUTH LINE A DISTANCE OF 1256.13 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 41 (NORTH FLORIDA AVENUE), RIGHT OF WAY WIDTH VARIES ACCORDING TO THE RIGHT OF WAY MAP OF U.S. 41 (S.R. 45) SECTION 02010-XXXX F.P. 2571911 PREPARED BY BOYER-SINGLTON & ASSOCIATES, Inc DATED 05/09/2013; THENCE GOING ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) N.29°52'52"W. A DISTANCE OF 150.57 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10; (2) N.00°08'36"W. ALONG SAID WEST LINE AND ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 50.40 FEET; (3) N.29°52'52"W. A DISTANCE OF 173.83 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE FORMER SEABOARD AIR LINE RAILROAD (S.A.L.) AS DESCRIBED IN OFFICIAL RECORDS BOOK 3351, PAGES 547 -549, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE N.00°09'07"E. LEAVING SAID EASTERLY RIGHT OF WAY LINE A GOING ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 2320.81 FEET TO A POINT OF THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 10; THENCE N.00°19'10"E. CONTINUING ALONG THE SAID WEST RIGHT OF WAY LINE A DISTANCE OF 1202.76 FEET TO THE NORTHEAST CORNER OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3372, PAGES 1930-1933, PUBIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE N.89°50'13"W. ALONG THE NORTH LINE OF SAID LANDS A DISTANCE OF 962.39 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE S.00°09'47"W. ALONG THE WEST LINE OF SAID LANDS A DISTANCE OF 391.92 FEET TO THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1602, PAGE 1837, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE S.71°30'53"W. ALONG THE NORTHWESTERLY LINE OF SAID LANDS A DISTANCE OF 308.78 FEET TO THE WESTERNMOST CORNER OF SAID LANDS, SAID POINT BEING THE NORTHERNMOST CORNER OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1175, PAGE 277 AND OFFICIAL RECORDS BOOK 591, PAGE 1635 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE S.59°57'50"W. ALONG THE NORTHWESTERLY LINE OF SAID LAND A DISTANCE OF 250.00 FEET TO A POINT ON THE EASTERLY LINE OF AN EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 1609, PAGE 1330 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE ALONG SAID EASEMENT LINE THE FOLLOWING FOUR(4) COURSES: (1) N.30°02'10"W. A DISTANCE OF 270.87 FEET, (2) S.60°00'00"W. 60.00 FEET, (3) S.30°00'00"E. 43.86 FEET, (4) S.60°00'08"W. 215.95 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 41 SAID POINT BEING 33.00 FEET FROM , WHEN MEASURED AT RIGHT ANGLES TO THE SURVEY LINE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWELVE (12) COURSES: (1) N.29°52'52"W. A DISTANCE OF 1528.97 FEET TO A POINT ON THE WEST LINE OF THE NW 1/4 OF SAID SECTION 10, (2) N.00°13'24"E. ALONG SAID WEST LINE A DISTANCE OF 183.42 FEET TO A POINT THAT IS 125.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO SURVEY LINE, (3) N.29°52'52"W. A DISTANCE OF 34.21 FEET TO THE PC OF A CURVE TO THE LEFT BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2034.88 FEET, A DELTA ANGLE OF 7°34'28", A CHORD BEARING OF N.33°40'07"W. AND A CHORD DISTANCE OF 268.82 FEET, (4) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 269.02 FEET TO THE PT OF SAID CURVE, (5) N. 37°27'21"W. A DISTANCE OF 923.12 FEET (6) S.89°44'02"W. A DISTANCE OF 115.48 FEET; (7) N.37°27'21"W. A DISTANCE OF 615.99 FEET; (8) N.00°00'28"E. A DISTANCE OF 151.25 FEET; (9) N.37°27'21"W. A DISTANCE OF 883.69 FEET; (10) S.89°25'49"W. A DISTANCE OF 115.03 FEET; (11) N.37°27'21"W. A DISTANCE OF 4931.94 FEET TO THE POINT OF CURVATURE TO THE RIGHT BEING CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1112.94 FEET, A CENTRAL ANGLE OF 08°50'31", A CHORD DISTANCE OF 171.58 FEET AND A CHORD BEARING OF N.33°02'06"W., (12) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 171.75 FEET TO A POINT ON THE SOUTH LINE OF MARMOOR HEIGHTS ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT

BOOK 4, PAGE(S) 11, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE S.89°27'26"E. LEAVING SAID EASTERLY RIGHT OF WAY LINE AND GOING ALONG SAID SOUTH LINE A DISTANCE OF 2515.49 FEET TO A POINT ON THE WEST LINE OF THE NE 1/4 OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 19 EAST; THENCE S.89°26'47"E. CONTINUING ALONG SAID SOUTH LINE A DISTANCE OF 1244.02 FEET TO THE SOUTHWEST CORNER OF LOT 9 OF SAID MARMOOR HEIGHTS; THENCE N.00°09'39"E. A DISTANCE OF 1218.28 FEET TO THE NORTHWEST CORNER OF SAID LOT 9, SAID POINT BEING ON THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 491 (NORTH LECANTO HIGHWAY), SAID POINT BEING ON A CURVE TO THE LEFT BEING CONCAVE NORTHERLY HAVING A RADIUS OF 5779.65 FEET, A CENTRAL ANGLE OF 03°05'29", A CHORD DISTANCE OF 311.79 FEET AND A CHORD BEARING OF N.88°36'10"E.; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 311.83 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE S.00°11'33"W. LEAVING SAID SOUTH RIGHT OF WAY LINE AND GOING ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 1228.89 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE S.89°26'47"E. GOING ALONG SAID SOUTH LINE OF MARMOOR HEIGHTS A DISTANCE OF 933.02 FEET TO THE SOUTHEAST CORNER OF SAID MARMOOR HEIGHTS, SAID POINT BEING ON THE EAST LINE OF SAID NE 1/4 OF SECTION 32; THENCE N.00°17'16"E. ALONG SAID EAST LINE A DISTANCE OF 1331.02 FEET TO THE NE CORNER OF SAID NE 1/4, SAID POINT BEING ON THE AFOREMENTIONED WEST LINE OF SECTION 34, TOWNSHIP 17 SOUTH, RANGE 19 EAST; THENCE N.00°51'47"E. ALONG SAID WEST LINE A DISTANCE OF 12.59 FEET TO A POINT ON AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 491 (NORTH LECANTO HIGHWAY); THENCE N.82°23'17"E. ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 339.93 FEET TO THE POINT OF BEGINNING. CONTAINING 59,366,999.68 SQUARE FEET (1,362.87 ACRES MORE OR LESS).

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461
Telephone: (352) 527-5239
TTY Dial 711
Web Address: www.citrusbocc.com

CITRUS COUNTY LAND DEVELOPMENT CODE
ATLAS AMENDMENT APPLICATION

Application No.: _____ Date: December 5, 2025

* Written Authorization is required if Applicant is different than Owner.

Applicant*
Name: Sidney F. Ansbacher, Esq.
Address: 780 N. Ponce de Leon Boulevard
City: St. Augustine
State: Florida Zip: 32084
Home No.: _____ Cell No.: (904) 483-8088
Work No.: (904) 829-9066 Fax No.: _____
Email: Sid.Ansbacher@FisherTousey.com

Property Owner
Name: Sharon Hummerhielm/ The Deltona Corporation
Address: 7374 SW 48th Street
City: Miami
State: Florida Zip: 33155
Home No.: _____ Cell No.: (305) 298-9588
Work No.: (305) 661-4545 Fax No.: _____
Email: deltona9@bellsouth.net

Property Description: Section: _____ Township: _____ South Range: _____ East
Legal Description: See attached Legal Description
Subdivision: _____ Lot(s): _____ Block/Parcel: _____
Alternate Key #: _____ Parcel ID: _____
Acreage: 813.6 mol See Exhibit ___
_____ Amendment to the Land Development code Atlas From: _____ To: _____
_____ Amendment to a Previously Approved Planned Development Previous Application No.: _____

Is this hearing being requested as a result of a Code Violation Notice? Yes _____ No X
If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.

Applicant Request(s): See attached

Directions to Property: Either 41, south of 491; or 491, east on 491 past Holder Industrial Park I

The Applicant is: _____ Owner of Tract X Agent for Property Owner
_____ One-Owner Among Several _____ Other (specify)

I am aware that if the property cannot be located using information from the submitted application, this application may be rescheduled to a later hearing date. I also understand that a sign must be placed (and marking flags may be placed) on the property by the Land Development Division at least seven days prior to the scheduled meeting.
I understand that approval for the proposed use shown hereon does not in any way relieve me of the responsibility of observing and complying with any deed restrictions applicable to the subject property.
I hereby authorize Citrus County or its agents to enter upon the property, which is the subject of this application and the date of the hearing thereon, at any time between the hours of 8:00 AM and 5:00 PM for the purpose of gathering any information relevant to this application.
I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature: _____

STATE OF FLORIDA
COUNTY OF ~~CITRUS~~ ST. JOHNS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Sidney F. Ansbacher, Esq., who is personally known to me or provided N/A as identification and who did not take an oath.

WITNESS my hand and official seal this 5th day of December 5, 2025, ____.

Cynthia W. Strickland
Printed Name
Notary Public - State of Florida

Seal

NOTARY PUBLIC STATE OF FLORIDA
CYNTHIA W. STRICKLAND
MY COMMISSION # HH 412073
EXPIRES: July 16, 2027

For Staff Use Only
Date: _____
Time: _____
Initials: _____

ATF: _____
QTR: _____
LUD: _____

GFLUM Des: _____
FZ: _____

Revised July, 2017
Page 1 of 1

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 17 SOUTH, RANGE 19 EAST; SECTIONS 3, 5 AND 10, TOWNSHIP 18 SOUTH, RANGE 19 EAST, CITRUS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"X4" CONCRETE MONUMENT (MOORHEAD) MARKING THE WEST 1/4 CORNER OF SECTION 34, TOWNSHIP 17 SOUTH, RANGE 19 EAST THENCE S.89°00'30"E. A DISTANCE OF 176.76 FEET TO AN IRON ROD AND CAP (S.W.F.W.M.D.) ON THE WEST LINE OF THE FORMER SEABOARD COASTLINE RAILROAD, NOW CSX TRANSPORTATION, INC. (CSXT);THENCE S.10°39'17"E. ALONG CSXT'S WEST PROPERTY LINE A DISTANCE OF 700.06 FEET TO AN IRON ROD AND CAP (S.W.F.W.M.D.) MARKING THE INTERSECTION OF SAID WEST PROPERTY LINE AND THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 491; THENCE S.10°39'17"E. A DISTANCE OF 100.13 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAID COUNTY ROAD NO. 491 AND CSXT'S WEST PROPERTY LINE, SAID POINT BEING TO THE POINT OF BEGINNING; THENCE N.82°23'17"E. LEAVING SAID WEST LINE AND GOING ALONG THE SOUTH RIGHT OF WAY LINE OF SAID COUNTY ROAD A DISTANCE OF 170.49 FEET; TO THE POINT OF BEGINNING; THENCE CONTINUE N.82°23'17"E. ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 2121.62 FEET TO THE PC OF A CURVE TO THE LEFT BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1482.69 FEET, A DELTA ANGLE OF 36°14'30", A CHORD BEARING OF N.64°16'02"E. AND A CHORD DISTANCE OF 922.30 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 937.86 FEET TO THE PT OF SAID CURVE; THENCE N.46°08'47"E. ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 91.53 FEET TO A POINT ON THE NORTH LINE OF THE WEST 1/2 OF THE SW 1/4 OF SAID SECTION 34; THENCE S.89°13'53"E. LEAVING SAID SOUTH RIGHT OF WAY LINE AND GOING ALONG SAID NORTH LINE A DISTANCE OF 318.06 FEET TO A POINT ON THE WEST LINE OF N. TRAM ROAD, A 100 FOOT WIDE ROAD ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PRESCRIPTIVE PLAT BOOK 1, PAGE 2 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE GOING ALONG SAID WEST LINE THE FOLLOWING FIVE (5) COURSES: (1) S.14°43'46"E. A DISTANCE OF 13.93 FEET, (2) S.13°43'23"E. A DISTANCE OF 295.02 FEET, TO THE PC OF A CURVE TO THE LEFT BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 714.40 FEET, A DELTA ANGLE OF 16°33'42", A CHORD BEARING OF S.22°00'14"E. AND A CHORD DISTANCE OF 205.78 FEET, (3) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 206.50 FEET TO THE PT OF SAID CURVE, (4) S.30°17'05"E. A DISTANCE OF 324.90 FEET, (5) S.39°12'26"E. A DISTANCE OF 56.87 FEET TO A POINT ON THE EAST LINE OF SAID WEST 1/2 OF SECTION 34; THENCE S.00°31'12"W. LEAVING SAID WEST RIGHT OF WAY LINE A GOING ALONG SAID EAST LINE A DISTANCE OF 1835.21 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2, SAID POINT BEING THE NORTHEAST CORNER OF THE WEST ½ OF THE NE 1/4 OF SECTION 3, TOWNSHIP 18 SOUTH, RANGE 19 EAST; THENCE S.00°36'04"W. ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NE 1/4 A DISTANCE OF 2654.81 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2 SAID POINT BEING THE NORTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 3; THENCE S.89°23'56"E. ALONG THE NORTH LINE OF SAID NE1/4 OF THE SE 1/4 A DISTANCE OF 1322.99 FEET TO THE NORTHEAST CORNER OF SAID NE 1/4 OF THE SE 1/4; THENCE S.00°48'52"W. ALONG THE EAST LINE OF SAID NE 1/4 OF THE SE 1/4 A DISTANCE OF 475.58 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF AFOREMENTIONED N. TRAM ROAD, SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1599.91 FEET, A DELTA ANGLE OF 8°03'51", A CHORD BEARING OF S.15°53'22"W. AND A CHORD DISTANCE OF 224.99 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 225.18' TO THE PT OF SAID CURVE; THENCE S.19°55'17"W. CONTINUING ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 675.73 FEET TO A POINT ON THE SOUTH LINE OF SAID NE 1/4 OF THE SE 1/4; THENCE N.89°31'34"W. ALONG SAID SOUTH LINE A DISTANCE OF 1043.27 FEET TO THE SOUTHWEST CORNER OF SAID NE 1/4 OF THE SE 1/4, SAID POINT BEING ON THE EAST LINE OF THE WEST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SAID

SECTION 3; THENCE S.00°48'49"W. ALONG SAID EAST LINE A DISTANCE OF 1331.80 FEET TO THE SOUTHEAST CORNER OF SAID SW 1/4 OF THE SE 1/4, SAID POINT BEING THE NORTHEAST CORNER OF THE WEST 1/2 OF THE EAST 1/2 OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 19 EAST; THENCE S.00°13'47"E. ALONG SAID EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 A DISTANCE OF 5316.32 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 10; THENCE N.89°36'45"W. ALONG SAID SOUTH LINE A DISTANCE OF 1256.13 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 41 (NORTH FLORIDA AVENUE), RIGHT OF WAY WIDTH VARIES ACCORDING TO THE RIGHT OF WAY MAP OF U.S. 41 (S.R. 45) SECTION 02010-XXXX F.P. 2571911 PREPARED BY BOYER-SINGLTON & ASSOCIATES, Inc DATED 05/09/2013; THENCE GOING ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) N.29°52'52"W. A DISTANCE OF 150.57 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10; (2) N.00°08'36"W. ALONG SAID WEST LINE AND ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 50.40 FEET; (3) N.29°52'52"W. A DISTANCE OF 173.83 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE FORMER SEABOARD AIR LINE RAILROAD (S.A.L.) AS DESCRIBED IN OFFICIAL RECORDS BOOK 3351, PAGES 547 -549, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE N.00°09'07"E. LEAVING SAID EASTERLY RIGHT OF WAY LINE A GOING ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 2320.81 FEET TO A POINT OF THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 10; THENCE N.00°19'10"E. CONTINUING ALONG THE SAID WEST RIGHT OF WAY LINE A DISTANCE OF 1202.76 FEET TO THE NORTHEAST CORNER OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3372, PAGES 1930-1933, PUBIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE N.89°50'13"W. ALONG THE NORTH LINE OF SAID LANDS A DISTANCE OF 962.39 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE S.00°09'47"W. ALONG THE WEST LINE OF SAID LANDS A DISTANCE OF 391.92 FEET TO THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1602, PAGE 1837, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE S.71°30'53"W. ALONG THE NORTHWESTERLY LINE OF SAID LANDS A DISTANCE OF 308.78 FEET TO THE WESTERNMOST CORNER OF SAID LANDS, SAID POINT BEING THE NORTHERNMOST CORNER OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1175, PAGE 277 AND OFFICIAL RECORDS BOOK 591, PAGE 1635 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE S.59°57'50"W. ALONG THE NORTHWESTERLY LINE OF SAID LAND A DISTANCE OF 250.00 FEET TO A POINT ON THE EASTERLY LINE OF AN EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 1609, PAGE 1330 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE ALONG SAID EASEMENT LINE THE FOLLOWING FOUR(4) COURSES: (1) N.30°02'10"W. A DISTANCE OF 270.87 FEET, (2) S.60°00'00"W. 60.00 FEET, (3) S.30°00'00"E. 43.86 FEET, (4) S.60°00'08"W. 215.95 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 41 SAID POINT BEING 33.00 FEET FROM , WHEN MEASURED AT RIGHT ANGLES TO THE SURVEY LINE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWELVE (12) COURSES: (1) N.29°52'52"W. A DISTANCE OF 1528.97 FEET TO A POINT ON THE WEST LINE OF THE NW 1/4 OF SAID SECTION 10, (2) N.00°13'24"E. ALONG SAID WEST LINE A DISTANCE OF 183.42 FEET TO A POINT THAT IS 125.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO SURVEY LINE, (3) N.29°52'52"W. A DISTANCE OF 34.21 FEET TO THE PC OF A CURVE TO THE LEFT BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2034.88 FEET, A DELTA ANGLE OF 7°34'28", A CHORD BEARING OF N.33°40'07"W. AND A CHORD DISTANCE OF 268.82 FEET, (4) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 269.02 FEET TO THE PT OF SAID CURVE, (5) N. 37°27'21"W. A DISTANCE OF 923.12 FEET (6) S.89°44'02"W. A DISTANCE OF 115.48 FEET; (7) N.37°27'21"W. A DISTANCE OF 615.99 FEET; (8) N.00°00'28"E. A DISTANCE OF 151.25 FEET; (9) N.37°27'21"W. A DISTANCE OF 883.69 FEET; (10) S.89°25'49"W. A DISTANCE OF 115.03 FEET; (11) N.37°27'21"W. A DISTANCE OF 4931.94 FEET TO THE POINT OF CURVATURE TO THE RIGHT BEING CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1112.94 FEET, A CENTRAL ANGLE OF 08°50'31", A CHORD DISTANCE OF 171.58 FEET AND A CHORD BEARING OF N.33°02'06"W., (12) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 171.75 FEET TO A POINT ON THE SOUTH LINE OF MARMOOR HEIGHTS ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT

BOOK 4, PAGE(S) 11, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE S.89°27'26"E. LEAVING SAID EASTERLY RIGHT OF WAY LINE AND GOING ALONG SAID SOUTH LINE A DISTANCE OF 2515.49 FEET TO A POINT ON THE WEST LINE OF THE NE 1/4 OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 19 EAST; THENCE S.89°26'47"E. CONTINUING ALONG SAID SOUTH LINE A DISTANCE OF 1244.02 FEET TO THE SOUTHWEST CORNER OF LOT 9 OF SAID MARMOOR HEIGHTS; THENCE N.00°09'39"E. A DISTANCE OF 1218.28 FEET TO THE NORTHWEST CORNER OF SAID LOT 9, SAID POINT BEING ON THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 491 (NORTH LECANTO HIGHWAY), SAID POINT BEING ON A CURVE TO THE LEFT BEING CONCAVE NORTHERLY HAVING A RADIUS OF 5779.65 FEET, A CENTRAL ANGLE OF 03°05'29", A CHORD DISTANCE OF 311.79 FEET AND A CHORD BEARING OF N.88°36'10"E.; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 311.83 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE S.00°11'33"W. LEAVING SAID SOUTH RIGHT OF WAY LINE AND GOING ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 1228.89 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE S.89°26'47"E. GOING ALONG SAID SOUTH LINE OF MARMOOR HEIGHTS A DISTANCE OF 933.02 FEET TO THE SOUTHEAST CORNER OF SAID MARMOOR HEIGHTS, SAID POINT BEING ON THE EAST LINE OF SAID NE 1/4 OF SECTION 32; THENCE N.00°17'16"E. ALONG SAID EAST LINE A DISTANCE OF 1331.02 FEET TO THE NE CORNER OF SAID NE 1/4, SAID POINT BEING ON THE AFOREMENTIONED WEST LINE OF SECTION 34, TOWNSHIP 17 SOUTH, RANGE 19 EAST; THENCE N.00°51'47"E. ALONG SAID WEST LINE A DISTANCE OF 12.59 FEET TO A POINT ON AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 491 (NORTH LECANTO HIGHWAY); THENCE N.82°23'17"E. ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 339.93 FEET TO THE POINT OF BEGINNING. CONTAINING 59,366,999.68 SQUARE FEET (1,362.87 ACRES MORE OR LESS).

Holder Industrial Park Expansion

Conceptual Land Use Sector Plan

Plan Date: 11/20/25

PROPOSED STANDARDS:

1. BUFFERS: The external boundaries where adjacent to Residential Land Uses will include a 75 foot wide natural buffer strip. The external boundaries where adjacent to N. Florida Avenue and County Road 491 shall provide a 25 foot wide, Type C buffer.
2. OPEN SPACE: The project site shall provide a minimum 20% open space. Open space may include buffers and drainage retention areas.
3. BUILDING SETBACKS: Building setbacks shall meet current Citrus County Land Development Code Standards.

LEGEND / SITE DATA

KEY	LAND USE	ACREAGE	%
	Existing Holder Industrial Park Area	.	.
	Tier II Industrial Proposed	755.4	94.6%
	Buffer Proposed	43.2	5.4%
	Future Ingress / Egress Points (subject to final site design)	.	.
	Approx. location of adjacent homes	.	.
TOTALS		798.6	100 %

Policy 17.34.3 The Overlay Tiers within the CR-491 Fixed Corridor Plan include the following related land use districts:

Overlay Tier	Related Land Use Districts
Regional Gateway	GNC, PSO, RMU, PSI
General Urban	GNC, PSO, RMU, HDR, PSI
Natural	CON*, REC*

* Residential uses are not allowed

Policy 17.34.4
Through
Policy 17.34.7 Reserved

Interchange Management Areas

Objective 17.35 The County shall provide opportunities for non-residential development that is designed to promote traffic safety, ensure compatibility with surrounding land uses, and promote highway beautification within the Interchange Management Areas (IMA) of the Suncoast Parkway

Policy 17.35.1 The County shall adopt enhanced development standards within the Land Development Code for development within IMAs with specific emphasis on control of access, use of frontage roads or joint and cross access, specified driveway throat distances, separation of access from interchange ramps and other transportation planning concerns, unified landscaping for quadrants, enhanced buffering along roadway, pedestrian circulation, subdivision regulations, signage, and lighting.

GOAL - 17D **To establish a Subarea plan legal description, text of subarea land uses and subarea Master Plan map for the Holder Industrial Park (HIP) Subarea, consisting of 1,370.60 acres (MOL), to include multiuse, industrial development project with related ancillary uses appropriate for the unique site characteristics applicable to Holder Industrial Park (HIP) Subarea and to minimize any development impacts both on and offsite.**

Holder Industrial Park (HIP) Subarea Plan

Objective 17.36 The purpose of the HIP is to provide a strategically located industrial park location within Citrus County with necessary infrastructure in place to increase industrial land uses in the County and provide a basis for future diversity of Citrus County economic growth The Holder Industrial Park (HIP) Subarea (Exhibit "B", Figure 10.37) will be designed and developed to achieve the following objectives:

a. Implement Goal 22 and Objective 22.5 of the Economic Development Element (EDE) of the Plan.
b. Designate a HIP Subarea map within County Planned Service Area.
c. Provide specific Subarea land uses focusing on Industrial land uses appropriate for an industrial park which include meaningful and predictable standards and guidelines.
d. Define maximum development build out potential for the Subarea and its uses.
e. Protect onsite natural resources, preserve open space and onsite flood plain functions, and implement the County. s Stormwater Protection Standards consistent with site and proposed HIP industrial use(s).
f. Ensure the necessary on and offsite infrastructure is in place at time of development per Obj. 22.1 of Plan. s Economic Development Element.
g. Facilitate future joint public/private industrial projects in HIP consistent with Policy 22.5.4 and Policy 22.5.5 of Economic Development Element which may include, at the discretion of the Board of County Commissioners, private placement bonds, local manufacturing program per F. S. 163.3252, where feasible, and/or a County Community Redevelopment District for the HIP Subarea district and redevelopment area(s) per F.S. 163.2517.

Policy 17.36.1 Subject to specific defined acreage ranges set forth in Policy 17.36.3 for each Subarea, the Holder Industrial Park (HIP) Subarea shall have the following maximum levels of residential development:

a. Total Residential acreage in Holder Industrial Park (HIP) shall be limited to 25% of the total acreage at a total density up to 12 units/acre. Clustered residential use shall be required. Clustered residential areas shall have minimum of thirty percent (30%) open space and be centrally located in the Subarea district to provide multimodal access to surrounding onsite industrial, commercial and institutional uses: [1]
b. Applications for residential development in HIP Subarea IND Tier I and HIP Commercial shall primarily (i.e. a majority or greater) consist of workforce housing (as defined by F.S. 420.5095(3)(a) or the successor definition thereof);

Policy 17.36.2 The Holder Industrial Park (HIP) Subarea map with designated Subarea land uses of Commercial IND I and II tiers, as set forth in Figure 10.37a.

Integrated LDC land uses (such as a mix of Industrial, TCU, Commercial office and Residential and accessory uses) are allowed in the Commercial and Light Industrial (LIND) Tier I. Per Policy 17.36.5 below, such allowed use(s) may cross over between subarea map districts boundaries and shall be designed to encourage the capture of internal traffic and facilitate mixed use development.[2] [3]

Policy 17.36.3 The following land uses are allowed in Holder Industrial Park Subarea Plan and Tiers per attached map (Figure 10.37a):

1. Holder Industrial Park (HIP) – Commercial

This category designates those areas suitable for primary commercial development along U. S. Highway 41. LDC land uses of commercial, institutional, office and multi-family residential uses are allowed in this category along with Light Industrial (LIND). The non-industrial uses are intended to support the primary industrial uses.

At build out, the following acreages shall control:

Industrial (Light) - up to seventy (70%).
Institutional/Commercial/Office - up to seventy (70%).
Residential - not to exceed forty (40%) of total acres.

2. Holder Industrial Park (HIP) - Industrial - Tier IIA and IIB

This land use category is intended for manufacturing, processing, storage, and warehousing, wholesaling, and distribution unless prohibited by Policy 17.45. The Industrial category allows for any industrial use or transportation, communication, utility use, which conforms to performance standards in the County Land Development Code Section, unless otherwise outlined in this Subarea Plan.

[1] Clustered for purpose of HIP Subarea shall mean "Cluster Residential Development: Development or subdivisions which maintains a significant portion of the development in common open space, where the homes (multi-family attached units) are clustered on a portion of the site minimizing individual lot sizes, or concentrating the housing units, allowing for higher percentages of open space overall. Such reduces paving, utility and service costs for the community.
[2] "Crossover" as used herein means the 0 one (1) project boundaries] are located across a Tier boundary line
[3] The HIP, GNC and LIND Tier I boundary lines are conceptual. Such at development may be modified in location but size and percentage of buildout may not vary.

At build out, the following acreages shall control:

Industrial Use - up to ninety (90%)

TCU, Light Industrial - not to exceed thirty (30%) acres.

Tier II industrial uses may not crossover into Tier I or Commercial Tier. IND Tier IIA or IIB uses are not allowed in LIND Tier I or Commercial Tier. To maintain internal site plan compatibility the HIP IND Tier boundaries are fixed in location per Figure 10-37a.

3. Holder Light Industrial Park (HIP) - Tier I

This category designates those areas suitable for light industrial uses and related commercial development within the HIP Subarea Plan. These uses include light industrial uses, light manufacturing, commercial uses, residential uses, personal services, and professional services and support facilities for the immediate population.

Below are allowed uses within the HIP Tier I and HIP Tier IIA and IIB:

- LIND Industrial Uses as outlined in the LDC
- Information Processing
- Processing Facilities (subject to a 500 ft. setback from residential areas)
- Boat Repair & Sales
- Data Center Utilities
- Dry Boat Storage Facilities
- Retail Shops
- Freight or storage yards (Truck/Bus terminals require Conditional Use approval)
- Manufacturing, including boats and craft industries
- Data Storage
- Warehousing (associated with light manufacturing)
- No crossover of Tier II LIND uses is allowed in IND Tier I unless expressly stated.

At build out of Tier I, the following acreages shall

control: Light Industrial - not to exceed eight

(80%)
Residential - less than twenty (20%). See HIP map for primary location (Figure 10-37)

Institutional/Commercial - not to exceed twenty (20%); commercial uses shall not exceed 150,000 square feet

4. Transportation Communication & Utility

This land use category allows for those uses directly related to transportation, communications, and utilities; it also accommodates service and storage related facilities and substations necessary to support all HIP uses. There is no land use cap on such. It is allowed in all HIP Tiers. Power generation facilities and cell towers are restricted to IND Tier II. Telecommunications towers, antennas, and Small Wireless facilities shall comply with the standards in the LDC in relation to sites located in the IND land use district.

5. Targeted Industries

In accord with Citrus County 201 8 Economic Development Plan ("Plan"), the developer of the HIP subarea shall attempt to coordinate land uses to facilitate the Plan.

Policy 17.36.4 Recreational uses and open space ancillary and secondary[4] to and tied to HIP uses shall be allowed in all HIP Tiers. See Policy 17. 45 for prohibited Recreational Land Uses.

Policy 17.36.5 The Holder Industrial Park (HIP) Subarea Tiers will have the following comprehensive development regulations(

a. Development design within the Subareas shall comply with LDC standards for Large or Small Nonresidential Projects, and other applicable Citrus County LDC standards; provided however, that HIP projects which adopt standardized architectural designs for its development and building at time of permitting which meet or exceed LDC small and large nonresidential projects shall be exempt from LDC building design standards;
b. Development within Holder Industrial Park (HIP), including all roadways and stormwater construction, will be subject to platting requirements of the LDC;
c. Written cross access agreements between land uses to provide internal access shall be required;
d. LDC buffering shall occur on perimeter of the HIP unless such abut dedicated open space areas on Figure 10-37; Buffering on the north boundary of HIP shall be thirty (3 0) feet in width

[4] Secondary and Accessory Use(s) are defined by LDC Section 1 500 (201 2)

type D landscaping but no wall. LDC buffers on internal parcels may be waived if any integrated plan of development (to include landscaping) is provided which meets or exceeds LDC buffering standards. Buffers shall be installed concurrent with development abutting the HIP perimeter.

e. The map areas designated in Figure 10-37 and the respective land use tiers are conceptual. At the time of plat or site plan approval map areas may be modified to accommodate an allowable use provided percentage of uses and acreages are proximate to the subarea text standards. An allowable use in two areas or tiers can be developed across the subarea map lines, subject to limitations elsewhere in this Subarea Plan.
f. Tier IIB setbacks and buffers shall be in accord with Exhibit B map will state such on map

Policy 17.36.6 **Utilities**

All development in HIP shall be serviced by Central Water and Sewer. Electrical substations and energy storage are authorized in all Tier categories.

Policy 17.36.7 **Concurrency**

At time of development order or development permit" any intended use in HIP shall demonstrate land use plan and LDC concurrency compliance for stormwater4 wastewater and potable water.

Policy 17.36.8 **Stormwater**

The stormwater management system for Holder Industrial Park (HIP) shall be designed in accordance with all SWFWMD and Citrus County Land Use Plan Karst Sensitive Area policies. All development in the Holder Industrial Park Subarea shall utilize Best Management Practices for stormwater facility design and construction as identified in the publication "Protecting Florida Springs - Land Use Planning Strategies and Best Management Practices." In areas adjacent to floodplains or wetlands, low impact development practices shall be encouraged. Where appropriate drainage in HIP shall be phased for each onsite basin for the proposed uses and future uses in each basin with the intent of an integrated sitewide drainage plan.

Policy 17.36.9 **Planned Service Area Amendment**

Concurrent with the adoption of the HIP Subarea Plan and Text, the County's Planned Service Area and map shall be amended by a separate ordinance to incorporate the revised Figure 10-28 as outlined in CPA 19-01 as well as CPA 25-[TBD].

Policy 17.36.10 **Transportation**

a. Per Figure 10-374 the HIP shall have three access points – two on County Road 491, one of which serves Tier IIA and one on US 41 per existing map. Direct parcel access onto the internal collector by individual projects shall be limited to major uses of > 254000 sq. ft. of buildable use.
Subarea entrances shall initially be mitigated via acceleration/deceleration and turning lanes at build out of HIP commercial or in five (5) years from the date of the first development order/platting approval (whichever occurs first). Signalization of the US 41 entrance shall be installed predicated FDOT mandate for such4 and signalization for the CR-491 entrance shall be reviewed by the County and installed by the developer/permit holder(s) when trip generation is determined to warrant such per appropriate regulations.
b. Per EDE Policies 22.1, .2, .3, and .4, utilizing state/regional grants, impact fees, and/or an MSBU, the Developer will seek to expand offsite transportation facilities and key intersections such as US 41 /County Road 491 as warranted for the development.
c. At the time of FDOT expansion of US 41 North, the owner/developer of HIP shall dedicate to the State of Florida ROW along east side of US 41 and to the County along County Road 491, each for ROW expansion.
d. At the time of construction of each entrance road site to US 41 or County Road 491, concurrent with such the Developer shall construct a transit station at each entrance. Further, the main internal collection road shall have a multimodal trail to facilitate bike and pedestrian traffic between land uses.
e. At the time of FDOT expansion of US 41 North and County Road 491, the owner/developer of HIP shall dedicate sufficient ROW for a 200-foot-wide corridor.
f. At the time of development of HIP, the owner/developer shall consult with FDOT and Citrus County (as applicable) as to potential for onsite shared drainage for the noted road expansion projects. If viable, using best engineering practices, the parties shall enter into a separate development agreement codifying site shared drainage uses.

Policy 17.36.11 **Prohibited Land Use**

A. To maintain the internal compatibility and function of the HIP Industrial Park and to limit offsite impacts from adverse industrial use the following land uses are expressly prohibited in the below designated Industrial Tiers (Figure 10-37)

1.	Single Family	IND Tiers I and II
2.	Group Homes	IND Tiers I and II
3.	Halfway Homes	IND Tiers I and II
4.	Cemeteries	IND Tiers I and II
5.	Nursing Homes/ACLF	IND Tiers I and II
6.	Churches	IND Tiers I and II
7.	Shooting Ranges	IND Tiers I and II
8.	Camps/Retreat/Rec. Resorts	IND Tiers I and II
9.	Truck S tops	IND Tiers I and II
10.	Flea Markets	IND Tiers I and II
11.	Funeral Homes	IND Tiers I and II
12.	Taverns/Bars	IND Tiers I and II
13.	Race Track/Outdoor Arena	IND Tiers I and II
14.	Agricultural - Permanent (Seasonal) Short term AG uses are allowed Provided no permanent structures are built	IND Tiers I and II
15.	Hotel/Motel	IND Tiers I and II
16.	Restaurants	IND Tiers I and II
17.	Solid Waste	IND Tiers I and II
18.	Landfills	IND Tiers I and II
19.	C/D	IND Tiers I and II
20.	Slaughterhouse	IND Tiers I and II
21.	Kennels	IND Tiers I and II
22.	Prisons/Jails	IND Tiers I and II
23.	Adult Entertainment Facilities	IND Tiers I and II
24.	Wellfields	IND Tiers I and II
25.	Airports	IND Tiers I and II
26.	Cement Batch Plants	IND Tier I
27.	RV Parks	IND Tiers I and II
28.	Power Generation Facilities	IND Tier I (Large Scale)
29.	Oil Refineries	IND Tiers I and II
30.	Liquid Natural Gas (LNG) Plants	IND Tier I
31.	Mining and Excavation	IND Tiers I and II

B. To maintain internal compatibility and function of HIP Industrial Park and to limit offsite and onsite impacts, the following land uses are prohibited in the HIP Subarea Commercial area.

Item Numbers 1 - 13 and 17 - 31 listed above.

Policy 17.36.12 **HIP Infrastructure Financing Alternatives**

To provide necessary onsite and offsite infrastructure - water, sewer, transportation and communication; the County may consider the use of a(n) HIP Community Redevelopment District(s) (CRAK s) if applicable and/or redevelopment areas consistent with F.S. 163.2517; private placement bonds, statutory tax incentives for individual end users and/or enterprise zones and F.S. 163.3252 - local manufacturing program(s).

Policy 17.36.13 **Airspace Standards**

All users within HIP shall comply with the LDC standards outlined in LDC Section 7500, Airports - Adjacent Land Use Controls, or its successors in function.

UPCHURCH BAILEY AND UPCHURCH
A FISHER TOUSEY FIRM

ATTORNEYS AT LAW

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St. Augustine, Florida 32084
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February 12, 2026

VIA EMAIL DELIVERY

Eric J. Landon
Joanna L. Coutu
Citrus County
3600 W. Sovereign Path, Suite 140
Lecanto, Florida 34461

Re: Holder Industrial Park CPA/AA No. 2025-00013

Dear Eric and Joanna:

Thank you for the February 4, 2026, meeting with applicant representatives regarding the staff report on the above-noted application. Clark Stillwell's and my responses are below:

1. Residential Uses: The SF prohibition remains; the MF area is now limited to Tier I and GNC area, with an increase in percentage of area and density increase to 12 MF units per acre. The workforce housing commitment is the same text. The total area for residential is reduced by eliminating it from Tier II. The density increase is tied directly to providing affordability.

2. Transportation: The staff text is acceptable. We were seeking clarification of "491 S Curve" realignment impacts. Subject to engineering, out of fairness, the impacts should be borne jointly by all abutting landowners. We agree that ROW donations on US 41 and 491 are not tied together. Rather, right-of-way will be donated at the time of each road project. Page 10-51, Policy 17.36.10, should read "25,000 sq. ft. of buildable use." The submitted number was a typographical error.

3. Utilities: page 6, third paragraph. The staff's draft language is inadequate for a complex water consumption issue. A good starting point is Commissioner Kinnard's LDC data center regulations, at section 5.4.

   The applicant intends to provide a large number of options, all of which are intended to reduce water use. Note, reuse availability and amount at this site are very limited. Moreover, consumptive use is controlled by the Southwest Florida Water Management District.

   Further, the technology plan will utilize a closed-loop, liquid-cooled system with dry coolers, not inefficient heavy water use cooling. This innovative approach means the cooling system will require no operational water, and on-site water use

will be extremely limited – restricted to domestic needs, equipment cleaning, and fire protection. Once operational, the water consumption is projected to be lower than the combined daily usage of a few typical full-service restaurants. Landscaping will feature native vegetation that, once established, will not require irrigation. Annual water withdrawal data will be made available.

4. Concurrency: The proposed finding of fact does not follow s. 163.3180, Fla. Stat., or plan policies (e.g., Policy 19.5.3). See Mr. Stillwell's attached memo to Mr. Cheek. The better finding is that concurrency must be demonstrated at the time of final permit, certificate of occupancy, or final plat or site plan approval, as applicable. We stand by the existing text.

5. Planned Service Area (PSA): the Plan FLUE text on PSA identified three (3) criteria for PSA: (1) central ridge area; (2) central utilities; and (3) limited environmental issues. The initial HIP met all three. The proposed expansion is surrounded on three (3) sides by the PSA boundary and meets the applicable FLUE criteria.

Sincerely,

Sidney F. Ansbacher

SFA/cs

cc: Client (via email)
Victor Leotta (via email)
Clark Stillwell, Esq. (via email)
Denise Diamond Lyn, Esq. (via email)

Outlook

RE: Holder Industrial Park (HIP) Expansion

From Law Office <caslaw@tampabay.rr.com>
Date Mon 12/22/2025 12:46 PM
To 'Ken K. Cheek' <ken.cheek@citrusbocc.com>; 'Sharon Hummerhielm' <sharonhum@bellsouth.net>; Sid Ansbacher <Sid.Ansbacher@fishertousey.com>
Cc 'Joanna L. Coutu' <JOANNA.COUTU@citrusbocc.com>; steven.baham@citrusbocc.com <steven.baham@citrusbocc.com>

3 attachments (4 MB)
Subarea text a.pdf; Subarea text b.pdf; Florida Statutes.pdf;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Cheek:

I am in receipt of the applicant, Deltona's, concurrency letter on water and wastewater from my co-counsel, Sid Ansbacher. I recognize that request is for a large area with multiple potential industrial uses as defined by the HIP subarea Tier II text. A copy of revised subarea text is attached. Admittedly it is hard to define utility capacity demands over an extended buildout. To place such in proper context and assist in your response, I enclose FS 163.3180(2) on concurrency. Note, the issue is framed at either building permit or C/O. Citrus County Land Use Plan, Utility Element; objectives on concurrency codifies the noted statutory standard. The existing HIP Subarea Plan Policies expressly incorporate these utility concurrency tests to the HIP parcel development. The existing text, Policy 7.16.7, (and proposed text) states as follows:

Concurrency:

> At time of development order or development permit any intended use in HIP shall demonstrate land use plan and LDC concurrency compliance for stormwater, wastewater and potable water

So as to County utility service capacity to the HIP parcels utility concurrency is assured to be met. Finally, I note that the revised text on utility service mandates central water and wastewater. Prior text which allowed limited, initial onsite utilities is deleted. Hopefully, the above assists in your response to Deltona's and Mr. Ansbacher's requests.

Thank you.

Clark A. Stillwell
Law Office of Clark A. Stillwell, LLC
(352) 212-8820
caslaw@tampabay.rr.com

Policy 17.34.3 The Overlay Tiers within the CR-491 Fixed Corridor Plan include the following related land use districts:

Overlay Tier	Related Land Use Districts
Regional Gateway	GNC, PSO, RMU, PSI
General Urban	GNC, PSO, RMU, HDR, PSI
Natural	CON*, REC*

* Residential uses are not allowed

Policy 17.34.4 Through Policy 17.34.7 Reserved

Interchange Management Areas

Objective 17.35 The County shall provide opportunities for non-residential development that is designed to promote traffic safety, ensure compatibility with surrounding land uses, and promote highway beautification within the Interchange Management Areas (IMA) of the Suncoast Parkway.

Policy 17.35.1 The County shall adopt enhanced development standards within the Land Development Code for development within IMAs with specific emphasis on control of access, use of frontage roads or joint and cross access, specified driveway throat distances, separation of access from interchange ramps and other transportation planning concerns, unified landscaping for quadrants, enhanced buffering along roadway, pedestrian circulation, subdivision regulations, signage, and lighting.

GOAL - 17D **To establish a Subarea plan legal description, text of subarea land uses and subarea Master Plan map for the Holder Industrial Park (HIP) Subarea, consisting of ~~557.01~~370.60 acres (MOL), to include multiuse, industrial development project with related ancillary uses appropriate for the unique site characteristics applicable to Holder Industrial Park (HIP) Subarea and to minimize any development impacts both on and offsite.**

Holder Industrial Park (HIP) Subarea Plan

Objective 17.36 The purpose of the HIP is to provide a strategically located industrial park location within Citrus County with necessary infrastructure in place to increase industrial land uses in the County and provide a basis for future diversity of Citrus County economic growth. The Holder Industrial Park (HIP) Subarea (Exhibit "B", Figure 10.37) ~~via the owner(s)~~ will be designed and ~~intended~~developed to achieve the following objectives:

a. Implement Goal 22 and Objective 22.5 of the Economic Development Element (EDE) of the Plan.
b. Designate a HIP Subarea map within County Planned Service Area.
c. Provide specific Subarea land uses focusing on Industrial land uses appropriate for an industrial park which include meaningful and predictable standards and guidelines.
d. Define maximum development build out potential for the Subarea and its uses.
e. Protect onsite natural resources, preserve open space and onsite flood plain functions, and implement the County's Stormwater Protection Standards consistent with site and proposed HIP industrial use(s).
f. Ensure the necessary on and offsite infrastructure is in place at time of development per Obj. 22.1 of Plan. s Economic Development Element.
g. Facilitate future joint public/private industrial projects in HIP consistent with Policy 22.5.4 and Policy 22.5.5 of Economic Development Element which may include, at the discretion of the Board of County Commissioners, private placement bonds, local manufacturing program per F. S. 163.3252, where feasible, and/or a County Community Redevelopment District for the HIP Subarea district and redevelopment area(s) per F.S. 163.2517.

Policy 17.36.1 Subject to specific defined acreage ranges set forth in Policy 17.36.3 for each Subarea, the Holder Industrial Park (HIP) Subarea shall have the following maximum levels of residential development

a. Total Residential acreage in Holder Industrial Park (HIP) shall be limited to ~~10~~25% of the total acreage at a total density ~~of eight (8)~~up to 12 units ~~per~~/acre. Clustered residential use shall be required. Clustered residential areas shall have minimum of thirty percent (~~30~~30%) open space and be centrally located in the Subarea district to provide multimodal access to surrounding onsite industrial, commercial and institutional uses; [1]
b. Applications for residential development in HIP Subarea IND Tier I and ~~II and~~ HIP Commercial shall primarily (i.e. a majority or greater) consist of workforce housing (as defined by F.S. 420.5095(3)(a) or the successor definition thereof);

Policy 17.36.2 The Holder Industrial Park (HIP) Subarea map with designated Subarea land uses of Commercial IND I and II tiers, ~~is~~as set forth in Figure 10.37a.

Integrated LDC land uses (such as a mix of Industrial, TCU, Commercial office and Residential and accessory uses) are allowed in the Commercial and Light Industrial (LIND) Tier I. Per Policy 17.36.5 below, such allowed use(s) may cross over between subarea map districts boundaries and shall be designed to encourage the capture of internal traffic and facilitate mixed use development.[2] [3]

~~In the Industrial Area (Tier II) applications for residential use shall be limited to workforce housing via the planned unit development process.~~

Policy 17.36.3 The following land uses are allowed in Holder Industrial Park Subarea Plan and Tiers per attached map (Figure 10.37a):

1. Holder Industrial Park (HIP) - Commercial

This category designates those areas suitable for primary commercial development along U.S. Highway 41. LDC land uses of commercial, institutional, ~~multifamily,~~ office and multi-family residential uses are allowed in this category along with Light Industrial (LIND). The non-industrial uses are intended to support the primary industrial uses.

At build out, the following acreages shall control:

Industrial (Light) - up to seventy (70%).
Institutional/Commercial/Office - up to seventy (70%).
Residential - not to exceed forty (40%) of total acres.

2. Holder Industrial Park (HIP) - Industrial - Tier IIA and IIB

This land use category is intended for manufacturing, processing, storage, and warehousing, wholesaling, and distribution unless prohibited by Policy 17.45. The Industrial category allows for any industrial use or transportation, communication, utility use, which conforms to performance standards in the County Land Development Code Section, unless otherwise outlined in this Subarea Plan.

[1] Clustered for purpose of HIP Subarea shall mean "Cluster Residential Development: Development or subdivisions which maintains a significant portion of the development in common open space, where the

homes (multi-family attached units) are clustered on a portion of the site minimizing individual lot sizes, or concentrating the housing units, allowing for higher percentages of open space overall. Such reduces paving, utility and service costs for the community.

[2]"Crossover" as used herein means the ~~O~~[one (1) project boundaries] are located across a Tier boundary line.

[3] The HIP, GNC and LIND Tier I boundary lines are conceptual. Such ~~ata~~ development may be modified in location but size and percentage of buildout may not vary.

~~At build out, the following acreages shall control:~~

~~Industrial (Light) - up to fifty (50%).~~
~~Institutional/Commercial/Office - up to seventy (70%).~~
~~Residential - not to exceed twenty (20%) of total acres.~~

~~2. Holder Industrial Park (HIP) - Industrial - Tier II~~

~~This land use category is intended for manufacturing, processing, storage, and warehousing, wholesaling, and distribution unless prohibited by Policy 17.45. The Industrial category allows for any industrial use or transportation, communication, utility use, which conforms to performance standards in the County Land Development Code Section, unless otherwise outlined in this Subarea Plan. Residential uses shall be limited to workforce housing.~~

At build out, the following acreages shall control:

Industrial Use - up to ninety (90%)

~~Residential Use - (Workforce) - not to exceed ten (10%).~~
TCU, Light Industrial - not to exceed thirty (30%) acres.

Tier II industrial uses may not ~~crossover~~cross over into Tier I or Commercial Tier. IND Tier IIA or IIB uses are not allowed in LIND Tier I or Commercial Tier. To maintain internal site plan compatibility the HIP IND Tier boundaries are fixed in location per Figure 10-37a.

3. Holder Light Industrial Park (HIP) - Tier I

This category designates those areas suitable for light industrial uses and related commercial development within the HIP Subarea Plan. These uses include light industrial uses, light manufacturing, commercial uses, residential uses, personal services, and professional services and support facilities for the immediate population. ~~Below are allowed uses within the HIP Tier I:~~

Below are allowed uses within the HIP Tier I and HIP Tier IIA and IIB:

- LIND Industrial Uses as outlined in the LDC
- Information Processing
- Processing Facilities (subject to a 500 ft. setback from residential areas)

- Boat Repair & Sales
- Data Center Utilities
- Dry Boat Storage Facilities

- Retail Shops
- Freight or storage yards (Truck/Bus terminals require Conditional Use approval)
- Manufacturing, including boats and craft industries
- Data Storage
- Warehousing (associated with light manufacturing)
- ~~Multi-Family Residential Uses - clustered multifamily (eight (8) units/acre)~~
- ~~No crossover of Tier II LIND uses are allowed in IND Tier I~~

At build out of Tier I, the following acreages shall control:

Light Industrial - not to exceed ~~eight~~eighty (80%)
Residential - less than ~~ten (10~~twenty (20%). See HIP map for primary location (Figure 10-37)

Institutional/Commercial - not to exceed twenty (20%); commercial uses shall not exceed 150,000 square feet

4. Transportation Communication & Utility

This land use category allows for those uses directly related to transportation, communications, and utilities; it also accommodates service and storage related facilities and substations necessary to support ~~such~~

all HIP uses. There is no land use cap on such. It is allowed in all HIP Tiers. Power generation facilities, and cell towers, ~~and substations~~ are restricted to IND Tier II. Telecommunications towers, antennas, and Small Wireless facilities shall comply with the standards in the LDC in relation to sites located in the IND land use district.

5. Targeted Industries

In accord with Citrus County 201 8 Economic Development Plan ("Plan"), the developer of the HIP subarea shall attempt to coordinate land uses to facilitate the Plan.

Policy 17.36.4 Recreational uses and open space ancillary and secondary[4] to and tied to HIP uses shall be allowed in all HIP Tiers. See Policy ~~17~~17.45 for prohibited Recreational Land Uses.

~~[4] Secondary and Accessory Use(s) are defined by LDC Section 1.500 (201.2)~~

Policy 17.36.5 The Holder Industrial Park (HIP) Subarea Tiers will have the following comprehensive development regulations:~~(~~

a. Development design within the Subareas shall comply with LDC standards for Large or Small Nonresidential Projects, and other applicable Citrus County LDC standards; provided however, that HIP projects which adopt standardized architectural designs for its development and building at time of permitting which meet or exceed LDC small and large nonresidential projects shall be exempt from LDC building design standards;
b. Development within Holder Industrial Park (HIP), including all roadways and stormwater construction, will be subject to platting requirements of the LDC;
c. Written cross access agreements between land uses to provide internal access shall be required;
d. LDC buffering shall occur on perimeter of the HIP unless such abut dedicated open space areas on Figure ~~1-0~~10-37; Buffering on the north boundary of HIP shall be thirty (30) feet in width-type D landscaping but no wall. LDC buffers on internal parcels may be waived if any integrated plan of development

[4] Secondary and Accessory Use(s) are defined by LDC Section 1.500 (2012)

~~(to include landscaping) is provided which meets or exceeds LDC buffering standards. Buffers shall be installed concurrent with development abutting the HIP perimeter.~~

~~e. The map areas designated in Figure 10-37 and the respective land use tiers are conceptual. At the time of plat or site plan approval map areas may be modified to accommodate an allowable use provided percentage of uses and acreages are proximate to the subarea text standards. An allowable use in two areas or tiers can be developed across the subarea map lines, subject to limitations elsewhere in this Subarea Plan.~~

~~f. Tier IIB setbacks and buffers shall be in accord with Exhibit B map will state such on map~~

Policy 17.36.6 **Utilities**

~~1. Upon the HIP development projects achieving a total of 17,500 gallons per day any and all of water or wastewater, then development therein within the Holder Industrial Park (HIP) must be served by central sewer and water. Any such new onsite central wastewater service shall provide for Advanced Wastewater Treatment and reuse capability per Objective 7.1 of the County?s Comprehensive Plan and comply with applicable State permitting requirements.~~

~~2. At time of development, utility concurrency per plan's standard shall be met for each parcel/project. (see HIP Policy 10.36.7)~~

All development in HIP shall be serviced by Central Water and Sewer. Electrical substations and energy storage are authorized in all Tier categories.

Policy 17.36.7 **Concurrency**

At time of development order or development permit" any intended use in HIP shall demonstrate land use plan and LDC concurrency compliance for stormwater4 wastewater and potable water.

Policy 17.36.8 **Stormwater**

The stormwater management system for Holder Industrial Park (HIP) shall be designed in accordance with all SWFWMD and Citrus County Land Use Plan Karst Sensitive Area policies. All development in the Holder Industrial Park Subarea shall utilize Best Management Practices for stormwater facility design and construction as identified in the publication "Protecting Florida Springs - Land Use Planning Strategies and Best Management Practices." In areas adjacent to floodplains or wetlands, low impact development practices shall be encouraged. Where appropriate drainage in HIP shall be phased for each onsite basin for the proposed uses and future uses in each basin with the intent of an integrated sitewide drainage plan.

Policy 17.36.9 **Planned Service Area Amendment**

Concurrent with the adoption of the HIP Subarea Plan and Text, the County's Planned Service Area and map shall be amended by a separate ordinance to incorporate the revised Figure 10-28 as outlined in ~~application~~ CPA- 19-01 as well as CPA 25-[TBD].

Policy 17.36.10 **Transportation**

a. Per Figure ~~1-0~~10-374 the HIP shall have three access points – two ~~(2) entrances – north~~ on County Road 491, one of which serves Tier IIA and ~~west~~one on ~~State Road~~US 41 ~~which shall be tied together by onsite collector road~~per existing map. Direct parcel access onto the internal collector by individual projects shall be limited to major uses of > 254000 sq. ft. of buildable use.
Subarea entrances shall initially be mitigated via acceleration-/deceleration and turning lanes at build out of HIP commercial or in five (5) years from the date of the first development order/platting approval (whichever occurs first). Signalization of the US 41 entrance shall be installed predicated FDOT mandate for such4 and signalization for the CR-491 entrance

shall be reviewed by the County and installed by the developer/permit holder(s) when trip generation is determined to warrant such per appropriate regulations.

b. Per EDE Policies 22.1, .2, .3, and .4, utilizing state/regional grants, impact fees, and/or an MSBU, the Developer will seek to expand offsite transportation facilities and key intersections such as US 41 /County Road 491 as warranted for the development.

~~such as US 41/County Road 491 as warranted for the development.~~

c. At the respective time of FDOT expansion of US 41 ~~north~~North and County expansion of County Road 491, the owner/developer of HIP shall dedicate to the State of Florida ROW along east side of US 41 ~~for its~~and to the County along County Road 491, each for ROW expansion.

d. At the time of construction of each entrance road site to US 41 or County Road 491, concurrent with such the Developer shall construct a transit station at each entrance. Further, the main internal collection road shall have a multimodal trail to facilitate bike and pedestrian traffic between land uses.

e. At the time of FDOT expansion of US 41 North and County Road 491, the owner/developer of HIP shall dedicate sufficient ROW for a 200-foot-wide corridor.

f. At the time of development of HIP, the owner/developer shall consult with FDOT and Citrus County (as applicable) as to potential for onsite shared drainage for the noted road expansion projects. If viable, using best engineering practices, the parties shall enter into a separate development agreement codifying site shared drainage uses.

Policy 17.36.11 **Prohibited Land Use**

A. To maintain the internal compatibility and function of the HIP Industrial Park and to limit offsite impacts from adverse industrial use the following land uses are expressly prohibited in the below designated Industrial Tiers (Figure 10-37)

1. Single Family	IND Tiers I and II
2. Group Homes	IND Tiers I and II
3. Halfway Homes	IND Tiers I and II
4. Cemeteries	IND Tiers I and II
5. Nursing Homes/ACLF	IND Tiers I and II
6. Churches	IND Tiers I and II
7. Shooting Ranges	IND Tiers I and II
8. Camps/Retreat/Rec. Resorts	IND Tiers I and II
9. Truck S tops	IND Tiers I and II
10. Flea Markets	IND Tiers I and II
11. Funeral Homes	IND Tiers I and II
12. Taverns/Bars	IND Tiers I and II
13. Race Track/Outdoor Arena	IND Tiers I and II
14. Agricultural - Permanent	IND Tiers I and II
(Seasonal) Short term AG uses are allowed Provided no permanent structures are built	
15. Hotel/Motel	IND Tiers I and II
16. Restaurants	IND Tiers I and II

17. Solid Waste	IND Tiers I and II
18. Landfills	IND Tiers I and II
19. C/D	IND Tiers I and II
20. Slaughterhouse	IND Tiers I and II
21. Kennels	IND Tiers I and II
22. Prisons/Jails	IND Tiers I and II
23. Adult Entertainment Facilities	IND Tiers I and II
24. Wellfields	IND Tiers I and II
25. Airports	IND Tiers I and II
26. Cement Batch Plants	IND Tier I
27. RV Parks	IND Tiers I and II
28. Power Generation Facilities	IND Tier I
29. (Large Scale)	
30. Oil Refineries	IND Tiers I and II
31. Liquid Natural Gas (LNG) Plants	IND Tier I
32. Mining and Excavation	IND Tiers I and II

B. To maintain internal compatibility and function of HIP Industrial Park and to limit offsite and onsite impacts, the following land uses are prohibited in the HIP Subarea Commercial area.

Item Numbers 1 - 13 and 17 - 3031 listed above.

Policy 17.36.12 **HIP Infrastructure Financing Alternatives**

To provide necessary onsite and offsite infrastructure - water, sewer, transportation and communication, the County may consider the use of a(n) HIP Community Redevelopment District(s) (CRAK s) if applicable and/or redevelopment areas consistent with F.S. 163.2517; private placement bonds, statutory tax incentives for individual end users and/or enterprise zones and F.S. 163.3252 - local manufacturing program(s).

Policy 17.36.13 **Airspace Standards**

All users within HIP shall comply with the LDC standards outlined in LDC Section 7500, Airports - Adjacent Land Use Controls, or its successors in function.

~~Objective 17.37 Cardinal Mixed Use (CMU) Future Land Use Map (FLUM) category~~

~~The Cardinal Mixed Use (CMU) FLUM category is intended to promote mixed use residential and non residential land uses as well as economic development opportunities in an area designated as the Cardinal Street Interchange Management Area (IMA). At the Cardinal Street interchange of the Suncoast Parkway, the CMU FLUM category is authorized for use within the Economic Development Target Area~~

~~(EDTA) and IMA areas established in 2020 and as provided for and identified by the Citrus County Comprehensive Plan Future Land Use Element. Areas directly adjacent to the on/off ramps of the interchange are considered Economic Development Target Areas (EDTA's) and the emphasis will be on job creation, light industrial and transportation related land uses. For areas outside of the designated EDTAs, Mixed Use development is encouraged. Compact, concentrated, developed ...~~

Policy 17.34.3 The Overlay Tiers within the CR-491 Fixed Corridor Plan include the following related land use districts:

Overlay Tier	Related Land Use Districts
Regional Gateway	GNC, PSO, RMU, PSI
General Urban	GNC, PSO, RMU, HDR, PSI
Natural	CON*, REC*

* Residential uses are not allowed

Policy 17.34.4
Through
Policy 17.34.7 Reserved

Interchange Management Areas

Objective 17.35 The County shall provide opportunities for non-residential development that is designed to promote traffic safety, ensure compatibility with surrounding land uses, and promote highway beautification within the Interchange Management Areas (IMA) of the Suncoast Parkway

Policy 17.35.1 The County shall adopt enhanced development standards within the Land Development Code for development within IMAs with specific emphasis on control of access, use of frontage roads or joint and cross access, specified driveway throat distances, separation of access from interchange ramps and other transportation planning concerns, unified landscaping for quadrants, enhanced buffering along roadway, pedestrian circulation, subdivision regulations, signage, and lighting.

GOAL - 17D **To establish a Subarea plan legal description, text of subarea land uses and subarea Master Plan map for the Holder Industrial Park (HIP) Subarea, consisting of 1,370.60 acres (MOL), to include multiuse, industrial development project with related ancillary uses appropriate for the unique site characteristics applicable to Holder Industrial Park (HIP) Subarea and to minimize any development impacts both on and offsite.**

Holder Industrial Park (HIP) Subarea Plan

Objective 17.36 The purpose of the HIP is to provide a strategically located industrial park location within Citrus County with necessary infrastructure in place to increase industrial land uses in the County and provide a basis for future diversity of Citrus County economic growth The Holder Industrial Park (HIP) Subarea (Exhibit "B", Figure 10.37) will be designed and developed to achieve the following objectives:

a. Implement Goal 22 and Objective 22.5 of the Economic Development Element (EDE) of the Plan.
b. Designate a HIP Subarea map within County Planned Service Area.
c. Provide specific Subarea land uses focusing on Industrial land uses appropriate for an industrial park which include meaningful and predictable standards and guidelines.
d. Define maximum development build out potential for the Subarea and its uses.
e. Protect onsite natural resources, preserve open space and onsite flood plain functions, and implement the County's Stormwater Protection Standards consistent with site and proposed HIP industrial use(s).
f. Ensure the necessary on and offsite infrastructure is in place at time of development per Obj. 22.1 of Plan. s Economic Development Element.
g. Facilitate future joint public/private industrial projects in HIP consistent with Policy 22.5.4 and Policy 22.5.5 of Economic Development Element which may include, at the discretion of the Board of County Commissioners, private placement bonds, local manufacturing program per F. S. 163.3252, where feasible, and/or a County Community Redevelopment District for the HIP Subarea district and redevelopment area(s) per F.S. 163.2517.

Policy 17.36.1 Subject to specific defined acreage ranges set forth in Policy 17.36.3 for each Subarea, the Holder Industrial Park (HIP) Subarea shall have the following maximum levels of residential development

a. Total Residential acreage in Holder Industrial Park (HIP) shall be limited to 25% of the total acreage at a total density up to 12 units/acre. Clustered residential use shall be required. Clustered residential areas shall have minimum of thirty percent (30%) open space and be centrally located in the Subarea district to provide multimodal access to surrounding onsite industrial, commercial and institutional uses: [1]
b. Applications for residential development in HIP Subarea IND Tier I and HIP Commercial shall primarily (i.e. a majority or greater) consist of workforce housing (as defined by F.S. 420.5095(3)(a) or the successor definition thereof);

Policy 17.36.2 The Holder Industrial Park (HIP) Subarea map with designated Subarea land uses of Commercial IND I and II tiers, as set forth in Figure 10.37a.

Integrated LDC land uses (such as a mix of Industrial, TCU, Commercial office and Residential and accessory uses) are allowed in the Commercial and Light Industrial (LIND) Tier I. Per Policy 17.36.5 below, such allowed use(s) may cross over between subarea map districts boundaries and shall be designed to encourage the capture of internal traffic and facilitate mixed use development.[2] [3]

Policy 17.36.3 The following land uses are allowed in Holder Industrial Park Subarea Plan and Tiers per attached map (Figure 10.37a):

1. Holder Industrial Park (HIP) - Commercial

This category designates those areas suitable for primary commercial development along U. S. Highway 41. LDC land uses of commercial, institutional, office and multi-family residential uses are allowed in this category along with Light Industrial (LIND). The non-industrial uses are intended to support the primary industrial uses.

At build out, the following acreages shall control:

Industrial (Light) - up to seventy (70%).
Institutional/Commercial/Office - up to seventy (70%).
Residential - not to exceed forty (40%) of total acres.

2. Holder Industrial Park (HIP) - Industrial - Tier IIA and IIB

This land use category is intended for manufacturing, processing, storage, and warehousing, wholesaling, and distribution unless prohibited by Policy 17.45. The Industrial category allows for any industrial use or transportation, communication, utility use, which conforms to performance standards in the County Land Development Code Section, unless otherwise outlined in this Subarea Plan.

[1] Clustered for purpose of HIP Subarea shall mean "Cluster Residential Development: Development or subdivisions which maintains a significant portion of the development in common open space, where the homes (multi-family attached units) are clustered on a portion of the site minimizing individual lot sizes, or concentrating the housing units, allowing for higher percentages of open space overall. Such reduces paving, utility and service costs for the community.
[2] "Crossover" as used herein means the [one (1) project boundaries] are located across a Tier boundary line.
[3] The HIP, GNC and LIND Tier I boundary lines are conceptual. Such a development may be modified in location but size and percentage of buildout may not vary.

At build out, the following acreages shall control:

Industrial Use - up to ninety (90%)

TCU, Light Industrial - not to exceed thirty (30%) acres.

Tier II industrial uses may not cross over into Tier I or Commercial Tier. IND Tier IIA or IIB uses are not allowed in LIND Tier I or Commercial Tier. To maintain internal site plan compatibility the HIP IND Tier boundaries are fixed in location per Figure 10-37a.

3. Holder Light Industrial Park (HIP) - Tier I

This category designates those areas suitable for light industrial uses and related commercial development within the HIP Subarea Plan. These uses include light industrial uses, light manufacturing, commercial uses, residential uses, personal services, and professional services and support facilities for the immediate population.

Below are allowed uses within the HIP Tier I and HIP Tier IIA and IIB:

- LIND Industrial Uses as outlined in the LDC
- Information Processing
- Processing Facilities (subject to a 500 ft. setback from residential areas)
- Boat Repair & Sales
- Data Center Utilities
- Dry Boat Storage Facilities
- Retail Shops
- Freight or storage yards (Truck/Bus terminals require Conditional Use approval)
- Manufacturing, including boats and craft industries
- Data Storage
- Warehousing (associated with light manufacturing)

At build out of Tier I, the following acreages shall control:

Light Industrial - not to exceed eighty (80%)
Residential - less than twenty (20%). See HIP map for primary location (Figure 10-37)

Institutional/Commercial - not to exceed twenty (20%); commercial uses shall not exceed 150,000 square feet

4. Transportation Communication & Utility

This land use category allows for those uses directly related to transportation, communications, and utilities; it also accommodates service and storage related facilities and substations necessary to support all HIP uses. There is no land use cap on such. It is allowed in all HIP Tiers. Power generation facilities and cell towers are restricted to IND Tier II. Telecommunications towers, antennas, and Small Wireless facilities shall comply with the standards in the LDC in relation to sites located in the IND land use district.

5. Targeted Industries

In accord with Citrus County 201 8 Economic Development Plan ("Plan"), the developer of the HIP subarea shall attempt to coordinate land uses to facilitate the Plan.

Policy 17.36.4 Recreational uses and open space ancillary and secondary[4] to and tied to HIP uses shall be allowed in all HIP Tiers. See Policy 17.45 for prohibited Recreational Land Uses.

Policy 17.36.5 The Holder Industrial Park (HIP) Subarea Tiers will have the following comprehensive development regulations:

a. Development design within the Subareas shall comply with LDC standards for Large or Small Nonresidential Projects, and other applicable Citrus County LDC standards; provided however, that HIP projects which adopt standardized architectural designs for its development and building at time of permitting which meet or exceed LDC small and large nonresidential projects shall be exempt from LDC building design standards;
b. Development within Holder Industrial Park (HIP), including all roadways and stormwater construction, will be subject to platting requirements of the LDC;
c. Written cross access agreements between land uses to provide internal access shall be required;
d. LDC buffering shall occur on perimeter of the HIP unless such abut dedicated open space areas on Figure 10-37; Buffering on the north boundary of HIP shall be thirty (3 0) feet in width type D landscaping but no wall. LDC buffers on internal parcels may be waived if any integrated plan of development

[4] Secondary and Accessory Use(s) are defined by LDC Section 1 500 (201 2)

(to include landscaping) is provided which meets or exceeds LDC buffering standards. Buffers shall be installed concurrent with development abutting the HIP perimeter.

e. The map areas designated in Figure 10-37 and the respective land use tiers are conceptual. At the time of plat or site plan approval map areas may be modified to accommodate an allowable use provided percentage of uses and acreages are proximate to the subarea text standards. An allowable use in two areas or tiers can be developed across the subarea map lines, subject to limitations elsewhere in this Subarea Plan.
f. Tier IIB setbacks and buffers shall be in accord with Exhibit B map will state such on map

Policy 17.36.6 **Utilities**

All development in HIP shall be serviced by Central Water and Sewer. Electrical substations and energy storage are authorized in all Tier categories.

Policy 17.36.7 **Concurrency**

At time of development order or development permit" any intended use in HIP shall demonstrate land use plan and LDC concurrency compliance for stormwater4 wastewater and potable water.

Policy 17.36.8 **Stormwater**

The stormwater management system for Holder Industrial Park (HIP) shall be designed in accordance with all SWFWMD and Citrus County Land Use Plan Karst Sensitive Area policies. All development in the Holder Industrial Park Subarea shall utilize Best Management Practices for stormwater facility design and construction as identified in the publication "Protecting Florida Springs - Land Use Planning Strategies and Best Management Practices." In areas adjacent to floodplains or wetlands, low impact development practices shall be encouraged. Where appropriate drainage in HIP shall be phased for each onsite basin for the proposed uses and future uses in each basin with the intent of an integrated sitewide drainage plan.

Policy 17.36.9 **Planned Service Area Amendment**

Concurrent with the adoption of the HIP Subarea Plan and Text, the County's Planned Service Area and map shall be amended by a separate ordinance to incorporate the revised Figure 10-28 as outlined in CPA 19-01 as well as CPA 25-[TBD].

Policy 17.36.10 **Transportation**

a. Per Figure 10-374 the HIP shall have three access points – two on County Road 491, one of which serves Tier IIA and one on US 41 per existing map. Direct parcel access onto the internal collector by individual projects shall be limited to major uses of > 254000 sq. ft. of buildable use.
Subarea entrances shall initially be mitigated via acceleration/deceleration and turning lanes at build out of HIP commercial or in five (5) years from the date of the first development order/platting approval (whichever occurs first). Signalization of the US 41 entrance shall be installed predicated FDOT mandate for such4 and signalization for the CR-491 entrance shall be reviewed by the County and installed by the developer/permit holder(s) when trip generation is determined to warrant such per appropriate regulations.
b. Per EDE Policies 22.1, .2, .3, and .4, utilizing state/regional grants, impact fees, and/or an MSBU, the Developer will seek to expand offsite transportation facilities and key intersections such as US 41 /County Road 491 as warranted for the development.
c. At the respective time of FDOT expansion of US 41 North and County expansion of County Road 491, the owner/developer of HIP shall dedicate to the State of Florida ROW along east side of US 41 and to the County along County Road 491, each for ROW expansion.
d. At the time of construction of each entrance road site to US 41 or County Road 491, concurrent with such the Developer shall construct a transit station at each entrance. Further, the main internal collection road shall have a multimodal trail to facilitate bike and pedestrian traffic between land uses.
e. At the time of FDOT expansion of US 41 North and County Road 491, the owner/developer of HIP shall dedicate sufficient ROW for a 200-foot-wide corridor.
f. At the time of development of HIP, the owner/developer shall consult with FDOT and Citrus County (as applicable) as to potential for onsite shared drainage for the noted road expansion projects. If viable, using best engineering practices, the parties shall enter into a separate development agreement codifying site shared drainage uses.

Policy 17.36.11 **Prohibited Land Use**

A. To maintain the internal compatibility and function of the HIP Industrial Park and to limit offsite impacts from adverse industrial use the following land uses are expressly prohibited in the below designated Industrial Tiers (Figure 10-37)

1. Single Family	IND Tiers I and II
2. Group Homes	IND Tiers I and II
3. Halfway Homes	IND Tiers I and II
4. Cemeteries	IND Tiers I and II
5. Nursing Homes/ACLF	IND Tiers I and II
6. Churches	IND Tiers I and II
7. Shooting Ranges	IND Tiers I and II
8. Camps/Retreat/Rec. Resorts	IND Tiers I and II
9. Truck S tops	IND Tiers I and II
10. Flea Markets	IND Tiers I and II
11. Funeral Homes	IND Tiers I and II
12. Taverns/Bars	IND Tiers I and II
13. Race Track/Outdoor Arena	IND Tiers I and II
14. Agricultural - Permanent (Seasonal) Short term AG uses are allowed Provided no permanent structures are built	IND Tiers I and II
15. Hotel/Motel	IND Tiers I and II
16. Restaurants	IND Tiers I and II
17. Solid Waste	IND Tiers I and II
18. Landfills	IND Tiers I and II
19. C/D	IND Tiers I and II
20. Slaughterhouse	IND Tiers I and II
21. Kennels	IND Tiers I and II
22. Prisons/Jails	IND Tiers I and II
23. Adult Entertainment Facilities	IND Tiers I and II
24. Wellfields	IND Tiers I and II
25. Airports	IND Tiers I and II
26. Cement Batch Plants	IND Tier I
27. RV Parks	IND Tiers I and II
28. Power Generation Facilities	IND Tier I
29. (Large Scale)	
30. Oil Refineries	IND Tiers I and II
31. Liquid Natural Gas (LNG) Plants	IND Tier I
32. Mining and Excavation	IND Tiers I and II

B. To maintain internal compatibility and function of HIP Industrial Park and to limit offsite and onsite impacts, the following land uses are prohibited in the HIP Subarea Commercial area.

Item Numbers 1 - 13 and 17 - 31 listed above.

Policy 17.36.12 **HIP Infrastructure Financing Alternatives**

To provide necessary onsite and offsite infrastructure - water, sewer, transportation and communication; the County may consider the use of a(n) HIP Community Redevelopment District(s) (CRAK s) if applicable and/or redevelopment areas consistent with F.S. 163.2517; private

placement bonds, statutory tax incentives for individual end users and/or enterprise zones and F.S. 163.3252 - local manufacturing program(s).

Policy 17.36.13 **Airspace Standards**

All users within HIP shall comply with the LDC standards outlined in LDC Section 7500, Airports - Adjacent Land Use Controls, or its successors in function.

HOLDER INDUSTRIAL PARK EXPANSION

Comprehensive Plan Amendment Strategy Analysis
With Land Development Code Analysis

February 11, 2026

EXECUTIVE SUMMARY

This analysis provides a strategic framework for the proposed expansion of the Holder Industrial Park (HIP) from approximately 550 acres to 1,348.6 acres, m.o.l., through a Comprehensive Plan amendment and Land Development Code Atlas Map change. The proposal would add "information processing, data center utilities, and data storage" to the permitted uses within the expanded industrial park boundaries.

Key Findings:

1. The expansion directly aligns with Citrus County's Strategic Plan goals for economic opportunity and infrastructure investment.
2. The county has already committed $2.8 million in state grant funding for wastewater infrastructure specifically to serve this site.
3. Economic modeling projects $367 million in annual GDP impact and 1,000+ direct jobs.
4. The proposal requires careful attention to environmental protections, utility capacity, and land use compatibility.
5. Strategic framing around existing policy commitments strengthens the approval pathway.
6. The current Land Development Code does not specifically address data centers as a use category, requiring either amendment of the LDC or reliance on analogous industrial classifications.

PART I: PROJECT BACKGROUND

1.1 Current Status of Holder Industrial Park

The Holder Industrial Park (also known as Holder Industrial Complex) is a long-planned industrial development site in northern Citrus County. Key characteristics include:

Feature	Current Status
Location:	Near US-41 and County Road 491, Lecanto
Current Acreage:	Approximately 550 acres
Proposed Expansion:	Addition of 798.6 acres, m.o.l. (total: ~1348.6 acres. m.o.l.)
Owner:	The Deltona Corporation
Infrastructure Status:	Utilities under construction; $2.8M state grant awarded

1.2 Proposed Amendment Components

The application includes two primary components:

A. Comprehensive Plan Amendment - Future Land Use Map (FLUM) change from Low Density Residential/Medium Density Residential/Rural to Industrial, text amendment to Holder Industrial Park subarea regulations, and addition of permitted uses including data centers.

B. Planned Service Area (PSA) Expansion - Extension of utility service boundaries to accommodate the expanded site as coordinated with County Utility Division.

1.3 Timeline

Date	Action
December 5, 2025:	Initial application submitted
March 5, 2026:	Planning and Development Commission hearing
April 14, 2026:	Board of County Commissioners hearing
TBD:	State agency review (Commerce, DEP, WMD, FDOT, etc.)

PART II: LAND DEVELOPMENT CODE ANALYSIS

2.1 LDC Overview and Structure

The Citrus County Land Development Code (LDC) implements the Comprehensive Plan policies through development standards. The LDC is organized into twelve chapters:

Chapter	Subject
Chapter 1	General Provisions and Definitions
Chapter 2	Land Use Districts
Chapter 3	Use Standards
Chapter 4	Development Applications
Chapter 5	Landscaping, Buffering and Tree Preservation
Chapter 6	Stormwater Management
Chapter 7	Transportation System Standards
Chapter 8	Concurrency Management
Chapter 9	Signs
Chapter 10	Non-Conforming Development
Chapter 11	Subdivision Regulations
Chapter 12	Development Agreements

2.2 Industrial District Classifications (LDC Chapter 2)

Citrus County's LDC establishes two industrial zoning districts relevant to the HIP expansion:

Section 2413: Light Industrial District (LIND) - Accommodates light manufacturing, warehousing, and service commercial uses. Typically includes: industrial complexes, flex space, wholesale operations, limited retail. Lower intensity impacts than Heavy Industrial.

Section 2414: Heavy Industrial District (IND) - Permits the broadest range of industrial uses. Typically includes: manufacturing, assembly, warehouses, and heavy industrial operations. Higher intensity uses with greater potential off-site impacts.

Critical Gap Identified: Neither the LIND nor IND district use tables specifically lists "data centers," "information processing facilities," or "data storage" as permitted uses. This creates regulatory ambiguity that should be addressed.

2.3 Data Center Use Classification Issue

Current LDC Status: The Citrus County LDC does not contain specific provisions for data centers. This is common among Florida counties but creates uncertainty for both applicants and regulators.

Potential Classification Approaches:

Approach	Mechanism	Advantages	Disadvantages
Analogous Use	Classify as "warehousing" or "utility"	No LDC amendment required	May not capture unique impacts
Conditional Use	Require PDC approval with conditions	Site-specific review	Additional process, uncertainty
LDC Amendment	Add data centers to permitted uses	Clarity, predictability	Takes time, may face opposition
Subarea Plan	Define uses in HIP subarea text	Targeted, site-specific	Limited to this project
PUD Process	Planned Unit Development	Maximum flexibility	Complex process

Recommendation: The proposed Comprehensive Plan amendment should include specific text adding "information processing, data center utilities, and data storage" to permitted uses in the Holder Industrial Park subarea. This approach provides clarity without requiring a countywide LDC amendment.

2.4 Site Development Requirements (LDC Chapter 4)

Per Section 4200 of the LDC, all developments require:

Site Development Plan Requirements: Prepared on durable material by qualified professional. Shows all property lines, existing streets, easements, rights-of-way, and boundary survey by Florida registered land surveyor. Compliance with all LDC standards including setbacks from rights-of-way, buffers, stormwater management, off-street parking and circulation, and protection of wetlands.

Key Provision (Section 2200.A): "All proposed developments shall have a total land area sufficient to meet all site design standards in this LDC including, but not limited to land required to provide setbacks from abutting rights-of-way, buffers, stormwater management, off-street parking and circulation, protection of wetlands, or other provisions that may require land area to be set aside."

Application to HIP: The 798.6-acre expansion area provides ample land to accommodate all required setbacks, buffers, and other site design standards.

2.5 Setback Requirements (LDC Section 2300)

Roadway Setbacks: Building setbacks are measured from the centerline of the right-of-way, with distances determined by the functional classification of the roadway per the Functional Classification Map.

Road Classification	Typical Minimum Setback
Principal Arterial:	100+ feet from centerline
Minor Arterial:	75-100 feet from centerline
Collector:	60-75 feet from centerline
Local Road:	50-60 feet from centerline

Height-Based Setback Increase (Section 2300.C): "When a building exceeds 50 feet in height, the minimum distance from an adjacent building or property line shall be increased by two feet for each 10 feet of building height over 50 feet."

Application to Data Centers: Data center buildings typically range from 30-60 feet in height. Buildings exceeding 50 feet will require additional setbacks calculated as follows: - 60-foot building: +2 feet additional setback - 70-foot building: +4 feet additional setback - 80-foot building: +6 feet additional setback.

2.6 Landscaping and Buffer Requirements (LDC Chapter 5)

Buffer Type Classifications: The Citrus County LDC establishes buffer types based on the intensity differential between adjacent uses:

Buffer Type	Width	Planting Requirements	Application
Type A	10 feet	Single row trees (50' spacing), evergreen shrubs	Similar intensity uses
Type B	15 feet	Single row trees, 80% opaque screen within 1 year	Moderate intensity differential
Type C	20 feet	6-foot wall/fence/hedge/berm, two staggered rows of trees	Higher intensity differential
Type D	20-75 feet	Comprehensive landscaping, berms, full screening	Industrial adjacent to residential

Industrial to Residential Buffer (Highest Standard): Per the Comprehensive Plan Policy requiring "adequate buffering and landscaping" for all industrial development.

Application to HIP Expansion: The expansion area boundaries should incorporate robust Type D buffers (or equivalent) where the site abuts existing residential development, residentially-designated land, agricultural lands, or, environmentally sensitive areas.

Component	Requirement
Minimum Width	75 feet recommended for heavy industrial adjacent to residential
Exterior Zone (first 30 feet)	Trees, shrubs, ornamentals, ground cover
Interior Zone (remaining 45 feet)	Turf grass, ornamentals, shrubs, trees, ground cover, or combination
Tree Spacing	Maximum 60 feet on center
Shrub Requirement	Continuous row, minimum 24 inches height, maximum 36 inches spacing
Berms	6+ feet height where visual screening needed
Stormwater	May be installed in interior zone only

2.7 Concurrency Management (LDC Chapter 8)

Level of Service Requirements: Per Section 8100, development orders cannot result in reduction of adopted level of service standards for potable water, sanitary sewer, solid waste, drainage/stormwater, and transportation.

Concurrency Demonstration Options:

Option	Description	Applicability to HIP
Standard Review	Demonstrate facilities available	Utilities under construction
Proportionate Fair Share	Contribute to improvements per F.S. 163.3180	If capacity gaps exist
Build Improvements	Applicant constructs needed facilities	Already occurring via grant

2.9 Planned Unit Development Option (LDC Chapter 4)

Alternative Approval Pathway: If greater flexibility is desired, the project could pursue Planned Unit Development (PUD) approval, which allows customized development standards, modified setbacks (with justification), unified development plan, site-specific use permissions.

PUD Requirements: Pre-application conference with Land Development Division, conceptual plan approval, final development plan approval, and public hearings before PDC and BOCC.

PUD Advantages: - Maximum flexibility in site design. Can accommodate unique data center requirements. Allows negotiated standards. Creates binding development plan.

PUD Disadvantages: More complex process. Additional hearings required. Higher application costs. May extend timeline.

Recommendation: Given the existing Subarea Plan mechanism for Holder Industrial Park, pursuing the Comprehensive Plan text amendment (adding data center uses) combined with a Development Agreement is likely more efficient than the full PUD process.

2.10 Transportation System Standards (LDC Chapter 7)

Access Management: Per Section 7200, all connections on arterial and collector roadways must meet access classification standards.

Applicable Roadways: US-41 principal arterial with highest access control standards. CR-491 collector with moderate access control. Tram Road local road with standard access provisions.

Requirements: Cross access agreements between adjacent commercial parcels. Driveway spacing per access classification. Turn lane warrants based on trip generation. Traffic impact study required.

Data Center Considerations: - Lower trip generation than manufacturing/warehousing (fewer employees per square foot). Primary traffic is employee vehicles, delivery trucks, and emergency generators. Peak traffic at shift changes (if 24/7 operation).PART III: COMPREHENSIVE PLAN POLICY ALIGNMENT

3.1 Strategic Plan Consistency

The Citrus County Strategic Plan establishes goals that directly support this expansion.

Economic Opportunity Goal: "Cultivate an environment that encourages entrepreneurial spirit and economic development while ensuring all citizens are connected to resources that provide a path to prosperity."

Infrastructure Goal: "Invest in infrastructure sufficient to support protected growth with priority given to correcting current infrastructure deficits."

Key Alignment Points: Holder Industrial Park Utilities is listed as a current county project under "Economic Opportunity" goal alignment - The project advances economic diversification objectives including creating high-wage employment opportunities in a county where median household income is approximately $20,000 below national average.

3.2 Future Land Use Element Consistency

The proposed amendment must demonstrate consistency with the following Future Land Use Element objectives:

Objective FL.01: Land Use Compatibility - Industrial uses should be protected from encroachment of incompatible uses. Adequate buffering must be provided between industrial and residential areas.

Objective FL.02: Planned Service Area - The PSA has proven effective in promoting compact urban development. Extension of utility services supports higher intensity land uses. Industrial development should occur within areas served by central water and sewer.

Objective FL.03: Economic Development - Support diversification of the local economy. Encourage employment-generating land uses. Facilitate infrastructure necessary to attract industry.

3.3 Industrial Development Policy (Comprehensive Plan Policy 17.7)

"*All industrial development shall provide adequate buffering and landscaping as specified in the County LDC.*"

Compliance Strategy: Exceed minimum LDC buffer requirements. Type D buffers (75+ feet) adjacent to all residential. Earthen berms with dense landscaping. Performance standards for noise, light, visual impacts.

3.4 Applicant's Policy Compliance Matrix

Per the applicant's Exhibit, the project demonstrates consistency with the following Comprehensive Plan provisions:

Plan Citation	Site Compliance
Planned Service Area	Amendment of PSA map makes HIP consistent with PSA
Obj. 17.5, FLUE	Subarea approach equivalent to traditional PD; allows site flexibility
Policy 17.5.2, FLUE	Subarea approach meets policy requirements
Obj. 17.7, FLUE	Subarea text/map meets objective

Policy 17.7.2 and 17.7.3	Subarea text/map meets policies
Policy 17.15.9	Compatibility achieved via parcel size and limitation of uses; enhanced setbacks on south and east boundaries
Goal 22, EDE	Designation of large, shovel-ready IND park implements EDE goals
Policy 22.1.4, EDE	Implements economic development policy
Policy 22.2.4, EDE	Implements economic development policy
Policy 22.2.6, EDE	Implements economic development policy
Obj. 22.5, EDE	Implements economic development objective
Obj. 22.5.1, EDE	Implements economic development objective
Obj. 22.5.4, EDE	Implements economic development objective

PART IV: ECONOMIC IMPACT ANALYSIS

4.1 Job Creation Projections

Based on the Florida Job Growth Grant application and economic impact modeling:

Category	**Projection**
Direct Jobs	1,000+
Indirect Jobs	1,000-2,000
Wage Level	High-skilled, high-wage occupations
Industries	Manufacturing, warehousing, industrial services, technology

4.2 Economic Output

Metric	**Projected Impact**
Annual GDP Increase	$367,000,000
Property Tax Revenue	Significant (TBD based on development)
Sales Tax Revenue	Equipment purchases potentially taxable locally
Construction Impact	Multi-year construction employment

4.3 Tax Base Diversification

The expansion addresses critical county needs: Reduces reliance on residential property tax revenue. Creates commercial/industrial tax base. Potential for long-term stable revenue stream. Supports county's newly established Industrial Development Authority (IDA).

PART V: INFRASTRUCTURE ANALYSIS

5.1 Water and Wastewater

Current Status: $2.8 million state grant awarded (Florida Job Growth Grant Fund, August 2024). Force main extension construction project underway (ITB 25-110). Project includes lift station, force main, and gravity sewer.

Capacity Analysis: Regional wastewater treatment facilities available. PSA expansion required to extend service boundaries. Adequate capacity for industrial development anticipated.

5.2 Electric Utility

Advantages: Proximity to Duke Energy Crystal River Energy Complex. Existing transmission infrastructure in northwest Citrus County. Transportation/Communications/Utilities (TCU) designated areas nearby.

Considerations: Data center electricity demand requires capacity analysis. Rate impact protection for existing customers. Potential for renewable energy integration.

5.3 Transportation

Access: US-41 (principal arterial) serves as primary access. County Road 491 serves as secondary access.

Analysis Required: Traffic impact study including turn lane requirements and emergency services access.

5.4 Telecommunications

Requirements: - Fiber optic connectivity essential for data center uses. Existing infrastructure may require expansion. Redundant connectivity typically required.

PART VI: LAND USE COMPATIBILITY STRATEGY

6.1 Current Surrounding Land Uses

Direction	Current Designation	Current Use
North	Various	Existing Holder Industrial Park
East	Rural Residential	Low-density residential
South	Low/Medium Density Residential	Residential development
West	Rural/Agricultural	Agricultural/vacant

6.2 Buffer Requirements

Recommended Standards (Exceeding LDC Minimums):

Adjacent Use	Buffer Width	Requirements
Residential	100 feet	Type D+ landscaping, berms, no parking/buildings
Agricultural	75 feet	Type C landscaping, visual screening
Existing Industrial	25 feet	Standard setbacks

Buffer Components: Vegetative screening (evergreen trees, shrubs). Earthen berms (minimum 6 feet height where applicable). No buildings, parking, or loading within buffer. Stormwater facilities may be permitted if designed as amenities.

6.3 Setback Requirements

Feature	Minimum Setback
Buildings from residential boundary	100 feet
Parking/loading from residential	70 feet
Buildings from roadway centerline	Per functional classification
Buildings over 50 feet height	Additional 2 feet per 10 feet of height

6.4 Performance Standards

Noise: Backup generator testing restrictions. Cooling equipment noise attenuation.

Lighting: Full cutoff fixtures required. No light spillover onto adjacent residential. Maximum foot-candles at property line.

Visual: Mechanical equipment screening. Building height step-downs near residential. Architectural compatibility considerations.

PART VII: ENVIRONMENTAL CONSIDERATIONS

7.1 Required Studies

Study	Purpose
Wetland Delineation	Identify jurisdictional wetlands
Environmental Assessment	Evaluate habitat, species, water resources
Stormwater Management Plan	Address water quantity and quality
Groundwater Impact Analysis	Assess aquifer impacts

7.2 Water Resource Protection

Critical Considerations: Citrus County overlies the Floridan Aquifer. Springs and spring-fed rivers in vicinity. Concerns over whether the data centers would demand significant water consumption.

Response: The technology plan will utilize a closed-loop, liquid-cooled system with dry coolers, not inefficient heavy water use cooling. This innovative approach means the cooling system will require no operational water, and on-site water use will be extremely limited – restricted to domestic needs, equipment cleaning, and fire protection. Once operational, the water consumption is projected to be lower than the combined daily usage of a few typical full-service restaurants. Landscaping will feature native vegetation that, once established, will not require irrigation. Annual water withdrawal data will be made available.

APPENDICES

Appendix A: Relevant LDC Sections Summary

Section	Topic	Key Provisions
2413	Light Industrial District	Permitted uses, standards
2414	Heavy Industrial District	Permitted uses, standards
2300	Setback Requirements	Roadway setbacks, height adjustments
Chapter 5	Landscaping/Buffering	Buffer types, planting requirements
Chapter 8	Concurrency	Level of service, development agreements

Chapter 12	Development Agreements	Authority, requirements

Report prepared by Location Design Group, LLC

Contact: Chris Ventre, PLA, ASLA
Director of Planning and Design
chris@location-design.com

Holder Industrial Park Expansion

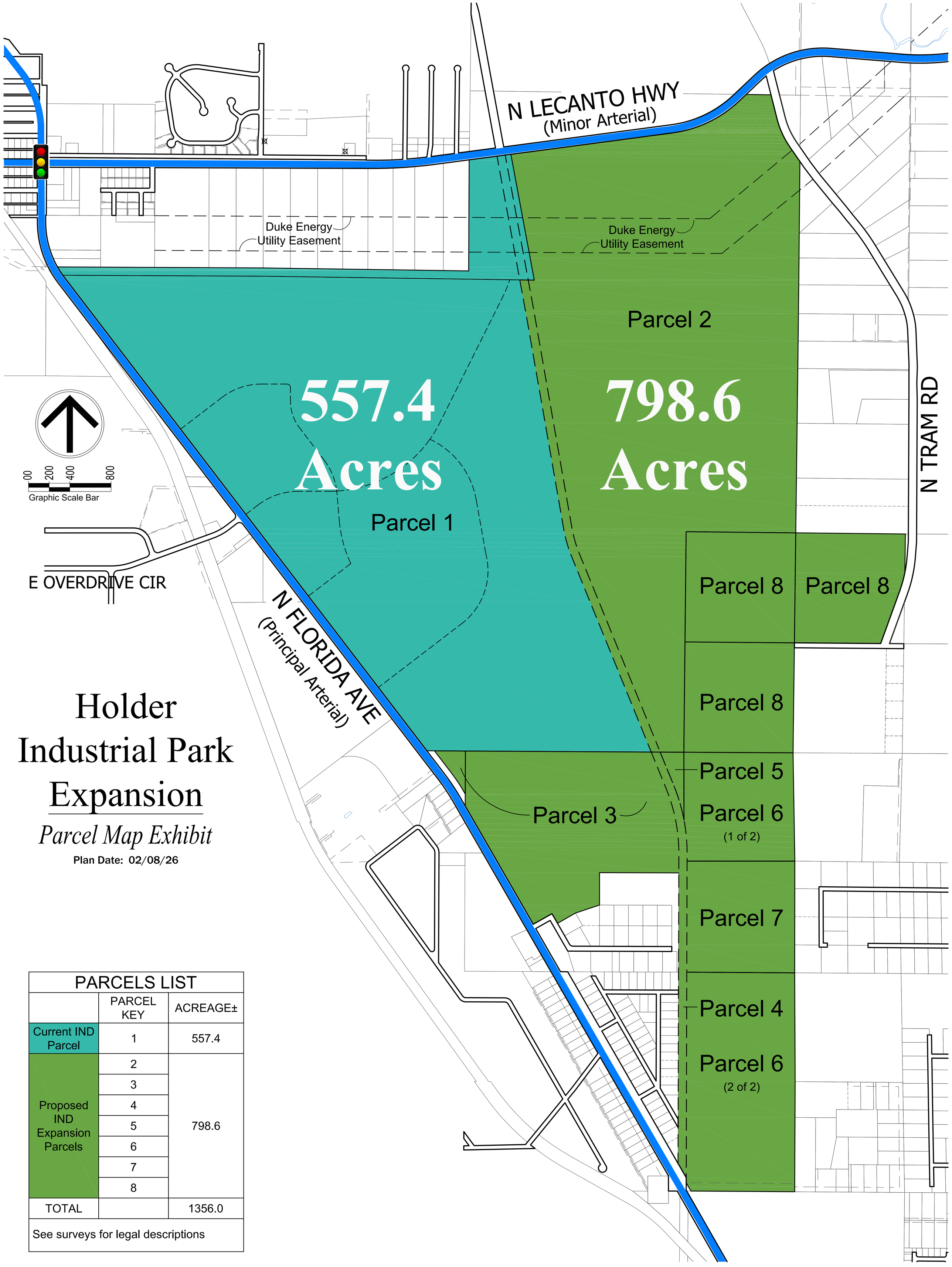
Conceptual Land Use Sector Plan

Plan Date: 02/08/26

PROPOSED STANDARDS:

1. BUFFERS: The external boundaries where adjacent to Residential Land Uses will include a 75 foot wide natural buffer strip. The external boundaries where adjacent to N. Florida Avenue and County Road 491 shall provide a 25 foot wide, Type C buffer.
2. OPEN SPACE: The project site shall provide a minimum 20% open space. Open space may include buffers and drainage retention areas.

LEGEND / SITE DATA			
KEY	LAND USE	ACREAGE	%
	Existing Holder Industrial Park Area	.	.
	Tier II Industrial Proposed	755.4	94.6%
	Buffer Proposed	43.2	5.4%
	Future Ingress / Egress Points (subject to final site design)	.	.
SF MH	Approx. location of homes & mobile homes on directly adjacent parcels	.	.
TOTALS		798.6	100 %

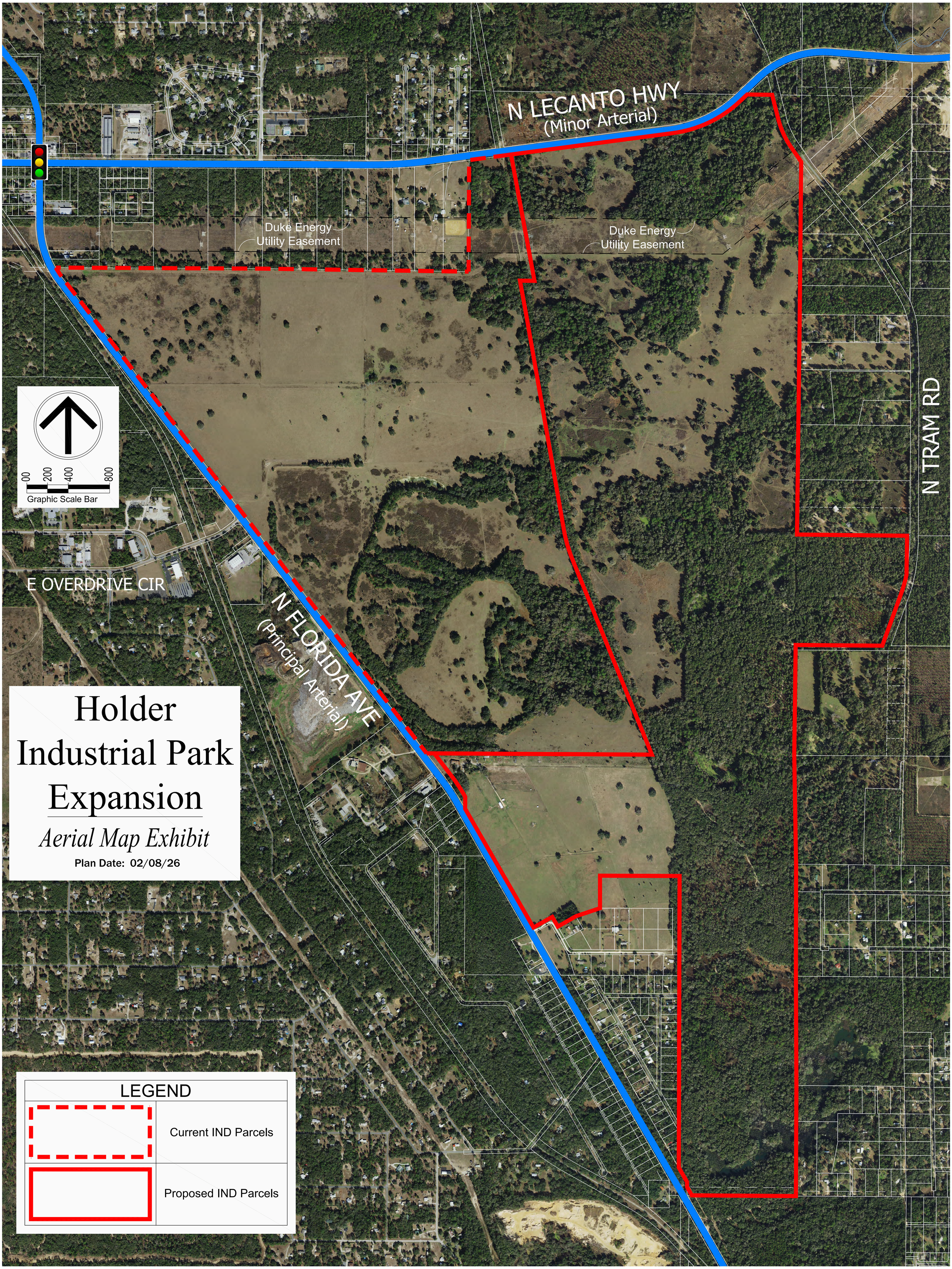


Holder Industrial Park Expansion

Parcel Map Exhibit

Plan Date: 02/08/26

PARCELS LIST		
	PARCEL KEY	ACREAGE±
Current IND Parcel	1	557.4
Proposed IND Expansion Parcels	2	798.6
	3	
	4	
	5	
	6	
	7	
	8	
TOTAL		1356.0
See surveys for legal descriptions		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(Principal Arterial)
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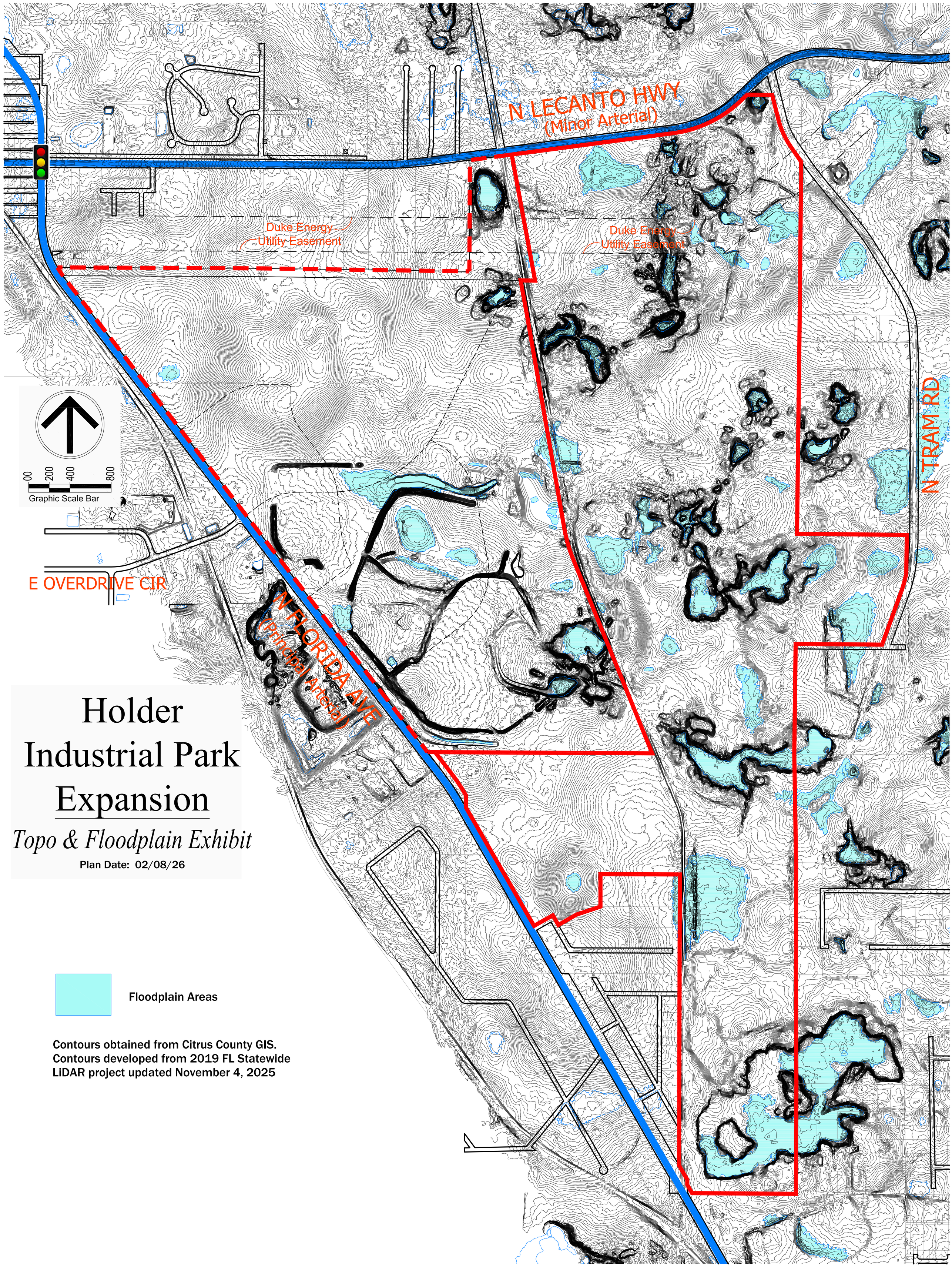
Holder
Industrial Park
Expansion
Aerial Map Exhibit
Plan Date: 02/08/26
LEGEND
Current IND Parcels
Proposed IND Parcels



Holder Industrial Park Expansion

Topo & Floodplain Exhibit

Plan Date: 02/08/26

Floodplain Areas

Contours obtained from Citrus County GIS.
Contours developed from 2019 FL Statewide LiDAR project updated November 4, 2025

Holder Industrial Park Expansion

Development Area Exhibit

Plan Date: 02/08/26

N LECANTO HWY
(Minor Arterial)

N TRAM RD

N FLORIDA AVE
(Principal Arterial)

E OVERDRIVE CIR

Duke Energy
Utility Easement

Duke Energy
Utility Easement

0 200 400 800
Graphic Scale Bar

LEGEND

EXISTING FLOODPLAIN MOSTLY ASSOCIATED WITH FORMER MINING PITS

37.5% — PROPOSED OPEN SPACE ASSOCIATED WITH MINING PITS, SPOIL BANKS, FLOODPLAIN & BUFFERS (298.6 acres±)

62.5% — APPROXIMATE DEVELOPMENT AREAS (500 acres±)

LAW OFFICE OF CLARK A. STILLELL, LLC
INVERNESS, FLORIDA

February 6, 2026 Hand -delivered

Ms. Joanna Coutu, AICP
Deputy Director, Dept of Growth Management
Lecanto, Florida

Holder Industrial Park #2

Joanna –

In the 2018—19 Holder Industrial Park application material – Duke Energy provided an economic data report on status of Citrus County as background material to evaluate the need for the initial Holder Industrial Park project. Attached is updated, like material from Duke Energy research. While lengthy I would suggest key elements are data on population trends, number of jobs and type of existing jobs and the unemployment data. Note, the data reflects the historically very limited industrial type jobs in the County. Further Citrus County has a history of under and unemployment rates above state averages. In that regard, I attach recent news articles.

The Holder Industrial Park intent is to address this factor as testified in 2019 by the applicant's outside consultant on Industrial Parks – Victor Leotta. Mr. Leotta will again be at the public hearing on the expansion of Holder Industrial Park. His reports will be filed separately this week.

Very truly yours,

Clark A. Stillwell
CAS/tf

Cc: Sid Ansbacher
Sharon Hummerhielm
Victor Leotta

RECEIVED
FEB 11 2026
Land Development Division

attach – unempl. rates Duke Energy research

LAW OFFICE OF CLARK A.
INVERNESS, FLO

February 6, 2026 Har

Ms. Joanna Coutu, AICP
Deputy Director, Dept of Growth Management
Lecanto, Florida

Holder Industrial Park #2

Joanna –

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Very truly yours,

Clark A.Stillwell
CAS/tf

enclosure

cc: Sid Shaw Victor

Law Office

From: Hoenstine, Marc <Marc.Hoenstine@duke-energy.com>
Sent: Monday, January 5, 2026 4:46 PM
To: Sharon Hummerhielm; Law Office
Cc: Bertrand, Staci
Subject: Re: HIP #2
Attachments: Economy_Overview_Citrus_County_FL_8118e7043feed488.pdf; Citrus Top 300.xls; Citrus Top 100 Mfg.xls

INTERNAL

Good Afternoon, Sharon,

Happy New Year! Hope you had a wonderful holiday season.

Please see attached for the community impact data Staci has been working with our researcher to update. I don't have what we sent you in 2017/2018, but please let me know if you need anything else.

Have a great night!
Marc

Marc Hoenstine, CEcD / Managing Director, Economic Development
Duke Energy Florida | 452 W. Crown Point Road, Winter Garden, FL 34787
marc.hoenstine@duke-energy.com | 407.620.4075

From: Sharon Hummerhielm <deltona9@bellsouth.net>
Sent: Monday, January 5, 2026 3:16 PM
To: Law Office <caslaw@tampabay.rr.com>
Cc: deltona9@bellsouth.net; Bertrand, Staci <Staci.Bertrand@duke-energy.com>; Hoenstine, Marc <Marc.Hoenstine@duke-energy.com>
Subject: [EXTERNAL] Re: HIP #2

***** CAUTION! EXTERNAL SENDER *** STOP. ASSESS. VERIFY!!** Were you expecting this email? Are grammar and spelling correct? Does the content make sense? Can you verify the sender? If suspicious report it, then do not click links, open attachments or enter your ID or password.

I'll check with Duke again. Staci, Marc- See below.

--

Sharon Hummerhielm
Executive Vice President
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Florida's Home Builder
7374 SW 48th Street
Miami, FL 33155
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On 1/5/2026 11:13 AM, Law Office wrote:

> The data is "Greek" to PDC and BCC folks; need something more basic, i.e. generic on IND parks and impacts – taxes/jobs. I'll search;
>
> Also finally spoke to theCchamber folks they're gearing up

Clark A. Stillwell
Law Office of Clark A. Stillwell, LLC
(352) 212-8820
caslaw@tampabay.rr.com

From: Sharon Hummerhielm <deltona9@bellsouth.net>
Sent: Monday, December 29, 2025 12:22 PM
To: Law Office <caslaw@tampabay.rr.com>
Cc: deltona9@bellsouth.net
Subject: Re: HIP #2

It was the technical data from Duke from Citrus County from original filing.

--

Sharon Hummerhielm
Executive Vice President
THE DELTONA CORPORATION
Florida's Home Builder
7374 SW 48th Street
Miami, FL 33155
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On 12/29/2025 11:59 AM, Law Office wrote:

> Beyond what Victor Leotta brings to the table, what do we have as far as economic impact of HIP? Refresh my memory. I recall Duke material, but it was dated.

Clark A. Stillwell
Law Office of Clark A. Stillwell, LLC
(352) 212-8820
caslaw@tampabay.rr.com

CPA/AA-2025-00013 Land Dev. 2.11.26



Citrus County, FL

North Carolina

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Economy Overview 2
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In-Demand Skills 30

Report Parameters

1 County

12017 Citrus County, FL

Class of Worker

QCEW Employees, Non-QCEW Employees, and Self-Employed

The information in this report pertains to the chosen geographical area.

Economy Overview

170,174

Population (2024)

Population **grew by 20,021** over the last 5 years and is projected to **grow by 19,626** over the next 5 years.

39,725

Total Regional Employment

Jobs **grew by 2,743** over the last 5 years and are projected to **grow by 1,090** over the next 5 years.

$55.4K

Median Household Income (2023)

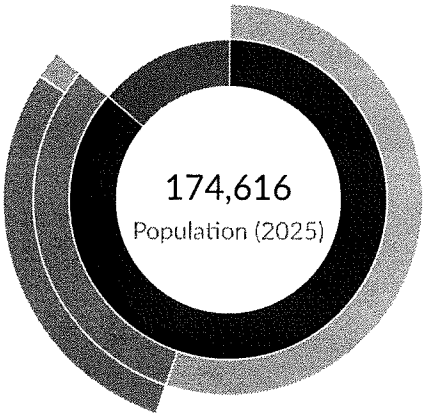
Median household income is **$23.2K below** the national median household income of $78.5K.

Takeaways

- As of 2024 the region's population **increased by 13.3%** since 2019, growing by 20,021. Population is expected to **increase by 11.5%** between 2024 and 2029, adding 19,626.
- From 2019 to 2024, jobs **increased by 7.4%** in Citrus County, FL from 36,982 to **39,725**. This change **outpaced the national growth rate of 4.4% by 3.0%**. As the number of jobs increased, the **labor force participation rate decreased from 39.0% to 36.5% between 2019 and 2024**.
- Concerning educational attainment, **13.1% of Citrus County, FL residents possess a Bachelor's Degree** (8.4% below the national average), and **10.0% hold an Associate's Degree** (1.2% above the national average).
- The top three industries in 2024 are Restaurants and Other Eating Places, Education and Hospitals (Local Government), and General Medical and Surgical Hospitals.

	Population (2025)	Labor Force (Sep 2025)	Jobs (2024)	Cost of Living	GRP	Imports	Exports
Region	174,616	54,153	39,725	96.6	$5.23B	$7.50B	$3.43B
State	23,749,924	11,236,388	11,096,031	101.6	$1.71T	$1.12T	$1.11T

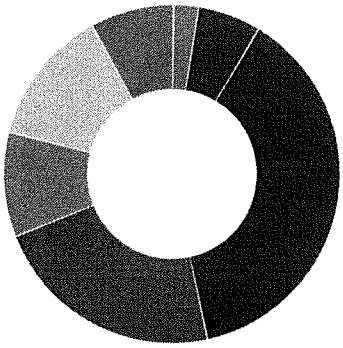
Sep 2025 Labor Force Breakdown



	Population
16+ Civilian Non-Institutionalized Population	150,334
Not in Labor Force (16+)	96,181
Labor Force	54,153
Employed	50,624
Unemployed	3,529
Under 16, Military, and institutionalized Population	24,282

Educational Attainment

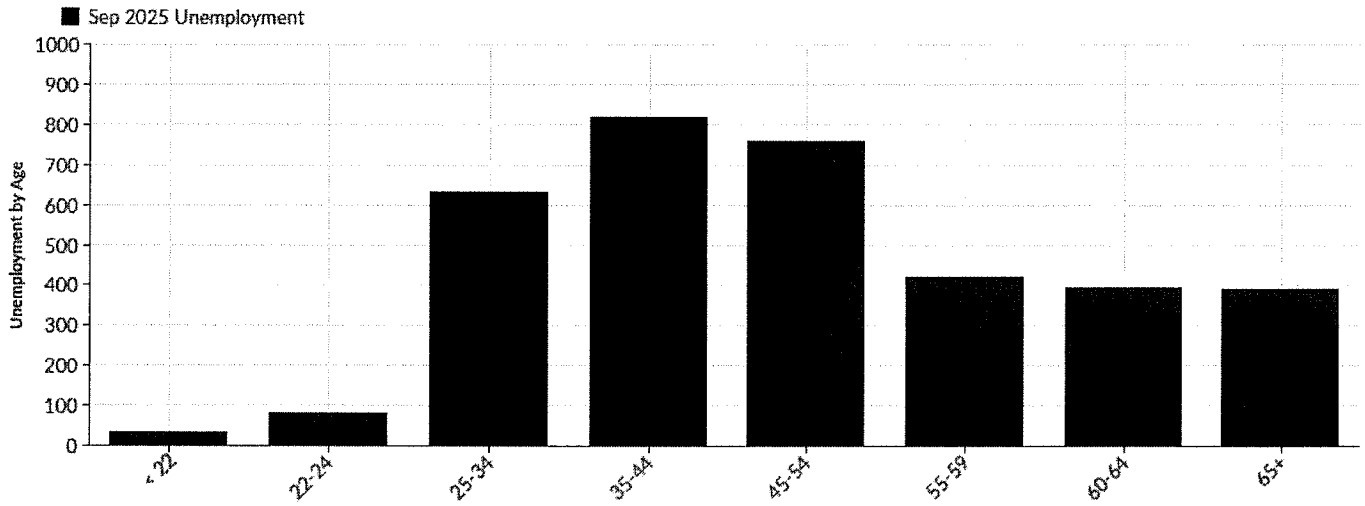
Concerning educational attainment, **13.1% of Citrus County, FL residents possess a Bachelor's Degree** (8.4% below the national average), and **10.0% hold an Associate's Degree** (1.2% above the national average).



	% of Population	Population
Less Than 9th Grade	2.4%	3,269
9th Grade to 12th Grade	6.1%	8,296
High School Diploma	38.0%	51,934
Some College	22.4%	30,620
Associate's Degree	10.0%	13,672
Bachelor's Degree	13.1%	17,878
Graduate Degree and Higher	8.0%	10,947

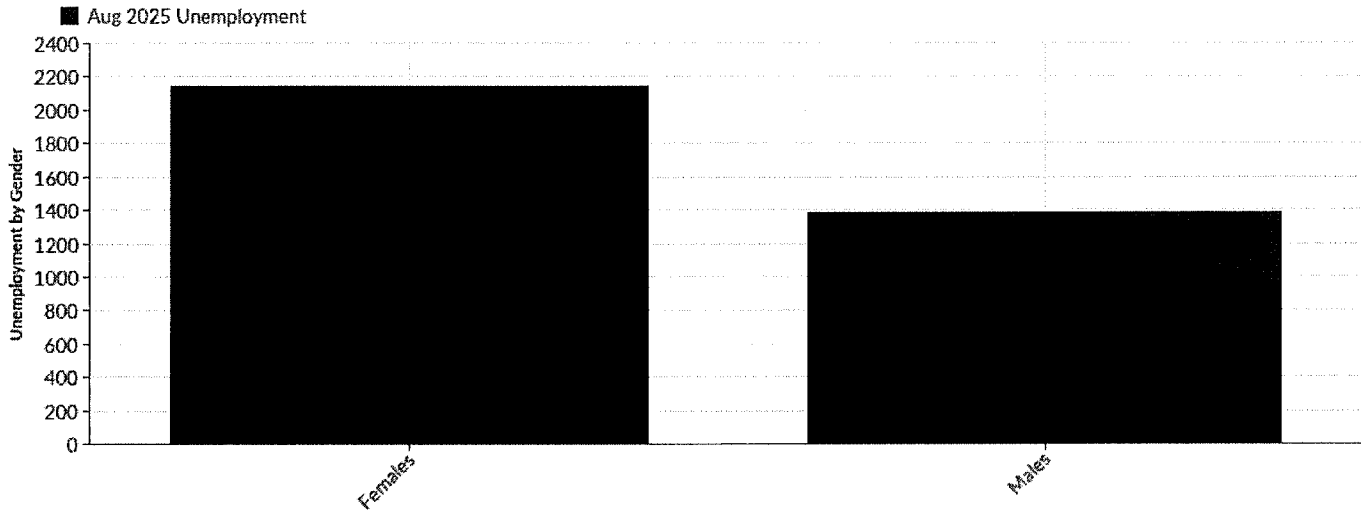
Unemployment by Demographics

Unemployment by Age



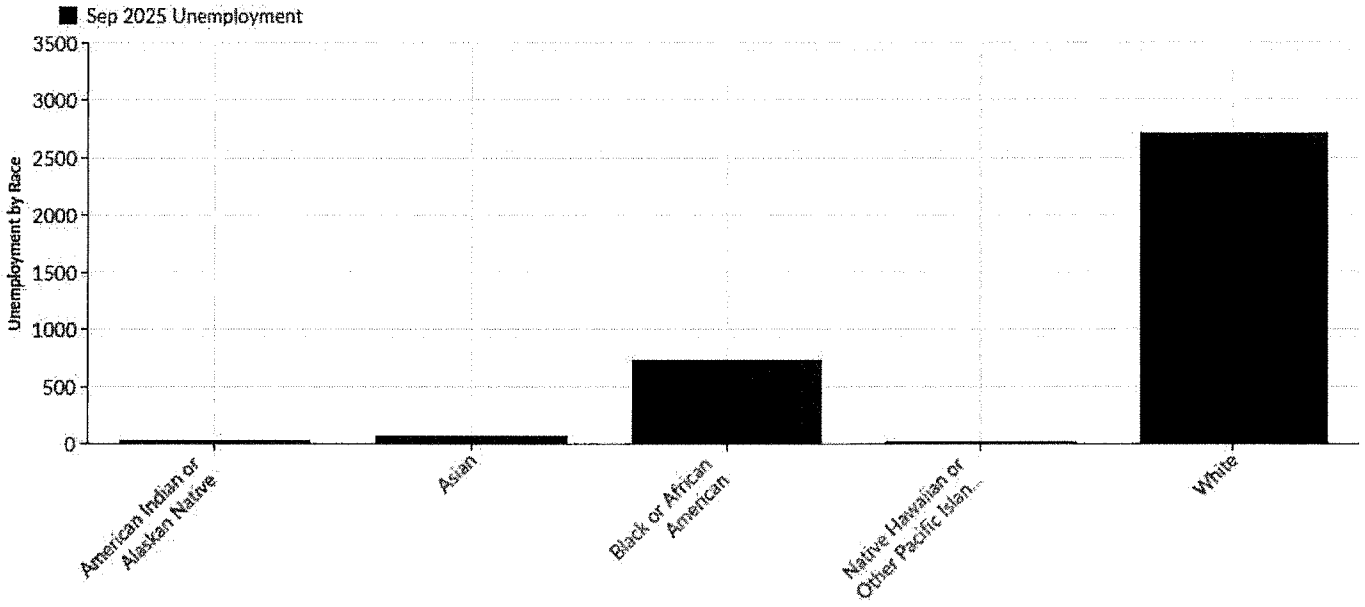
Age	Unemployment (Sep 2025)	% of Unemployed
< 22	32	0.91%
22-24	81	2.30%
25-34	633	17.94%
35-44	818	23.18%
45-54	760	21.54%
55-59	419	11.87%
60-64	395	11.19%
65+	390	11.05%
Total	3,529	100.00%

Unemployment by Gender



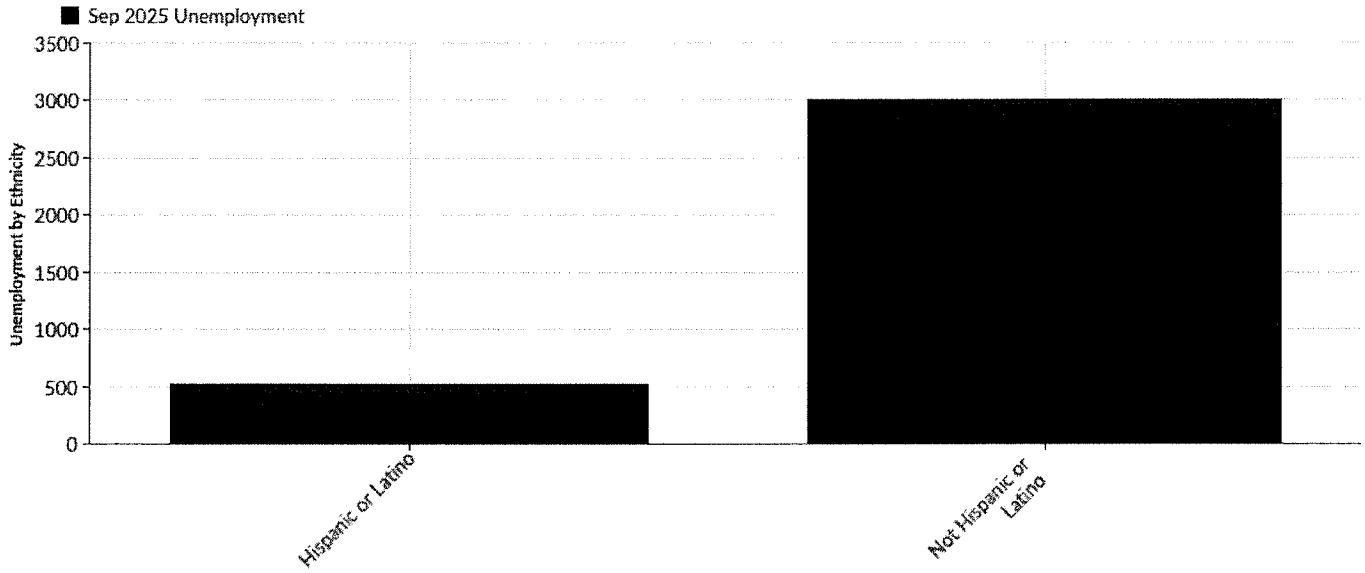
Gender	Unemployment (Aug 2025)	% of Unemployed
Females	2,144	60.75%
Males	1,385	39.25%
Total	3,529	100.00%

Unemployment by Race



Race	Unemployment (Sep 2025)	% of Unemployed
American Indian or Alaskan Native	21	0.60%
Asian	63	1.79%
Black or African American	732	20.74%
Native Hawaiian or Other Pacific Islander	8	0.23%
White	2,705	76.65%
Total	3,529	100.00%

Unemployment by Ethnicity

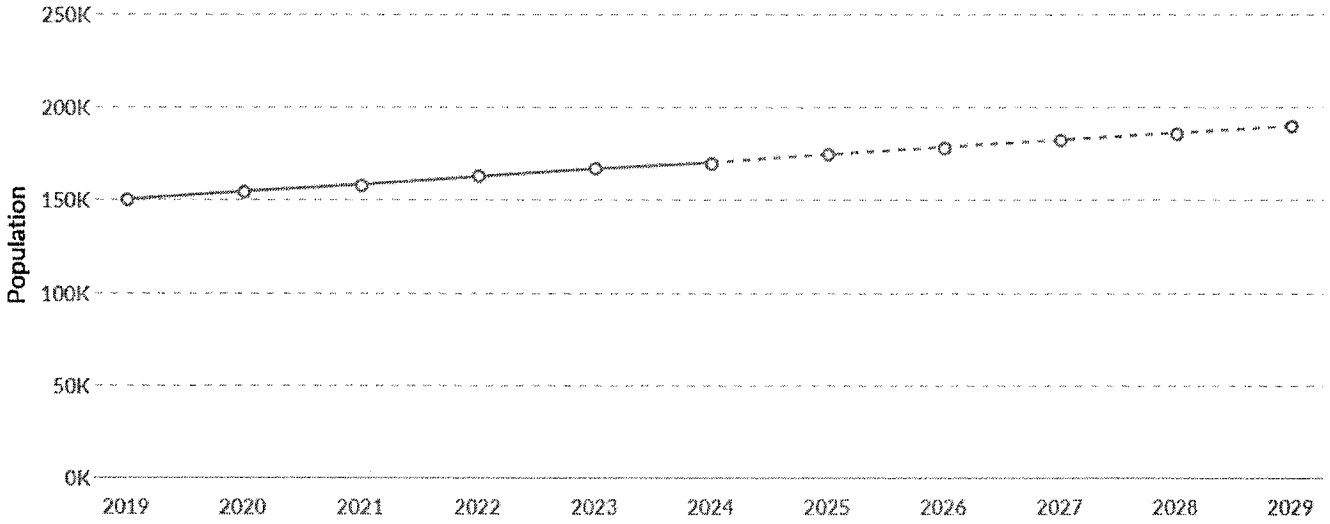


Ethnicity		Unemployment (Sep 2025)	% of Unemployed
Hispanic or Latino		521	14.76%
Not Hispanic or Latino		3,008	85.24%
	Total	3,529	100.00%

Historic & Projected Trends

Population Trends

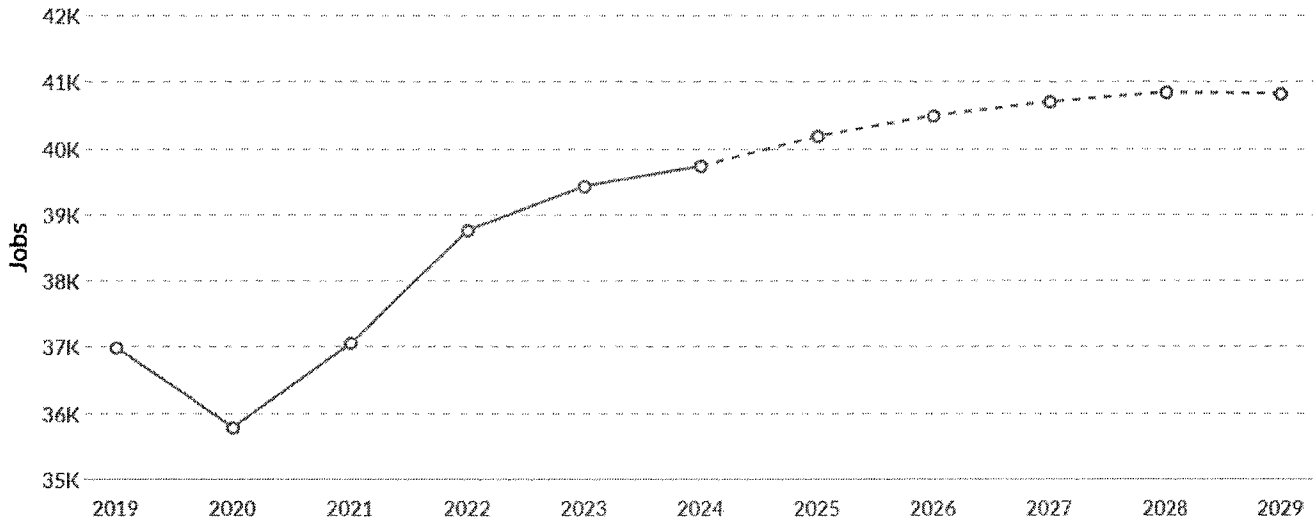
As of 2024 the region's population **increased by 13.3%** since 2019, growing by 20,021. Population is expected to **increase by 11.5%** between 2024 and 2029, adding 19,626.



Timeframe	Population
2019	150,153
2020	154,569
2021	158,193
2022	162,586
2023	166,836
2024	170,174
2025	174,616
2026	178,564
2027	182,404
2028	186,140
2029	189,800

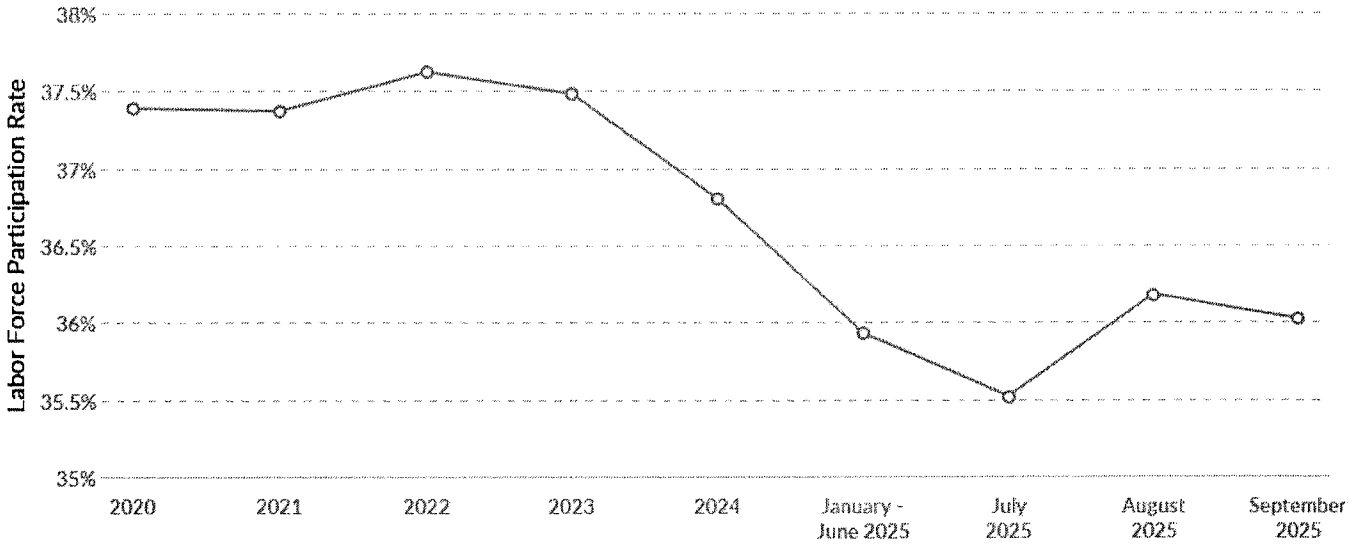
Job Trends

From 2019 to 2024, jobs **increased by 7.4%** in Citrus County, FL from 36,982 to **39,725**. This change **outpaced the national growth rate of 4.4% by 3.0%**.



Timeframe	Jobs
2019	36,982
2020	35,780
2021	37,047
2022	38,759
2023	39,424
2024	39,725
2025	40,174
2026	40,487
2027	40,696
2028	40,836
2029	40,815

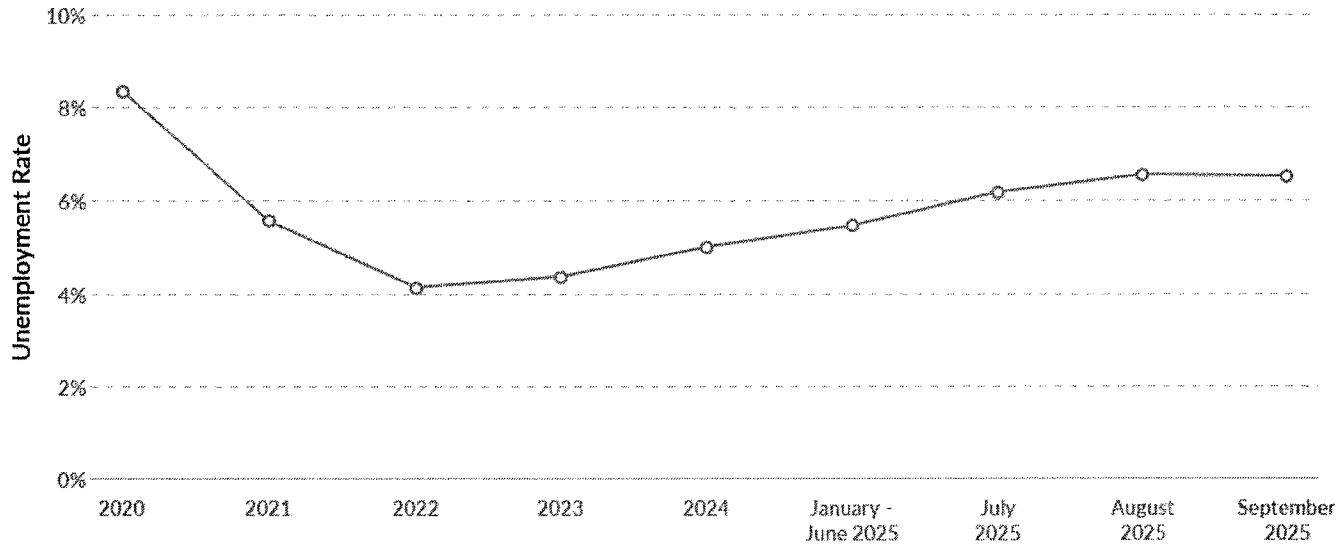
Labor Force Participation Rate Trends



Timeframe	Labor Force Participation Rate
2020	37.39%
2021	37.37%
2022	37.62%
2023	37.48%
2024	36.80%
January - June 2025	35.93%
July 2025	35.52%
August 2025	36.18%
September 2025	36.02%

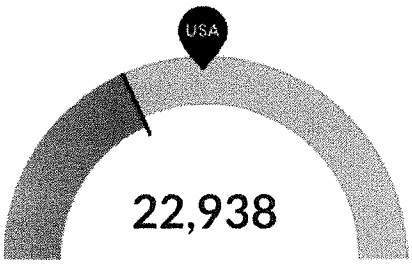
Unemployment Rate Trends

Citrus County, FL had a September 2025 unemployment rate of 6.52%, **decreasing from 8.34%** 5 years before.



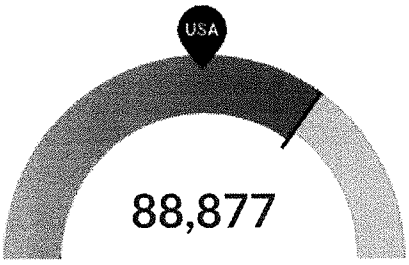
Timeframe	Unemployment Rate
2020	8.34%
2021	5.56%
2022	4.13%
2023	4.36%
2024	5.00%
January - June 2025	5.46%
July 2025	6.18%
August 2025	6.55%
September 2025	6.52%

Population Characteristics



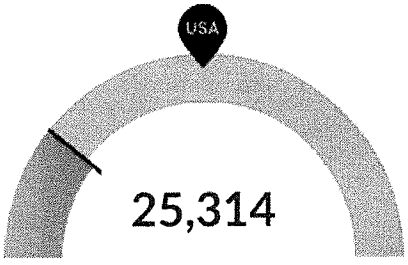
Millennials

Citrus County, FL has 22,938 millennials (ages 25-39). The national average for an area this size is 34,836.



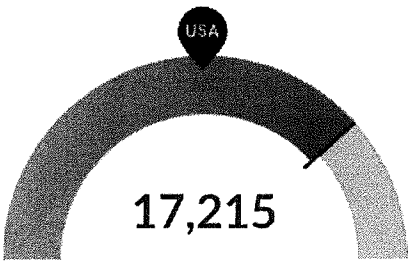
Retiring Soon

Retirement risk is high in Citrus County, FL. The national average for an area this size is 51,457 people 55 or older, while there are 88,877 here.



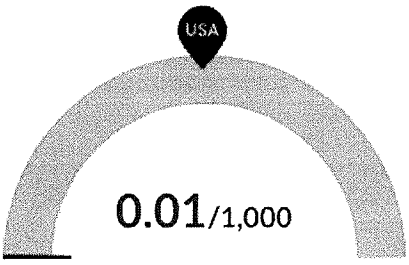
Racial Diversity

Racial diversity is low in Citrus County, FL. The national average for an area this size is 72,389 racially diverse people, while there are 25,314 here.



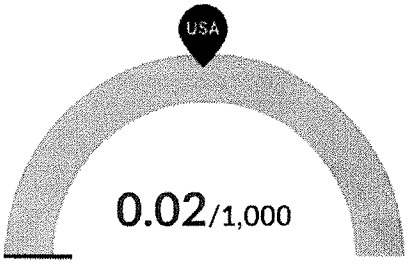
Veterans

Citrus County, FL has 17,215 veterans. The national average for an area this size is 8,207.



Violent Crime

Citrus County, FL has 0.01 violent crimes per 1,000 people. The national rate is 3.38 per 1,000 people.

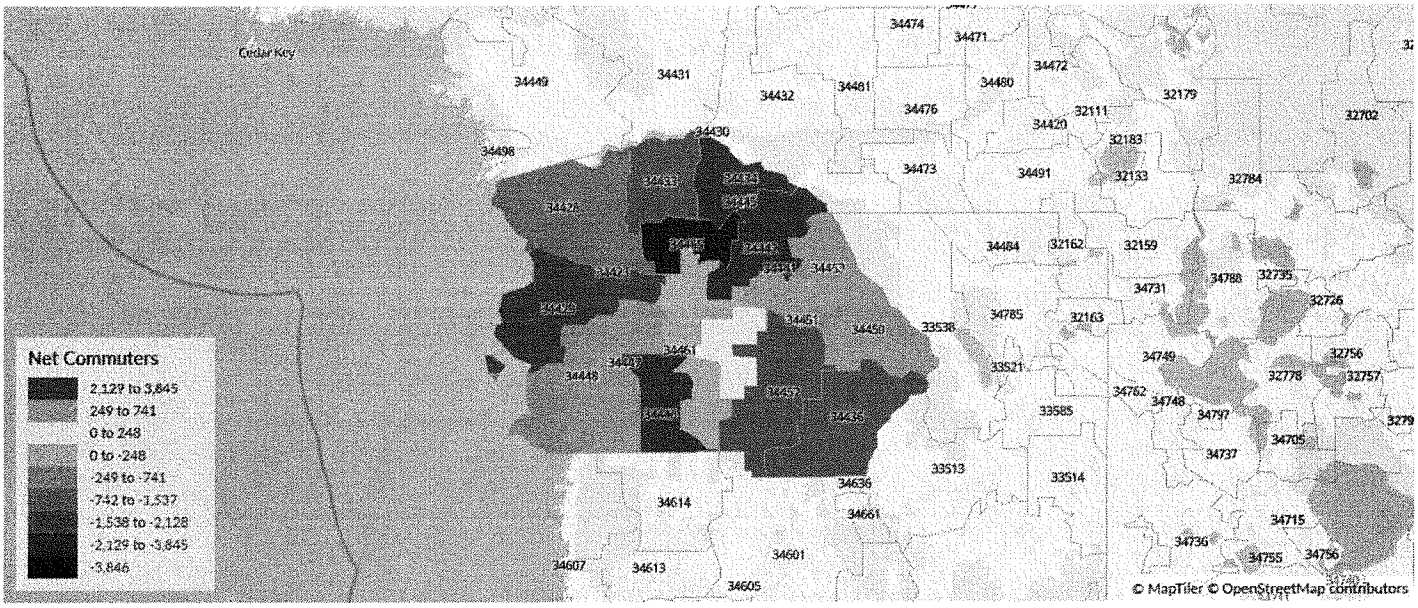


Property Crime

Citrus County, FL has 0.02 property crimes per 1,000 people. The national rate is 16.44 per 1,000 people.

Place of Work vs Place of Residence

Understanding where talent in Citrus County, FL currently works compared to where talent lives can help you optimize site decisions. For example, the #1 ranked ZIP for employment ranks #11 for resident workers. The top ZIP for resident workers is 34465.



Where Talent Works

ZIP	Name	2024 Employment
34429	Crystal River, FL (in Citr...	5,638
34461	Lecanto, FL (in Citrus co...	4,287
34450	Inverness, FL (in Citrus c...	3,938
34453	Inverness, FL (in Citrus c...	3,726
34452	Inverness, FL (in Citrus c...	3,563

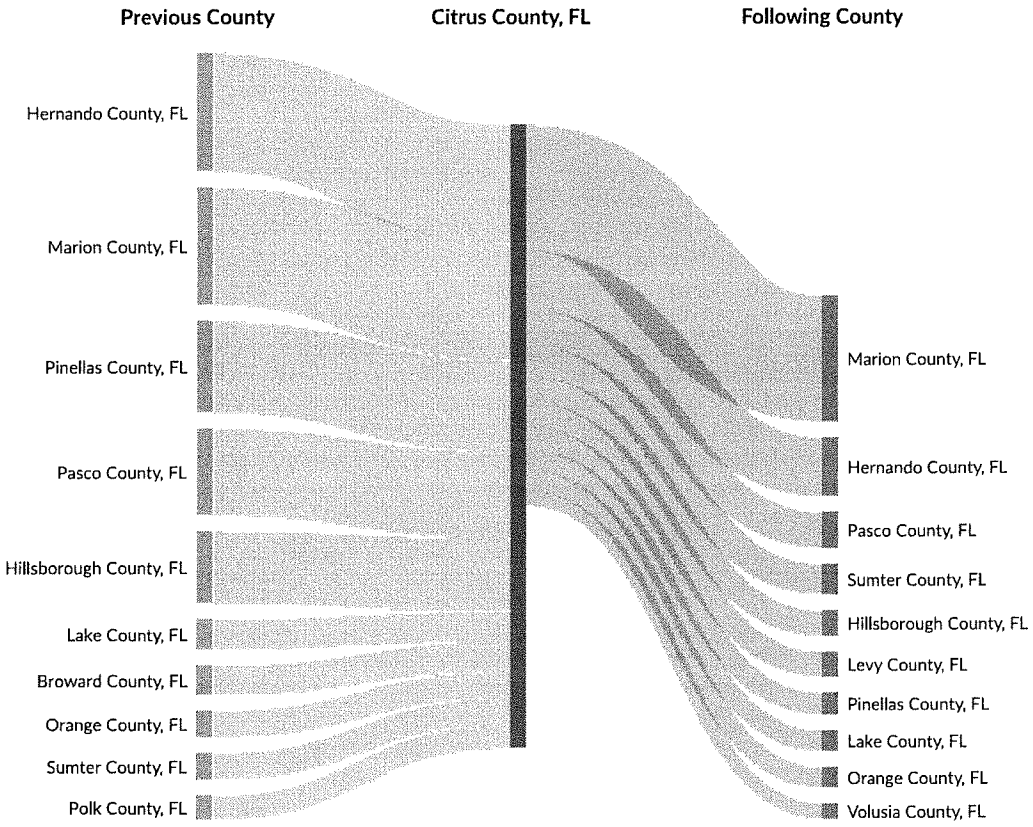
Where Talent Lives

ZIP	Name	2024 Workers
34465	Beverly Hills, FL (in Citr...	5,977
34446	Homosassa, FL (in Citru...	5,524
34442	Hernando, FL (in Citrus ...	5,372
34452	Inverness, FL (in Citrus c...	5,101
34450	Inverness, FL (in Citrus c...	4,187

Inbound and Outbound Migration

The table below analyzes past and current residents of Citrus County, FL. The left column shows residents of other counties migrating to Citrus County, FL. The right column shows residents migrating from Citrus County, FL to other counties.

As of 2022, 784 people have migrated from Hernando County, FL to Citrus County, FL. In the same year, 837 people left Citrus County, FL migrating to Marion County, FL. The total Net Migration for Citrus County, FL in 2022 was 4,948.



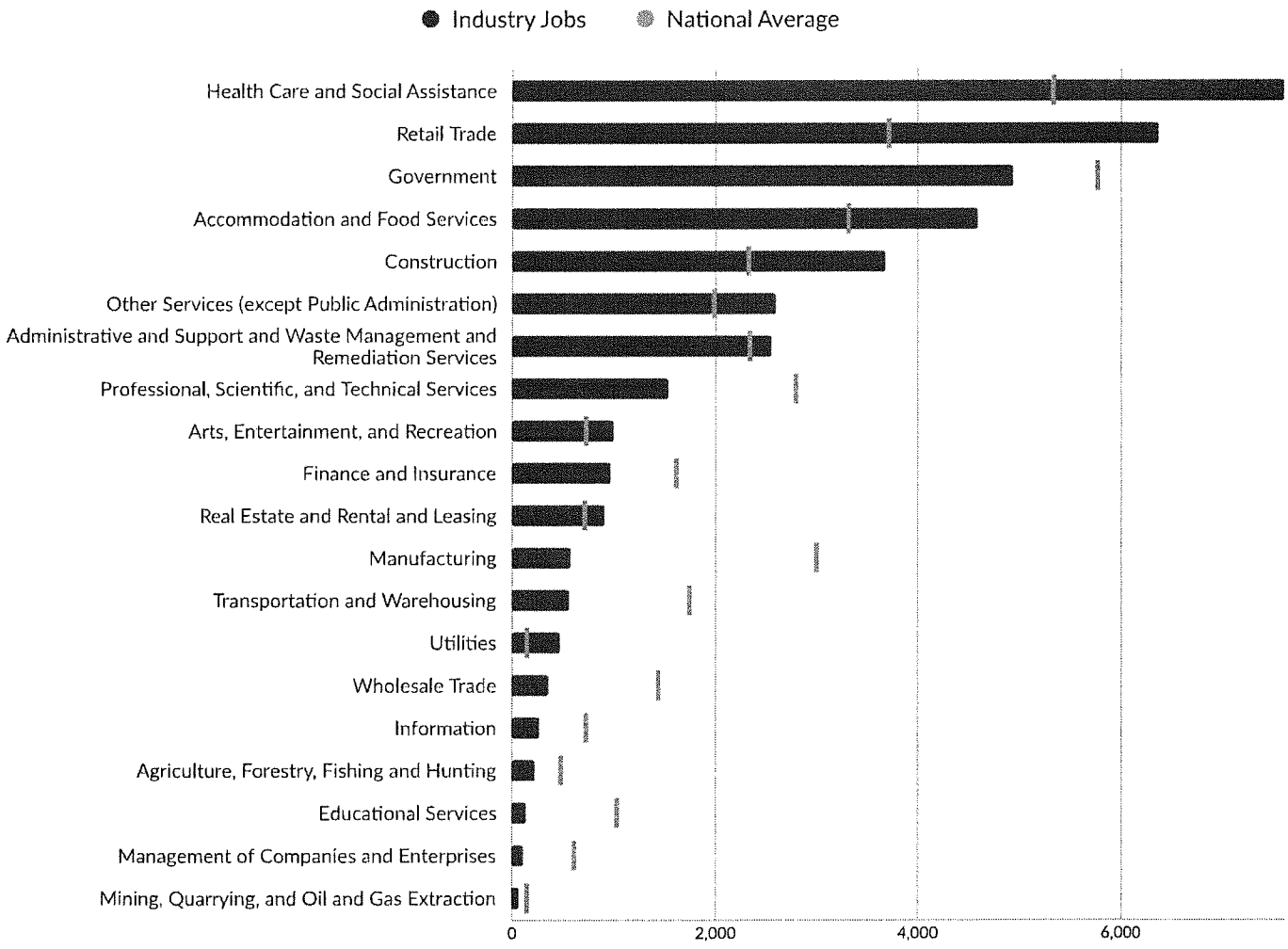
Top Previous Counties	Migrations
Hernando County, FL	784
Marion County, FL	779
Pinellas County, FL	609
Pasco County, FL	579
Hillsborough County, FL	478
Lake County, FL	204

Top Previous Counties	Migrations
Broward County, FL	196
Orange County, FL	178
Sumter County, FL	176
Polk County, FL	159
Levy County, FL	125
Lee County, FL	117
Palm Beach County, FL	115
Miami-Dade County, FL	106
Osceola County, FL	98

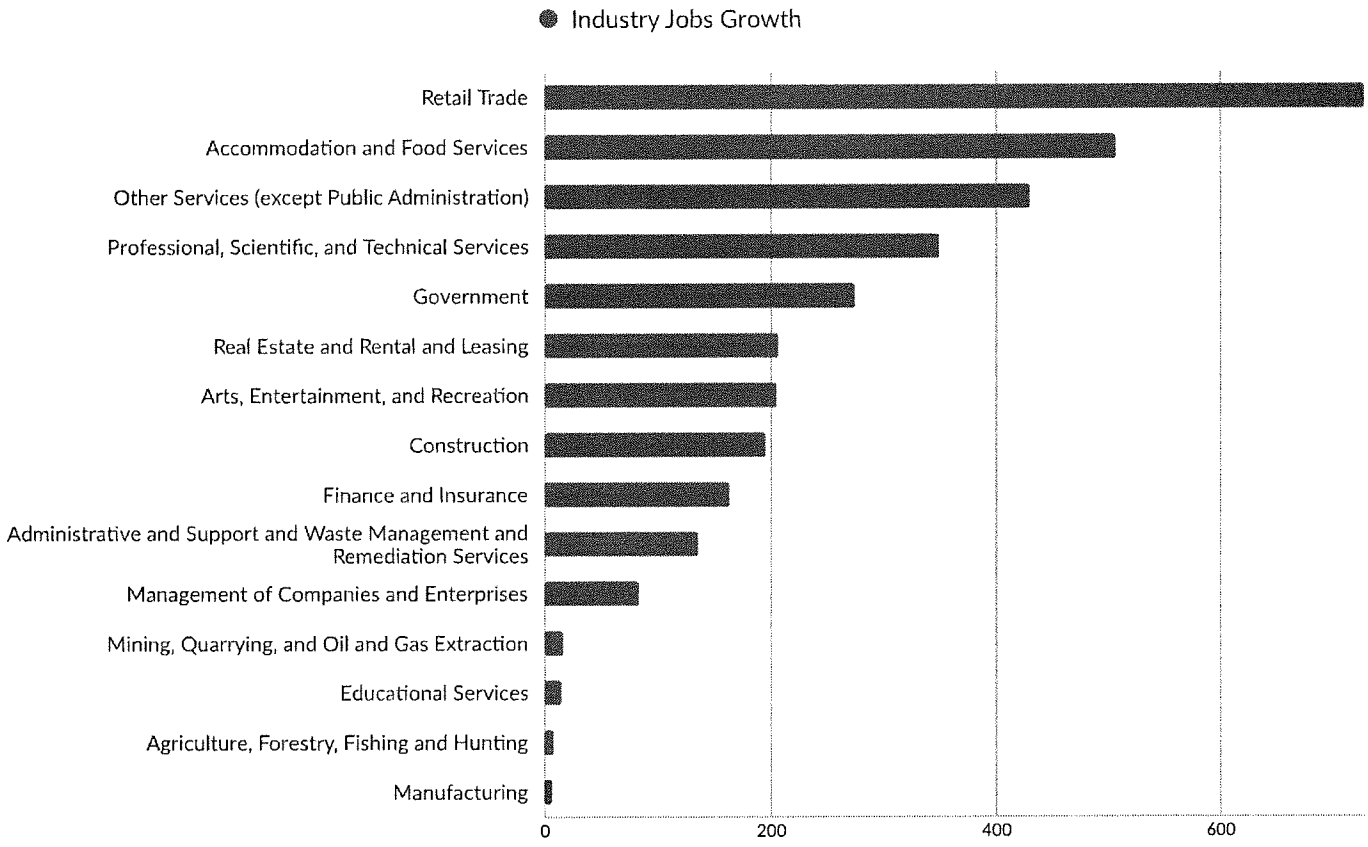
Top Following Counties	Migrations
Marion County, FL	837
Hernando County, FL	391
Pasco County, FL	242
Sumter County, FL	201
Hillsborough County, FL	171
Levy County, FL	165
Pinellas County, FL	148
Lake County, FL	139
Orange County, FL	135
Volusia County, FL	102
Polk County, FL	87
Alachua County, FL	85
Duval County, FL	83
Manatee County, FL	61
St. Johns County, FL	51

Industry Characteristics

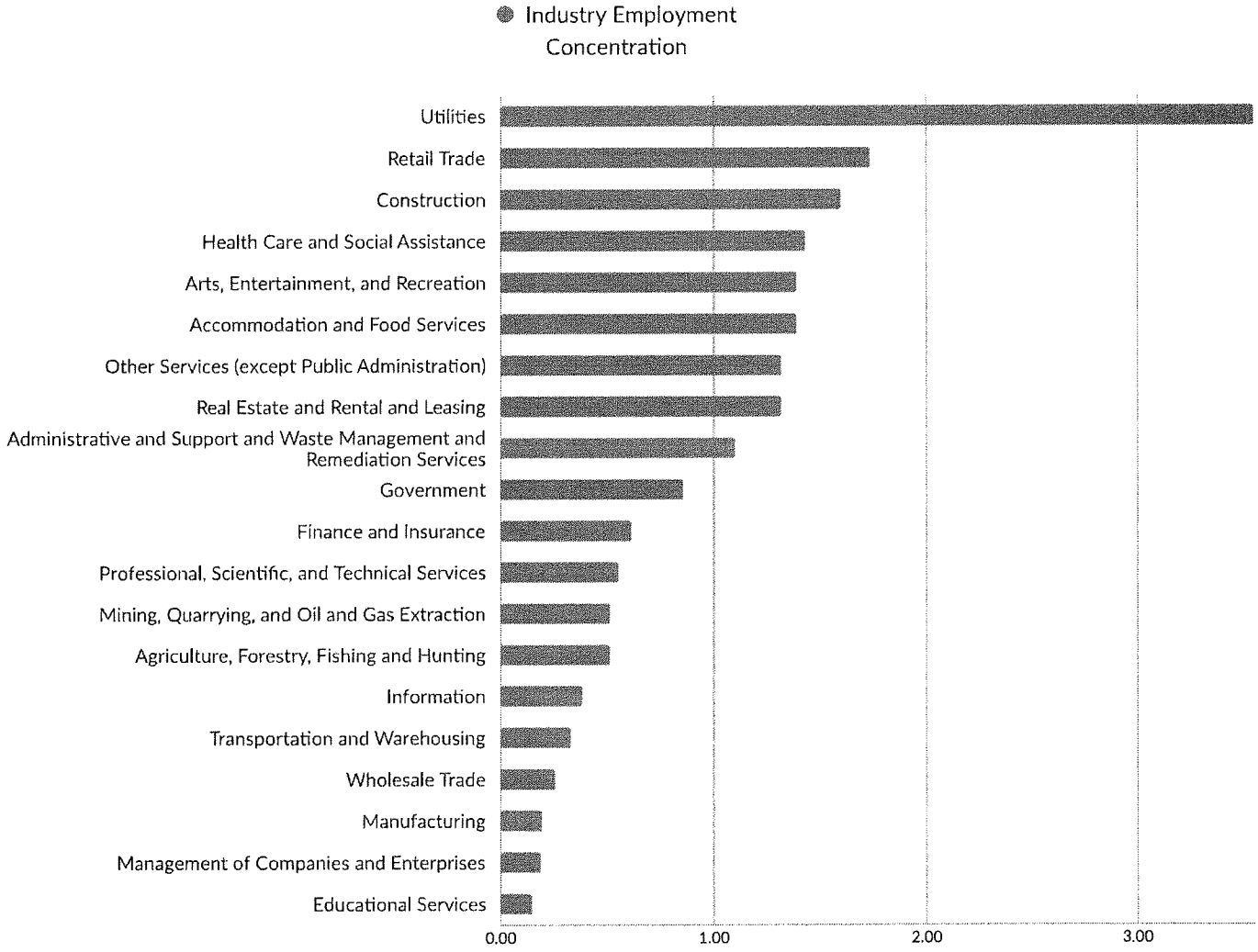
Largest Industries



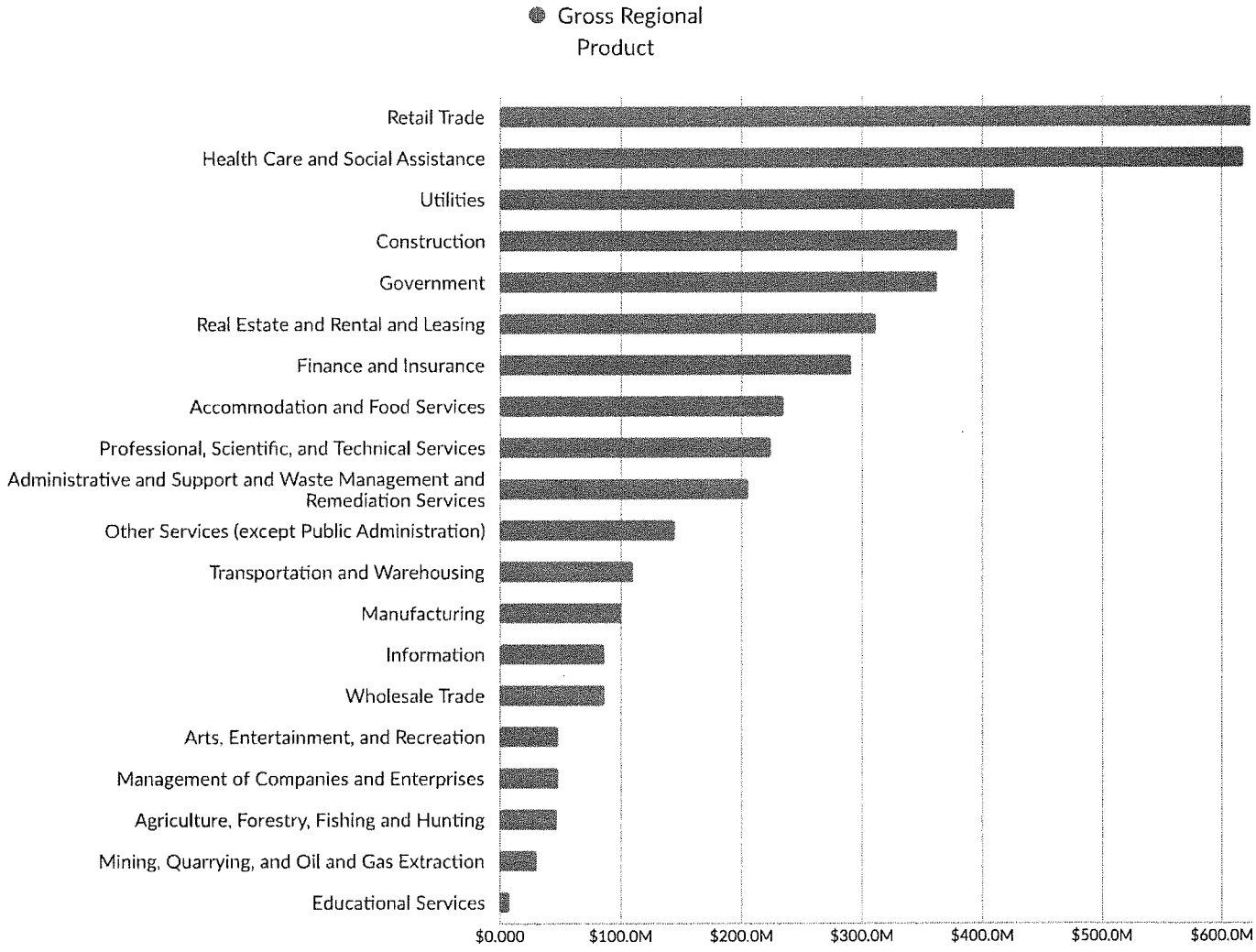
Top Growing Industries



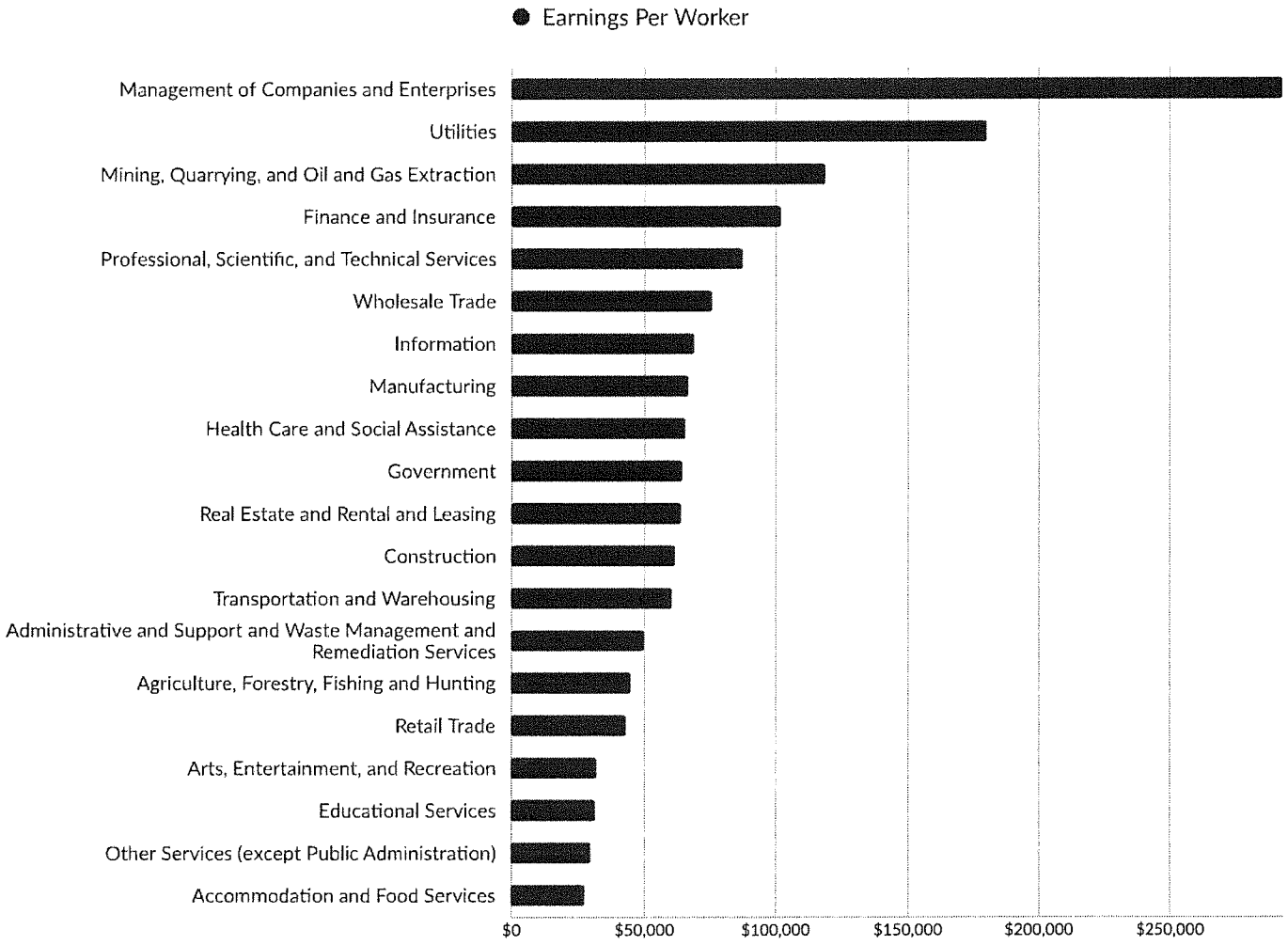
Top Industry Employment Concentration



Top Industry GRP



Top Industry Earnings



Business Characteristics

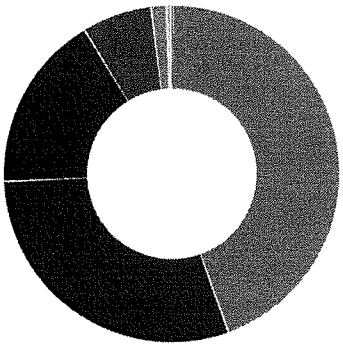
10,338 Companies Employ Your Workers

Online profiles for your workers mention 10,338 companies as employers, with the top 10 appearing below. In the last 12 months, 1,187 companies in Citrus County, FL posted job postings, with the top 10 appearing below.

Top Companies	Profiles
Citrus County School Board	451
Duke Energy	281
HCA Healthcare	276
Walmart	198
Publix	149
State of Florida	136
Citrus County School District	127
Progress Energy	121
United States Army	108
At Home	105

Top Companies Posting	Unique Postings
HCA Healthcare	728
Encompass Health	200
Methodist Le Bonheur Healthca...	185
Citrus County	118
Walmart	117
Walgreens Boots Alliance	90
Avante At Inverness	89
State of Florida	86
Chapters Health System	72
Lifestream Behavioral Center	70

Business Size

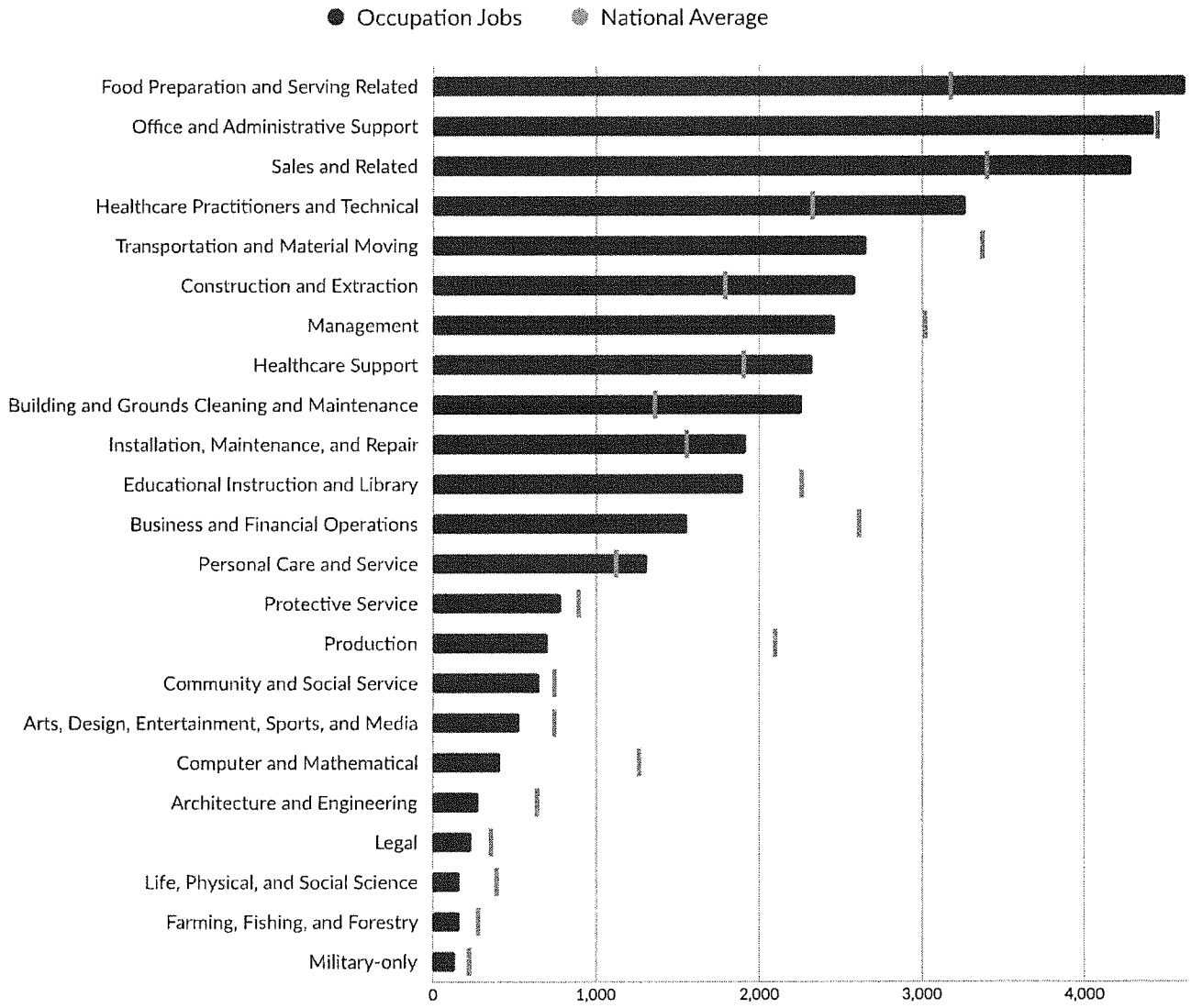


	Percentage	Business Count
1 to 4 employees	44.4%	3,000
5 to 9 employees	29.8%	2,011
10 to 19 employees	17.0%	1,147
20 to 49 employees	6.7%	452
50 to 99 employees	1.5%	100
100 to 249 employees	0.4%	27
250 to 499 employees	0.1%	10
500+ employees	0.1%	4

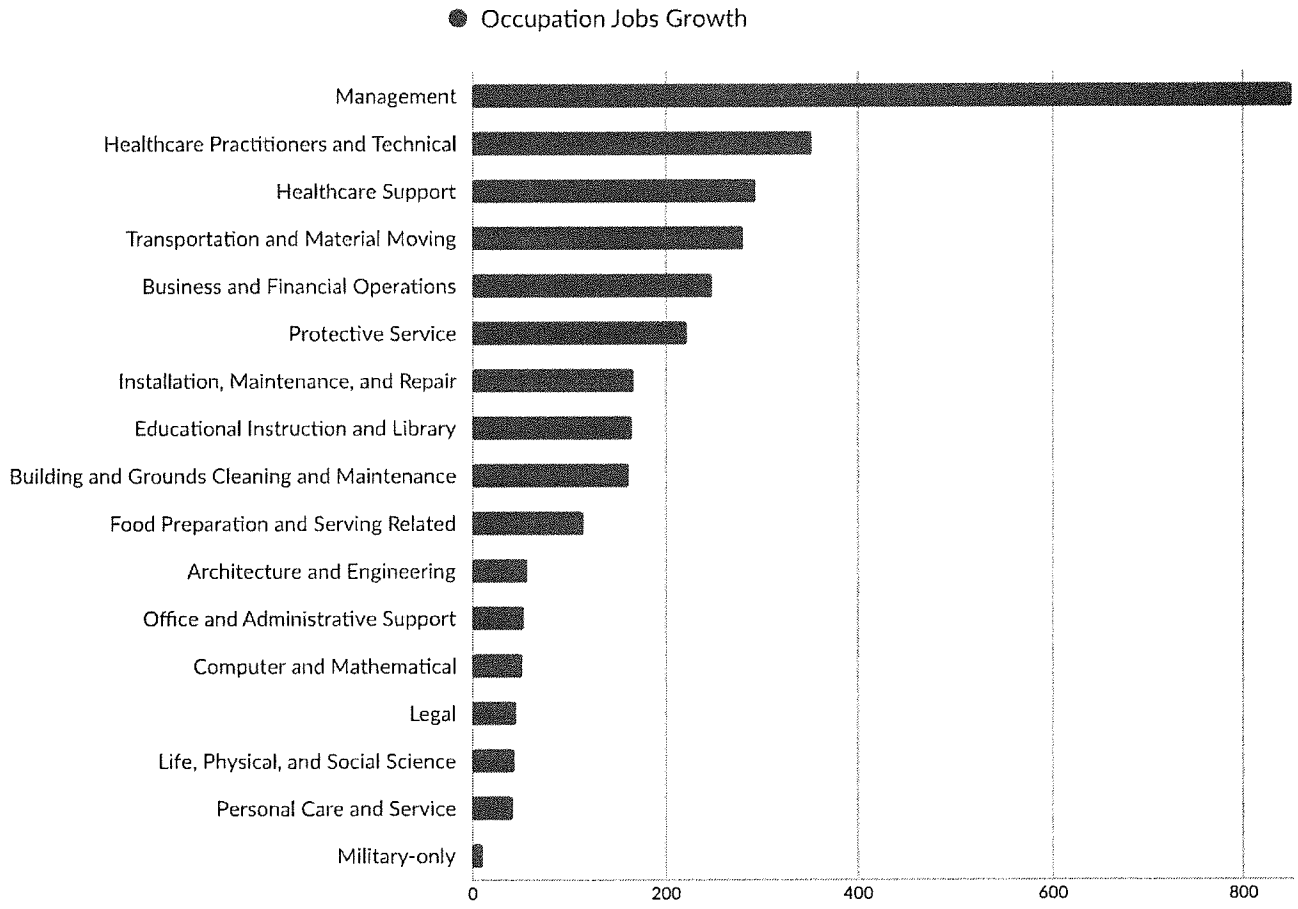
**Business Data by DatabaseUSA.com is third-party data provided by Lightcast to its customers as a convenience, and Lightcast does not endorse or warrant its accuracy or consistency with other published Lightcast data. In most cases, the Business Count will not match total companies with profiles on the summary tab.*

Workforce Characteristics

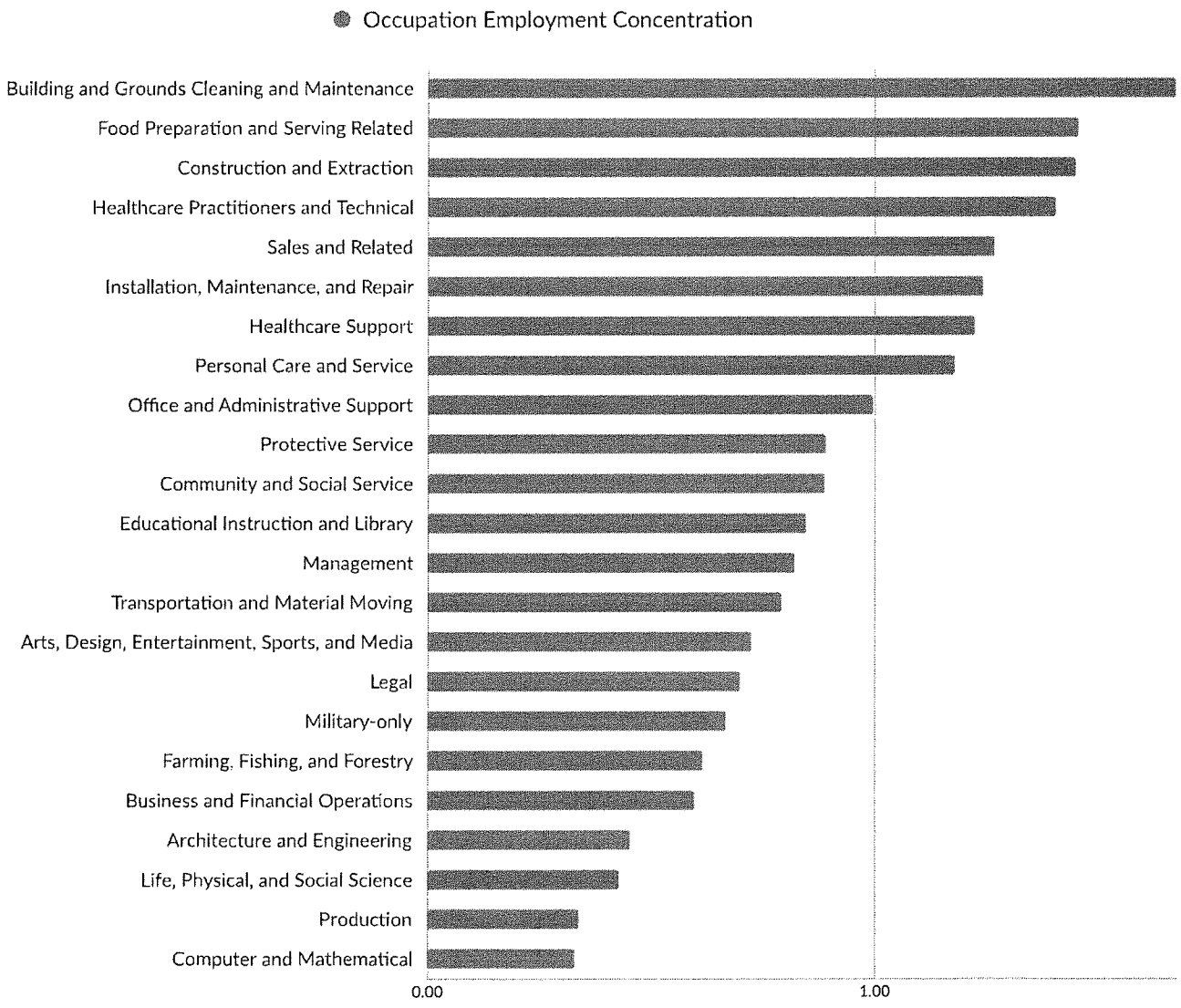
Largest Occupations



Top Growing Occupations



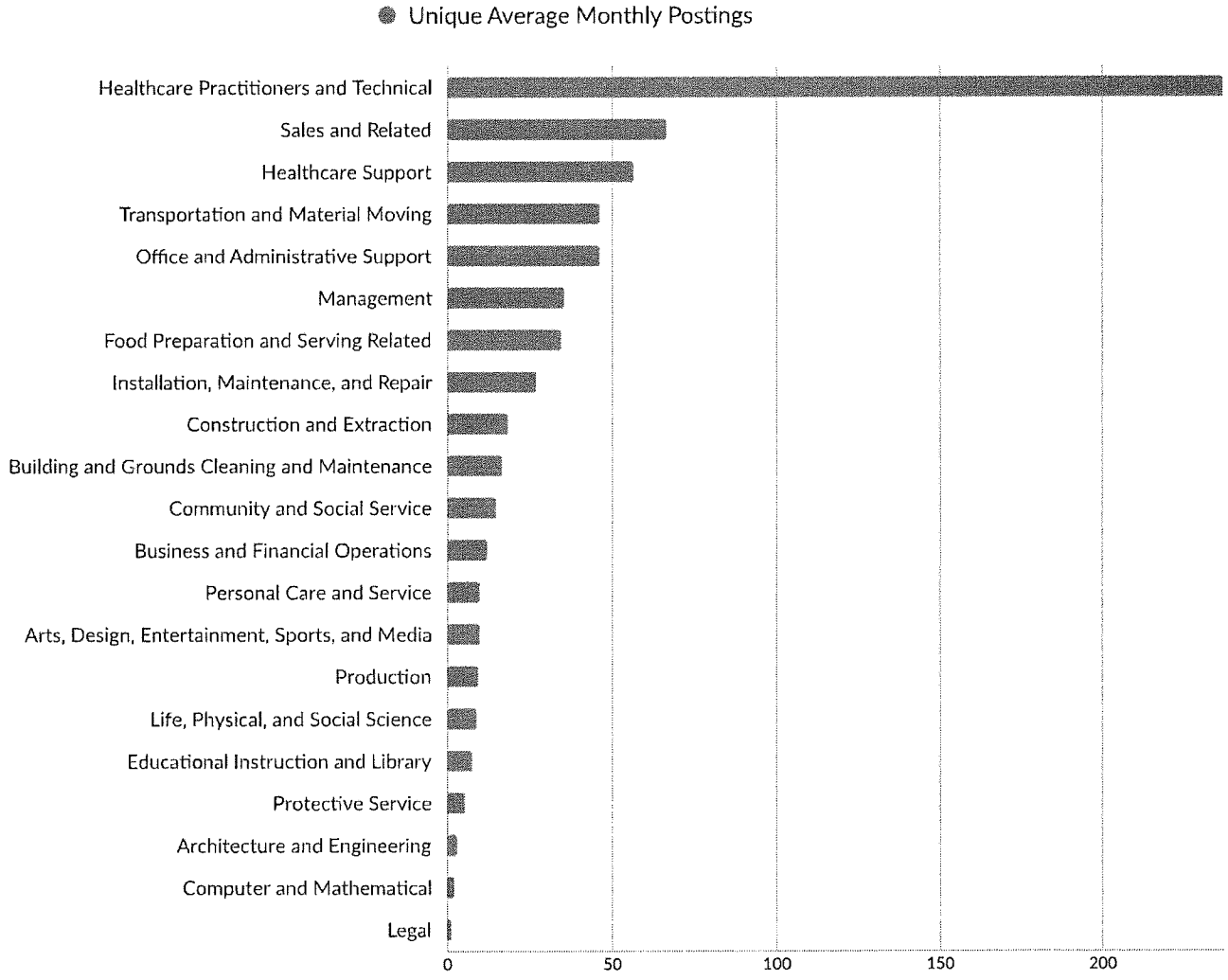
Top Occupation Employment Concentration



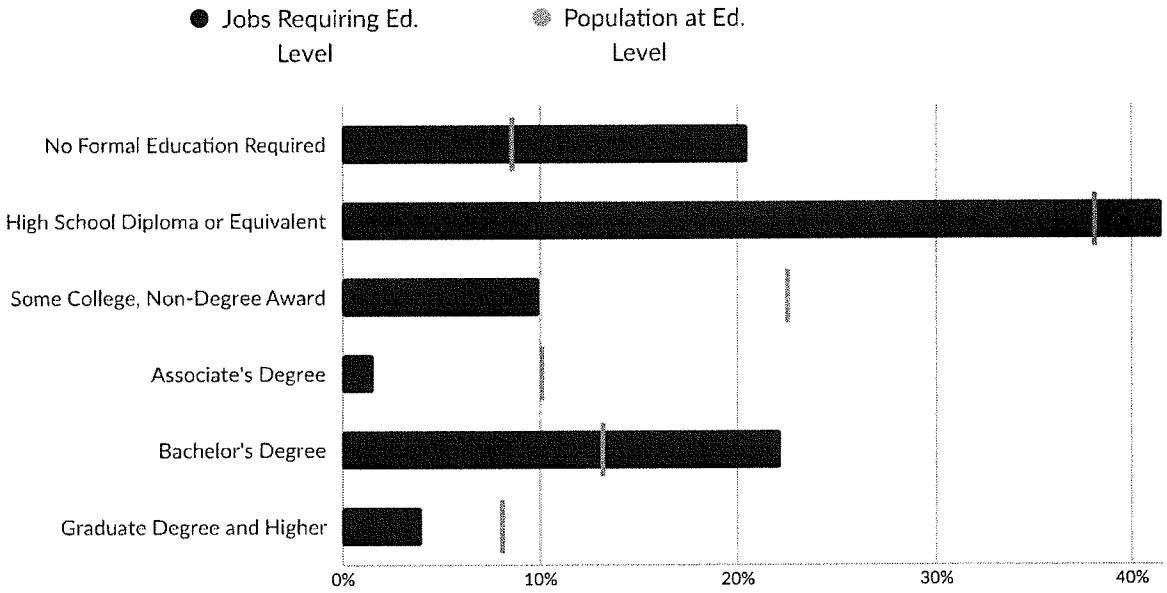
Top Occupation Earnings



Top Posted Occupations



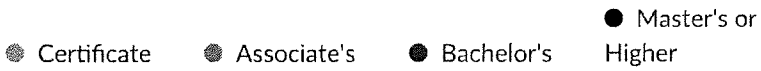
Underemployment



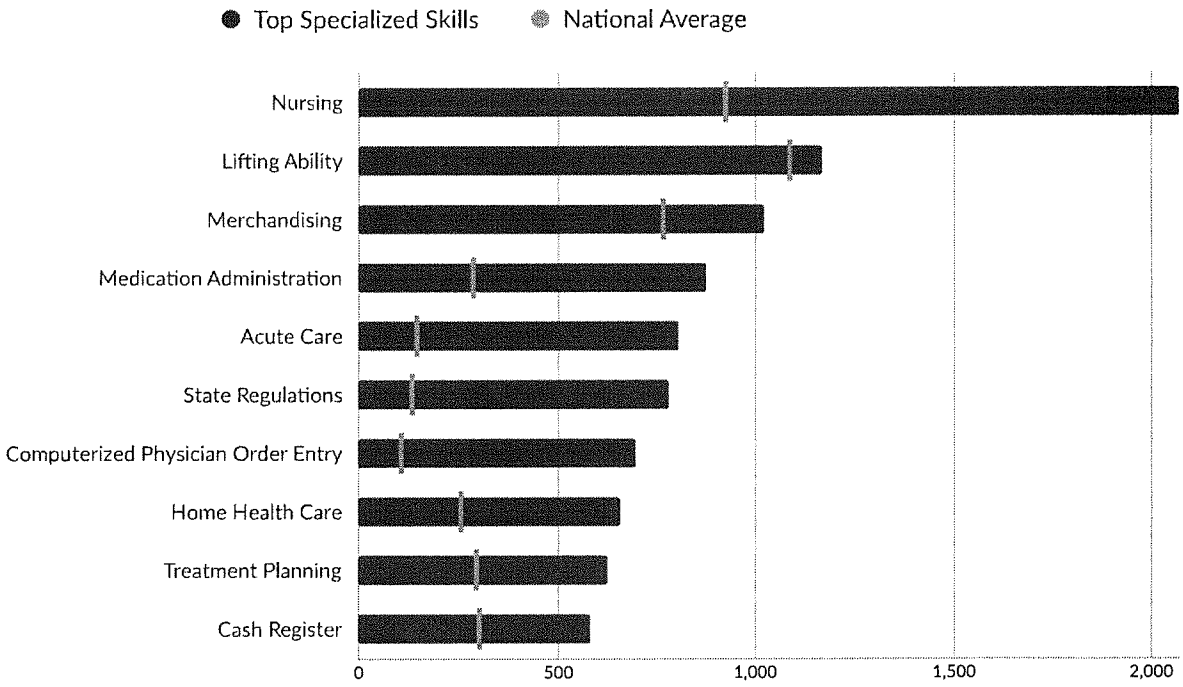
Educational Pipeline

In 2024, there were 328 graduates in Citrus County, FL. This pipeline has grown by 38% over the last 5 years. The highest share of these graduates come from "Criminal Justice/Police Science" (Certificate), "Corrections" (Certificate), and "Welding Technology/Welder" (Certificate).

School	Total Graduates (2024)	Graduate Trend (2020 - 2024)
Withlacoochee Technical College	328	



In-Demand Skills



Source	Date	Obsolescence Date
AtoZDatabases	01/02/2026	07/02/2026
AtoZDatabases	01/02/2026	07/02/2026
AtoZDatabases	01/02/2026	07/02/2026

Business Name	Legal Name
American Marine Holdings LLC HQ	
Brannen Banks of Florida Inc HQ	
United Healthcare	
United Healthcare	
United Healthcare	
HCA Florida Citrus Hospital	HCA West Florida Division Hospital
United Healthcare	
Technology Conservation Group Inc HQ	
Hollow Point Cafe LLC	
Sibex Inc	
Bravera Health Seven Rivers HQ	
Absolute Clean Energy	
Advanced Gas Service	
Aluminum Supply Depot Inc	
Florida Public Utilities	Florida Public Utilities Co
Citrus Memorial Hospital	
Anderson Guest Service	
Bay News 9	
SECO Energy	
Sharkhunters International Inc	
Village Cadillac of Homosassa	
Solution Managers International Inc	
Shoemaker Holdings LLC	
Indian Springs Utilites	
Tgh Crystal River Wound Care Center	
HG Liquidators Corp	
RJP Custom Install Inc	
Citrus Memorial Hospital	
John Tortorici Aluminum Construction	
Dave's Aluminum	
Quality Inn	
Therapy Management Corp	
Eagle Buick GMC Inc	
Cadillac Parts	
Jenkins Chevrolet of Homosassa	
Walmart Supercenter	
Caywood Enterprises	
Jenkins Nissan of Homosassa	
Walmart Supercenter	
Jotires USA	
Sheffield Structures Design Inc	
Bzb Holdings LLC	
Eht Real Estate Holdings LLC	
Baothuy Hoang MD	
Bfd Holdings of Citrus County LLC	
Citrus KIA	
CHAMPS Software, Inc.	
Crystal Chrysler Dodge Jeep	
Kerrigan Holdings Inc	
Salmon Creek Brewery Inc	
Love Honda	
Walmart Supercenter	
Grill Room	
Krawczyks Design	
Flagstar Bank	

Address	City	State	ZIP	Phone
1520 S Suncoast Blvd	Homosassa	FL	34448	(252) 975-7009
320 S US Highway 41	Inverness	FL	34450	(352) 726-1221
700 W Norvell Bryant Hwy	Hernando	FL	34442	(352) 667-6094
327 NE US Highway 19	Crystal River	FL	34429	(352) 765-8469
3959 S Suncoast Blvd	Homosassa	FL	34448	(352) 765-8463
502 W Highland Blvd	Inverness	FL	34452	(352) 726-1551
602 W Main St	Inverness	FL	34450	(352) 765-8464
705 S Easy St	Lecanto	FL	34461	(352) 527-2534
1672 N Timbercrest Way	Crystal River	FL	34429	N/A
430 N Suncoast Blvd	Crystal River	FL	34429	(727) 726-4343
6201 N Suncoast Blvd	Crystal River	FL	34428	(352) 795-6560
616 La Salle Ave	Inverness	FL	34452	(352) 292-1104
7114 N Harris	Dunnellon	FL	34434	(352) 400-5449
4959 W Gulf To Lake Hwy	Lecanto	FL	34461	(352) 270-8836
3050 N Florida Ave	Hernando	FL	34442	(352) 447-2790
7955 S Suncoast Blvd	Homosassa	FL	34446	(352) 382-6134
3029 E Thomas St	Inverness	FL	34453	(352) 344-8822
1624 N Meadowcrest Blvd	Crystal River	FL	34429	(352) 563-2052
610 S US Highway 41	Inverness	FL	34450	(352) 726-3944
6885 N Beechnut Loop	Hernando	FL	34442	(352) 637-2917
2431 S Suncoast Blvd	Homosassa	FL	34448	(352) 628-5100
956 N Hunt Club Dr	Hernando	FL	34442	(973) 244-0175
2650 E Maidstone Ct	Hernando	FL	34442	N/A
364 NW 14th Pl	Crystal River	FL	34428	(352) 795-5205
11503 W Emerald Oaks Dr	Crystal River	FL	34428	(352) 563-2407
7379 S Suncoast Blvd	Homosassa	FL	34446	(352) 503-2860
1230 W Double Eagle Ct	Hernando	FL	34442	(631) 863-0100
7646 S Florida Ave	Floral City	FL	34436	(352) 726-3700
5470 E Gwendolyn Path	Inverness	FL	34452	(352) 726-5763
2703 E Squirrel Ct	Inverness	FL	34452	(352) 746-1600
4486 N Suncoast Blvd	Crystal River	FL	34428	(352) 563-1500
8477 S Suncoast Blvd	Homosassa	FL	34446	(352) 382-1141
1275 S Suncoast Blvd	Homosassa	FL	34448	(352) 795-6800
2431 S Suncoast Blvd	Homosassa	FL	34448	(352) 503-0514
1035 S Suncoast Blvd	Homosassa	FL	34448	(352) 651-7306
1936 N Lecanto Hwy	Lecanto	FL	34461	(352) 228-6000
3599 E Westcove Ct	Dunnellon	FL	34434	(352) 344-1272
937 S Suncoast Blvd	Homosassa	FL	34448	(352) 228-8777
6885 S Suncoast Blvd	Homosassa	FL	34446	(352) 628-4161
2516 Highway 44 W	Inverness	FL	34453	(352) 423-4671
6216 W Gulf To Lake Hwy	Crystal River	FL	34429	N/A
6991 W Gulf To Lake Hwy	Crystal River	FL	34429	N/A
7562 W Gulf To Lake Hwy	Crystal River	FL	34429	N/A
131 S Citrus Ave Ste 202	Inverness	FL	34452	(352) 637-0211
6240 S Windforest Pt	Floral City	FL	34436	N/A
5290 S Running Brook Dr	Homosassa	FL	34448	(352) 564-8668
1255 N Vantage Point Dr	Crystal River	FL	34429	(352) 795-2362
1005 S Suncoast Blvd	Homosassa	FL	34448	(352) 563-2277
2085 W Huntington Dr	Beverly Hills	FL	34465	N/A
10 Spruce Pine Ct S	Homosassa	FL	34446	(360) 524-5537
2219 S Suncoast Blvd	Homosassa	FL	34448	(352) 628-4600
2461 E Gulf To Lake Hwy	Inverness	FL	34453	(352) 637-2300
505 E Hartford St	Hernando	FL	34442	(352) 746-6855
6768 W Berrigan Ct	Homosassa	FL	34446	(352) 464-2585
6296 W Gulf To Lake Hwy	Crystal River	FL	34429	(888) 248-6423

Name	Title	Employee Size	Revenue / Yr
Lee Kimmell	Chief Executive Officer	414	$456,387,000
Joseph Brannen	Chief Executive Officer	100	$126,237,000
		50	$122,462,000
		50	$92,439,000
		50	$90,859,000
Raylene Platel	Executive Officer	1,626	$89,347,000
Monet Deneuve	Other Contacts	50	$85,329,000
Hamilton Rice	Owner	124	$70,700,000
Tracey Wren	Manager	7	$70,692,000
Michael McCarthy	Chief Executive Officer	144	$67,680,000
Linda Stockton	Chief Executive Officer	600	$60,409,000
		85	$57,091,000
Ray Johnson	President	11	$55,945,000
		45	$52,740,000
Keith Pomeroy	Manager	39	$47,635,000
Sandy Bratschi-Sanders	Other Contacts	300	$45,322,000
Michael Anderson	Owner	4	$42,625,000
Rick Elmhorst	Manager	96	$42,417,000
Ray Vick	President	49	$42,357,000
Harry Cooper	President	150	$42,281,000
Garrett Vybrial	Executive Officer	94	$42,205,000
Raymond Lehman	Owner	60	$40,330,000
		30	$39,386,000
Jeff Schrade	Owner	38	$39,061,000
John Couris	Manager	300	$37,510,000
		58	$37,141,000
Robert Portolano	Owner	32	$36,243,000
Tammi Kampman	Other Contacts	300	$35,798,000
John Tortorici	Owner	45	$35,411,000
David Hoard	Owner	45	$35,411,000
Sarah Ston	General Manager	755	$34,791,000
Dreama Waldrop	Owner	648	$32,926,000
April Phillips	Owner	56	$32,915,000
		58	$32,119,000
		58	$31,535,000
Edwaard Shaw	General Manager	300	$31,202,000
David Caywood	Owner	36	$30,956,000
Anthony Guillaume	Manager	58	$30,951,000
Shannon Crossley	Other Contacts	300	$30,756,000
		49	$30,337,000
Marvin Sheffield	Manager	34	$29,222,000
Brandon Buckingham	Manager	30	$29,189,000
		30	$28,649,000
		294	$28,505,000
Brenda Debusk	Manager	35	$28,024,000
Steve Hiteman	Owner	47	$27,606,000
John Patel	Owner	63	$26,637,000
Steve Lamb	Owner	43	$26,544,000
Terri Kerrigan	Owner	30	$23,544,000
		28	$23,219,000
Chad Halleen	Owner	37	$22,297,000
Larry Gamble	Office Manager	300	$22,287,000
Chris Heupel	Executive Officer	460	$21,894,000
		9	$21,582,000
		9	$20,917,000

Home Based Business	Franchise Type	Holding Parent Name	Source
No			AtoZDatabases
No		Brannen Banks of Florida Inc H	AtoZDatabases
No	Chain Location	UnitedHealth Group Incorporate	AtoZDatabases
No	Chain Location	UnitedHealth Group Incorporate	AtoZDatabases
No	Chain Location	UnitedHealth Group Incorporate	AtoZDatabases
No	Chain Location	HCA Healthcare Inc HQ	AtoZDatabases
No	Chain Location	UnitedHealth Group Incorporate	AtoZDatabases
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AtoZDatabases	01/02/2026	07/02/2026
AtoZDatabases	01/02/2026	07/02/2026
AtoZDatabases	01/02/2026	07/02/2026

Plaza Chrysler Dodge Jeep Ram	
Showtime Rides	
Love Honda	
Morgan Environmental Enterprises	Morgan Environmental Ents
Mike Scott Plumbing	
Home Depot	
Applied Technology Resource	
Black Diamond Club House	
Love Chevrolet - INC	
Skynap Inc	
Futch's Tractor Depot Inc	
Newcomer Enterprises	
Awilsus LLC	
Crystal Ford Lincoln	
Wxof Inc	
Sumter Electric Co-Op Inc	
Winn-Dixie Pharmacy	
Walmart	
Iddeal Concepts Inc	
Duke Energy Inverness Operations	
A To Z Discount Beverage	
Gcr Partnership LLC	
Powers Protection	
Oak Hill Energy	
GreatFlorida Insurance	
Citrus Hills Investment Properties	Citrus Hills Investment Prop
F & H Contractors	F & H Electrical Contractor
Inter-county Recycling Inc	
Floral City Water Association	
Winn-Dixie Pharmacy	
Woodfield Corners LLC	
Nature Coast Dulcimer Works LLC	
Gilmar Manufacturing	
Ocean Marine Brokerage Services	
W R Services LLC	
Arrowhead Electric Service Inc	
Publix Super Market	
Atkinson Construction Inc	
Ship Shapes Inc	
Edward Jones - Financial Adviser: John G Breese	Edward Jones
Kubota	Kubota Tractor Corporation
Airgas	
Dynawatch Inc	
Innovative Design Hydrographics	
Publix Pharmacy	
Publix Pharmacy	
Wells Fargo Bank	
Campbell Jackie Campbell	
Wallys Scrapping	
Eagle Buick	
Sat Cel Inc	
Wjix FM	
SMG Inc	
Friends of Citrus & The Nature Coast Inc	Hospice Of Citrus County
Ate Fixture Fab	
Citrus Recycling & Roll-Off Service Inc	Citrus Recycling & Roll-Off

2077 Highway 44 W	Inverness	FL	34453	(352) 559-8027
5164 S Florida Ave Unit 104	Inverness	FL	34450	(352) 691-2573
2021 S Suncoast Blvd	Homosassa	FL	34448	(352) 400-4065
741 W Keller St	Hernando	FL	34442	(352) 341-0166
668 E Overdrive Cir	Hernando	FL	34442	(352) 237-2888
70 N Suncoast Blvd	Crystal River	FL	34429	(352) 563-9800
5845 W Gulf To Lake Hwy	Crystal River	FL	34429	(727) 381-1836
3125 W Black Diamond Cir Ste 100	Lecanto	FL	34461	(352) 746-3440
2209 Highway 44 W	Inverness	FL	34453	(352) 419-0859
6562 W Peking Ct	Dunnellon	FL	34433	(954) 452-4411
				(618) 435-4430
7344 S Ridge Pt	Homosassa	FL	34446	(352) 634-0610
7 Elder Ct E	Homosassa	FL	34446	N/A
2440 NW US Highway 19	Crystal River	FL	34428	(352) 795-7371
964 S Crystal Glen Dr	Lecanto	FL	34461	(352) 746-0167
610 S US Highway 41	Inverness	FL	34450	(352) 726-3944
3565 N Lecanto Hwy	Beverly Hills	FL	34465	(352) 746-0096
2851 E Gulf To Lake Hwy	Inverness	FL	34453	(352) 637-2300
5830 W Gulf To Lake Hwy	Crystal River	FL	34429	(352) 563-6020
517 Independence Hwy	Inverness	FL	34453	N/A
3295 S Suncoast Blvd	Homosassa	FL	34448	(352) 628-4266
5676 W Gulf To Lake Hwy	Crystal River	FL	34429	N/A
3447 E Gulf To Lake Hwy	Inverness	FL	34453	(352) 765-2110
450 Pleasant Grove Rd	Inverness	FL	34452	(352) 453-0487
3543 N Lecanto Hwy	Beverly Hills	FL	34465	(352) 527-2886
2476 N Essex Ave	Hernando	FL	34442	(352) 746-6060
9030 W Fort Island Trl Ste 8A	Crystal River	FL	34429	(352) 795-0525
1801 W Gulf To Lake Hwy	Lecanto	FL	34461	(352) 746-5272
8189 S Florida Ave	Floral City	FL	34436	(352) 726-3366
3792 S Suncoast Blvd	Homosassa	FL	34448	(352) 628-2188
3511 N Lecanto Hwy	Beverly Hills	FL	34465	N/A
2665 E Celina St	Inverness	FL	34453	N/A
12982 S Pleasant Grove Rd	Floral City	FL	34436	(352) 637-4254
6186 N Misty Oak Ter	Beverly Hills	FL	34465	(985) 448-0409
3149 N Appaloosa Pt	Crystal River	FL	34428	(888) 352-5781
205 E Gulf To Lake Hwy	Lecanto	FL	34461	(315) 678-2538
9525 S Suncoast Blvd	Homosassa	FL	34446	(352) 382-1149
3880 N Roscoe Rd	Hernando	FL	34442	(352) 637-4138
3928 N Blazingstar Way	Beverly Hills	FL	34465	(352) 270-8820
2712 W Woodview Ln	Lecanto	FL	34461	(352) 527-0606
4016 W Southern St	Lecanto	FL	34461	(888) 458-2682
621 NE 5th Ter	Crystal River	FL	34428	(352) 563-1200
735 N Suncoast Blvd	Crystal River	FL	34429	(352) 795-3530
8257 W River Glade Ct	Crystal River	FL	34428	(516) 426-9399
2685 N Forest Ridge Blvd	Hernando	FL	34442	(352) 527-6554
1012 W Main St	Inverness	FL	34450	(352) 341-2602
1100 SE US Highway 19	Crystal River	FL	34429	(352) 795-2265
2202 Highway 44 W	Inverness	FL	34453	(352) 683-7365
1162 E Sandy Ln	Hernando	FL	34442	(352) 651-1447
4018 S Suncoast Blvd	Homosassa	FL	34446	(352) 436-4797
5240 S Suncoast Blvd	Homosassa	FL	34446	(352) 628-6006
7311 W Grover Cleveland Blvd	Homosassa	FL	34446	(352) 382-7776
6730 N Citrus Ave	Crystal River	FL	34428	(352) 795-7170
8471 W Periwinkle Ln	Homosassa	FL	34446	(352) 249-1470
1158 W Stafford St	Hernando	FL	34442	(954) 786-0113
505 E Gulf To Lake Hwy	Lecanto	FL	34461	(352) 344-3537

Paul Arduser	General Manager	41	$20,882,000
		4	$20,703,000
Robert Halleen	Owner	34	$19,501,000
Al Morgan	Owner	43	$19,135,000
Pat Scott	Manager	183	$18,950,000
Chris Lawson	Executive Officer	200	$18,642,000
Jim Rustin	Owner	29	$18,392,000
Ed Sanabria	General Manager	327	$18,022,000
Chad Halleen	Owner	34	$17,542,000
		27	$17,325,000
Darryll Futchs	Owner	48	$17,157,000
Wayne Newcomer	President	21	$16,464,000
Menz William	Manager	7	$16,254,000
Dora Hunt	Executive Officer	25	$15,899,000
Steve Schurdelo	Partner	29	$15,650,000
James Duncan	Chief Executive Officer	25	$15,612,000
Julie Moses	Manager	13	$15,037,000
Marcelle Agen	Other Contacts	200	$14,814,000
Paul Wright	Executive Officer	26	$14,291,000
		20	$14,026,000
Roger Shukla	Owner	39	$13,985,000
John Messer	Manager	8	$13,542,000
Jon Powers	President	18	$13,502,000
Rob Wardlow	Other Contacts	7	$12,820,000
Dorothy Starr	Manager	121	$12,691,000
Steven Tamposi	President	218	$12,510,000
Edward Gerrits	Chief Financial Officer	41	$12,457,000
Mike Paglia	Owner	25	$12,177,000
Gary Judd	Superintendent	7	$12,115,000
		30	$12,030,000
Wesley Bradshaw	Manager	9	$11,825,000
		29	$11,564,000
		19	$11,315,000
Bob Tice	Other Contacts	8	$11,261,000
		11	$11,252,000
Nancy Kline	President	5	$11,115,000
John McNeill	Manager	30	$10,973,000
Kathie Atkinsin	Owner	9	$10,951,000
		7	$10,949,000
John Breese	Manager	9	$10,876,000
		7	$10,778,000
Richard Good	Manager	9	$10,752,000
		31	$10,556,000
		11	$10,485,000
		30	$10,426,000
Daniel Sanow	Professional	30	$10,426,000
Roy Trout	Office Manager	19	$10,414,000
		19	$10,381,000
		9	$10,237,000
Randy Harbin	Manager	8	$10,193,000
		31	$10,174,000
		24	$10,174,000
Sean Gerrits	President	88	$10,113,000
Anthony Palumbo	Chief Executive Officer	99	$10,020,000
Dayle Montegomery	Executive Officer	19	$9,996,000
Sandra Messina	Owner	16	$9,991,000

No			AtoZDatabases
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No	Chain Location	Lone Star Funds HQ	AtoZDatabases
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No	Chain Location	Wells Fargo & Company HQ	AtoZDatabases
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AtoZDatabases	01/02/2026	07/02/2026
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Crystal River Metal Recycling	
Hay Hut Feeder	
Construction Restoration	
Titans Implement	
Gulf Atlantic Industrial Equipment Inc	
Gator Diamond Blades Inc	Gator Diamond Blades
SRS Building Products	
Suncoast Construction Cor	
AquaEze	
American Suncoast Builders Inc	
Golden X Plumbing Supply Inc	
Citrus County Hospital Board	
Kellam Knives Worldwide	
Citrus Auto Trader	
Publix Super Market	
Publix Super Market	
Crystal Tractor & Equipment	
Donald Mcfarland Construction	
Edward Russell Johnston Inc	
Corporate Construction LLC	
Parsley Construction Inc	
Citrus Hills Construction	
Dallas Land Clearing & Demolition	
Sweetwater Homes of Citrus Inc	Sweetwater Homes Of Citrus
High Tower Restoration	
Heltons Electric Motor and Sharpening Service LLC	
Salvinco LLC	
Southern Meat Produce Depot LLC	
All About Stone	
Umbra Medical Products Inc	
Cookie Jar Bakery Outlet	
Citrus Lending	
Wells Fargo Bank	
Wheels and Deals	
Storm Distillery	
Kirkpatricks Donkey Show LLC	
NorthQuest Software	
Taurus Metal Recycling	
Jenkins Used Car Outlet of Homosassa	
Brian Your Car Guy	
Angus Wholsales Meats Inc	
Personal Quest	
James Ladrigan Consulting	
CenturyLink	
Diamond Ridge Health and Rehabilitation Center	
Allied Insurance	
Interior Resource Group Inc	
Citrus Auto Trader	
A J Hendrix Builders Inc	
Cardiff Construction LLC	
Pro Built Barns	
Williams Family Furniture Llc	
Publix Super Market at Springs Plaza	
Crystal Chevrolet	
Pure Culture	
Two Brothers Motors Inc	

4365 W Lee Ann Ln	Lecanto	FL	34461	(352) 527-9599
8001 N Whippoorwill Ter	Hernando	FL	34442	(516) 924-2831
36 W Gulf To Lake Hwy	Lecanto	FL	34461	(352) 527-9843
6659 N Carl G Rose Hwy	Hernando	FL	34442	(352) 726-4800
8794 W Tradeways Ct	Homosassa	FL	34448	(352) 628-6674
2050 Highway 44 W	Inverness	FL	34453	(352) 637-2655
6130 N Florida Ave	Hernando	FL	34442	(352) 465-4900
8016 S Suncoast Blvd	Homosassa	FL	34446	(352) 423-4409
1371 N Lecanto Hwy	Lecanto	FL	34461	(877) 860-9255
5665 S Chestnut Ter	Lecanto	FL	34461	(352) 628-4009
8 N Florida Ave	Inverness	FL	34453	(352) 726-9349
123 S Pine Ave	Inverness	FL	34452	(352) 341-2245
39 Candytuft Ct	Homosassa	FL	34446	(561) 588-3185
2017 W Gulf To Lake Hwy	Lecanto	FL	34461	(352) 527-3000
6760 W Gulf To Lake Hwy	Crystal River	FL	34429	(352) 795-4679
2685 N Forest Ridge Blvd	Hernando	FL	34442	(352) 527-6550
4016 W Southern St	Lecanto	FL	34461	(352) 527-2001
3400 E Rotor Wing Path	Hernando	FL	34442	(352) 726-7160
110 E Keller Ct	Hernando	FL	34442	(352) 746-0000
387 W Liberty St	Hernando	FL	34442	(352) 527-7703
4611 N Carl G Rose Hwy	Hernando	FL	34442	(352) 344-2638
2408 N Essex Ave	Hernando	FL	34442	(352) 527-9001
3360 E Dale Ct	Hernando	FL	34442	(352) 302-8557
8016 S Suncoast Blvd	Homosassa	FL	34446	(352) 382-4888
8110 S Suncoast Blvd	Homosassa	FL	34446	(352) 503-9930
721 N Maynard Ave	Lecanto	FL	34461	N/A
2436 N Heritage Oaks Path	Hernando	FL	34442	(941) 378-9727
5890 W Gulf To Lake Hwy	Crystal River	FL	34429	N/A
7119 W Gulf To Lake Hwy	Crystal River	FL	34429	(352) 436-1738
8930 E Roan Ln	Inverness	FL	34450	(352) 860-0462
806 NE 5th St	Crystal River	FL	34429	N/A
1649 W Gulf To Lake	Hernando	FL	34442	(352) 746-4246
2437 E Gulf To Lake Hwy	Inverness	FL	34453	(352) 637-1121
7700 W Gulf To Lake Hwy	Crystal River	FL	34429	(352) 212-5169
105 N Apopka Ave	Inverness	FL	34450	(352) 436-9037
11439 W Waterway Dr	Homosassa	FL	34448	N/A
4083 S Colony Ter	Homosassa	FL	34446	N/A
7410 S Bedford Rd	Floral City	FL	34436	(352) 637-2100
1785 S Suncoast Blvd	Homosassa	FL	34448	(352) 220-6363
2431 S Suncoast Blvd	Homosassa	FL	34448	(352) 277-1886
5274 W Dunnellon Rd	Dunnellon	FL	34433	(352) 465-0314
				(888) 736-2232
5841 N Whisper Pt	Hernando	FL	34442	(513) 248-1334
805 W Cave Ct	Hernando	FL	34442	(352) 364-5529
2730 W Marc Knighton Ct	Lecanto	FL	34461	(352) 746-9500
3451 E Lemon Dr	Hernando	FL	34442	(352) 459-0415
11838 W Coquina Ct	Crystal River	FL	34429	(410) 931-3211
644 N Suncoast Blvd	Crystal River	FL	34429	(352) 795-1111
316 S Kensington Ave	Lecanto	FL	34461	(352) 726-2401
3618 N Baltusrol Path	Lecanto	FL	34461	(352) 270-8825
2017 W Gulf To Lake Hwy	Lecanto	FL	34461	(352) 527-3500
6090 N Blue Bream Ter	Hernando	FL	34442	(352) 445-8447
3942 S Suncoast Blvd	Homosassa	FL	34448	(352) 621-0884
1035 S Suncoast Blvd	Homosassa	FL	34448	(352) 795-1515
2085 W Astor Pl	Dunnellon	FL	34434	(352) 601-6821
7007 S Florida Ave	Floral City	FL	34436	(352) 503-8423

Bobby Hall	Manager	16	$9,991,000
		13	$9,898,000
Robert Preusler	Owner	9	$9,880,000
		7	$9,816,000
Johnnie Seijas	Manager	21	$9,803,000
Tammy Poss	Owner	9	$9,761,000
Tom Noel	Manager	7	$9,740,000
		9	$9,739,000
		9	$9,698,000
Lisa Flannery	Owner	8	$9,653,000
Mark Mannion	President	45	$9,592,000
Mireya Vasquez	Other Contacts	286	$9,590,000
Harriet Kellokoski	Owner	49	$9,588,000
Randy Brown	General Manager	47	$9,489,000
Cyson Tracy	Manager	30	$9,303,000
Ray Parrish	Manager	75	$9,298,000
Timothy Gensler	Other Contacts	7	$9,161,000
Donald McFarland	Owner	6	$9,126,000
		6	$9,126,000
Ronald Radziercz	Executive Officer	6	$9,126,000
		6	$9,126,000
Steven Tamposi	Owner	6	$9,126,000
		6	$9,126,000
James Jacoby	President	18	$9,096,000
		8	$9,087,000
Christopher Helton	Manager	7	$9,043,000
Karen Potter	Manager	17	$8,997,000
Larry Sams	Manager	6	$8,977,000
		31	$8,977,000
Wanda Hart	Owner	28	$8,975,000
		7	$8,964,000
Megan Ennif	Owner	13	$8,963,000
Nicolle Lohrey	Office Manager	50	$8,901,000
		58	$8,891,000
		6	$8,857,000
Tracy Kirkpatrick	Manager	8	$8,814,000
		10	$8,810,000
Jeff Li	Manager	9	$8,751,000
		58	$8,739,000
		58	$8,739,000
Darrell Linton	President	5	$8,686,000
		22	$8,673,000
James Ladrigan	Owner	31	$8,602,000
Jeff Glover	Manager	31	$8,602,000
Diane West	Executive Officer	164	$8,582,000
		5	$8,577,000
Randy Rossello	President	9	$8,542,000
		9	$8,539,000
A Hendrix	Owner	6	$8,518,000
		6	$8,518,000
David Christensen	Owner	6	$8,518,000
		7	$8,518,000
Joe Corwin	Manager	94	$8,503,000
Scott Ming	Manager	8	$8,494,000
		6	$8,446,000
		58	$8,440,000

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No	Chain Location	Wells Fargo & Company HQ	AtoZDatabases
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No	Chain Location	Lumen Technologies Inc HQ	AtoZDatabases
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David Jones Pavers & Stone Restoration & Sealants	
Gulf Seas Construction	
Distinctive Homes Group LLC	
Sound Drywall & Acoustic Inc	
Carports & More	
Fisher Building Contractors	
Spider Mike's Tattoo	
Citrus County Chronicle	
Complete Protection	
Daly and Zilch Inc	
Urovac Unlimited Urinevac	
Raymond James	
Mastech Utility Service Group	
Health & Medical Directories	
Crystal Tractor Supercenter of Homosassa	
West Coast Custom Closet Systems	
Art Center of Citrus County	
Ltd Motors	
Gensco Laboratories Inc	
SRS Tactical	
Fancy Pants Accessories	
Edward Jones - Financial Adviser: Justin E Rooks	Edward Jones
TD Bank	
Air Distributors Inc	
Agricon Equipment Company LLC	
Glacier Mechanical	
Accessibility Services Inc	
WRZN 720 Am	WRZN
Groat Group LLC	
HCS II Construction Inc	
Hlius Illumination	
Crystal Motor Car	
Crystal River Metal Recycling	
Gerrits Citrus Inc	Gerrits Builders
Mission In Citrus	
Smart Homes Inc	
Total Environmental Services	
Double A Installations LLC	
Royal Coachman Homes	
Brannen Bank HQ	
Holcim	
Priority Medical Supplies More LLC	
Truist	
I Deploy	
Prestige Table Pads	
Dewayne Wtson Tree Service Sawmill	
Wheeler Construction Inc	
Harold Peasley Framing	
C&M Construction	
Nature Coast Restoration	
Great Oaks General Contractors LLC	
Professional Roof Systems Inc	
Smart Holmes	
Suncare Medical Inc	
Islands In Motion	
Gull Scott D Agt	

221 S Easy St	Lecanto	FL	34461	(352) 302-4446
4990 S Suncoast Blvd	Homosassa	FL	34446	(352) 628-7642
30 Black Willow Ct N	Homosassa	FL	34446	(941) 927-7654
108 Oak Village Blvd S	Homosassa	FL	34446	(954) 227-0244
6733 S Suncoast Blvd	Homosassa	FL	34446	(352) 220-2607
7738 W Ariane St	Homosassa	FL	34446	(352) 302-3003
3790 E Gulf To Lake Hwy	Inverness	FL	34453	N/A
1624 N Meadowcrest Blvd	Crystal River	FL	34429	(352) 726-1441
7933 W Homosassa Trl	Homosassa	FL	34448	(352) 621-1222
305 S Salisbury Ter Ste A	Lecanto	FL	34461	(352) 341-4860
4766 W Blackridge Ln	Homosassa	FL	34446	(352) 422-0147
2657 N Forest Ridge Blvd	Hernando	FL	34442	(352) 527-3700
4875 S Florida Ave	Inverness	FL	34450	(352) 341-0495
2070 N Cedarhouse Ter	Crystal River	FL	34428	(352) 564-0958
3029 S Suncoast Blvd	Homosassa	FL	34448	(352) 565-5808
4884 W Pleasant Acres Pl	Lecanto	FL	34461	(352) 746-4424
2644 N Annapolis Ave	Hernando	FL	34442	(352) 746-0924
59 SE US Highway 19	Crystal River	FL	34429	(352) 228-4990
115 N Apopka Ave	Inverness	FL	34450	(352) 726-4331
5311 S Suncoast Blvd	Homosassa	FL	34446	(352) 795-4848
460 S Snapp Ave	Inverness	FL	34453	N/A
2305 Highway 44 W	Inverness	FL	34453	(352) 344-8189
1000 SE US Highway 19	Crystal River	FL	34429	(352) 563-2264
2541 W Dunnellon Rd	Dunnellon	FL	34433	(352) 522-0006
4016 W Southern St	Lecanto	FL	34461	(507) 847-7600
7168 N Radcliff Ave	Dunnellon	FL	34434	(321) 765-7862
6241 S Tex Pt	Homosassa	FL	34448	(352) 503-2012
3988 N Roscoe Rd	Hernando	FL	34442	(352) 726-7221
5890 W Gulf To Lake Hwy	Crystal River	FL	34429	(352) 613-1936
8549 S Lakeshore Pt	Floral City	FL	34436	(352) 726-2588
708 NE 6th St	Crystal River	FL	34428	(352) 228-4969
1035 N Suncoast Blvd	Crystal River	FL	34429	(352) 795-1515
4320 W Gulf To Lake Hwy	Lecanto	FL	34461	(352) 527-9599
9478 W Marquette Ln	Crystal River	FL	34428	(352) 795-1906
2472 N Pennsylvania Ave	Crystal River	FL	34428	(352) 794-3825
611 NE 5th Ter	Crystal River	FL	34428	(352) 794-6036
4875 S Florida Ave	Inverness	FL	34450	(352) 341-0166
7354 S Old Oaks Dr	Floral City	FL	34436	N/A
75 Cypress Blvd W	Homosassa	FL	34446	(352) 382-5700
320 S US Highway 41	Inverness	FL	34450	(352) 726-1221
15760 W Power Line St	Crystal River	FL	34428	(352) 563-2580
10483 N Florida Ave	Dunnellon	FL	34434	N/A
2525 N Forest Ridge Blvd	Hernando	FL	34442	(352) 270-3279
452 SE Paradise Point Rd	Crystal River	FL	34429	(800) 985-5394
9540 W Caravan Path	Crystal River	FL	34428	(352) 795-0107
5408 W Glenbrook St	Homosassa	FL	34446	(352) 621-1930
3255 E Gulf To Lake Hwy	Inverness	FL	34453	(352) 726-0973
11360 N Circle M Ave	Dunnellon	FL	34433	(352) 489-5117
2481 W Bravura Dr	Dunnellon	FL	34433	(732) 291-3689
4155 W Oakhill St	Dunnellon	FL	34433	(352) 465-4758
132 N Florida Ave	Inverness	FL	34453	(352) 423-1625
5590 N Silk Ter	Dunnellon	FL	34433	(727) 288-7090
751 N Lyle Ave	Crystal River	FL	34429	(352) 228-0604
2965 E Thomas St	Inverness	FL	34453	(352) 344-9637
659 NE US Highway 19	Crystal River	FL	34429	(844) 386-4753
552 W Doerr Path	Hernando	FL	34442	(757) 722-1354

		17	$8,416,000
Karen Opes	President	6	$8,396,000
Daniel Farrell	Owner	6	$8,396,000
James Harman	Principal	6	$8,396,000
Janice Yarvorough	Owner	6	$8,396,000
Robert Fisher	Manager	6	$8,396,000
		38	$8,290,000
George Butler	Owner	69	$8,288,000
Tim Scalzi	Owner	7	$8,254,000
Linda Daly	President	6	$8,234,000
Evelyn Korjack	Owner	17	$8,132,000
Gregory Perrone	President	12	$8,027,000
		44	$8,023,000
Dena Tarkington	Owner	17	$8,001,000
Paul Arduser	General Manager	7	$7,968,000
Michael Anderson	President	9	$7,953,000
Mac Harris	President	20	$7,945,000
		46	$7,930,000
		18	$7,925,000
Robert Brown	Owner	4	$7,845,000
		7	$7,803,000
Justin Rooks	Manager	9	$7,768,000
Alpha McGaughey	Manager	35	$7,764,000
James Jacobs	President	65	$7,735,000
		5	$7,699,000
Raymond Suggs	Owner	35	$7,660,000
Lisa Swiger	President	20	$7,627,000
Cynthia Thompson	Manager	7	$7,589,000
		9	$7,526,000
Bud Stevenson	President	8	$7,516,000
		7	$7,504,000
		43	$7,498,000
Mark Jones	Manager	13	$7,493,000
Edward Gerrits	President	6	$7,483,000
Janeen Bruce	Executive Officer	6	$7,483,000
		6	$7,483,000
Alton Morgan	Owner	16	$7,451,000
Allen Whitt	Manager	8	$7,423,000
Theresa Mazzuco	Other Contacts	6	$7,416,000
Connie Lobel	Executive Officer	12	$7,395,000
		17	$7,394,000
Chloe Edwards	Manager	11	$7,374,000
Amy Delapaz	Office Manager	19	$7,347,000
Drew Marheine	Manager	10	$7,329,000
Denise Dodge	Owner	22	$7,320,000
Dewayne Watson	Manager	30	$7,316,000
John Wheeler	President	9	$7,301,000
Harold Peasley	Owner	6	$7,301,000
Charles Paradis	Owner	6	$7,301,000
		6	$7,301,000
Kurt Johnson	Owner	9	$7,301,000
		6	$7,301,000
		7	$7,277,000
Jamie Marckese	Owner	9	$7,252,000
Valarie Davenport	Other Contacts	5	$7,238,000
Scott Gull	Manager	6	$7,225,000

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No	Chain Location	Raymond James HQ	AtoZDatabases
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No	Chain Location	TD Bank US Holding Company HQ	AtoZDatabases
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No	Chain Location	Brannen Banks of Florida Inc H	AtoZDatabases
No	Chain Location	LafargeHolcim HQ	AtoZDatabases
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No	Chain Location	Truist Financial Corporation H	AtoZDatabases
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Citrus Hills Tennis Center	
Aspire at Brentwood	Independence Living Centers
Separation Technologies	
Edward Jones - Financial Adviser: Ed Gruber	Edward Jones
Asap Container Leasing and Sales Office	
Brown Construction & Trim	
Papa Bear Construction Inc	
Rushing Handyman Service	
Esi Maintenance	
Morey Construction Corporation	
Blackshears II Aluminum	
Kings Bay Coffee Roasters	
Como RV Truck Auto Sales Service & Body Shop	
Ameriprise Financial	
Drake Enterprisesmarion Cnty	
A Whole Hauling & Tree Service	
Global Procurement Services	
Dixie Parsley	
Blue Marlin Ice LLC	
Cijo	
Cb Cable LLC	
Citrus Memorial Health System	
Walgreens	
CVS Pharmacy	
Florida Low Income Housing	
Co Woody	
Prism Wealth Management	
Wade's Mobile Home & RV Supply	
Falks Farrier Service	
J Newton Enterprises Inc	
Airgas	
Newbould Precision Inc	
Turbine Broach Co Inc	
Central Florida Mortgage	
American Mortgage Lenders of ALCOVA Mortgage	
Citrus Lending	
Red ED's Adventures Inc	
Crystal River Health and Rehabilitation Center	
Wellfount Pharmacy	
Kingsbay Finance	
Barrett Aileen	
Finish Carpentry Contracting	
J & D Home Builders	
R & P Contracting	
Novaceuticals LLC	
American Windows and Glass Inc	
Ds Fabrication and Enterprises	
Fl Screen Alluminum LLC	
Bobs Building Services LLC	
Encore Homes Inc	
Lakeside Custom Construction	
Spafford Construction & Remodeling	Spafford Construction
Lytton Enterprises	
Brown Construction Inc	
Tim's House & Home Inc	
Rock Solid Creations By John	Rock Solid Creations

509 E Hartford St	Hernando	FL	34442	(352) 746-6003
2333 N Brentwood Cir	Lecanto	FL	34461	(352) 746-6600
15760 W Power Line St	Crystal River	FL	34428	(352) 563-5557
9469 S Suncoast Blvd	Homosassa	FL	34446	(352) 382-0286
1671S S Suncoast Blvd	Homosassa	FL	34448	(813) 550-5333
	Crystal River	FL	34429	(352) 563-9832
8022 W Gulf To Lake Hwy	Crystal River	FL	34429	(352) 302-9655
6729 W Seville Ct	Crystal River	FL	34429	(352) 564-0344
268 S Suncoast Blvd	Crystal River	FL	34429	(561) 262-4207
7076 W Gulf To Lake Hwy	Crystal River	FL	34429	(352) 795-7007
8111 W Gulf To Lake Hwy	Crystal River	FL	34429	(352) 795-9722
10610 E Irene St	Inverness	FL	34450	N/A
1601 W Main St	Inverness	FL	34450	(352) 344-1411
1619 W Gulf To Lake Hwy	Lecanto	FL	34461	(352) 746-9006
8352 W Charmaine Dr	Homosassa	FL	34448	(352) 245-7948
2016 S Prism Pt	Homosassa	FL	34448	(352) 697-1421
43 Hollyhock Ct	Homosassa	FL	34446	(954) 447-4616
4635 N Carl G Rose Hwy	Hernando	FL	34442	(352) 220-4355
470 Pleasant Grove Rd	Inverness	FL	34452	N/A
8864 W Tradeways Ct	Homosassa	FL	34448	(352) 419-4380
501 Poplar St	Inverness	FL	34452	(352) 637-7210
131 S Citrus Ave	Inverness	FL	34452	(352) 344-6538
795 W Norvell Bryant Hwy	Hernando	FL	34442	(352) 746-2278
700 W Norvell Bryant Hwy	Hernando	FL	34442	(352) 249-3143
701 White Blvd Ste 1	Inverness	FL	34453	(352) 726-1113
3103 S Florida Ave	Inverness	FL	34450	(352) 341-3296
5 Maidenbush Ct E	Homosassa	FL	34446	(616) 855-0030
5859 S Suncoast Blvd	Homosassa	FL	34446	(352) 621-0901
463 E Epsom Ct	Hernando	FL	34442	(209) 261-5174
755 S Little John Ave	Inverness	FL	34450	(877) 317-5854
2277 Highway 41 N	Inverness	FL	34453	(352) 344-5516
6910 N Carl G Rose Hwy	Hernando	FL	34442	(352) 637-5353
521 E Overdrive Cir	Hernando	FL	34442	(352) 795-1163
358 NE 3rd St	Crystal River	FL	34429	(352) 302-7119
358 NE 3rd St	Crystal River	FL	34429	(352) 795-5626
1100 N Lyle Ave	Crystal River	FL	34429	(352) 746-4246
4548 S Suncoast Blvd	Homosassa	FL	34446	(352) 382-3939
136 NE 12th Ave	Crystal River	FL	34429	(352) 795-5044
124 W Norvell Bryant Hwy	Hernando	FL	34442	(352) 513-3709
1005 S Suncoast Blvd	Homosassa	FL	34448	(352) 835-3040
9579 W Laurel Oak Ln	Crystal River	FL	34428	(352) 651-2922
12070 S Istachatta Rd	Floral City	FL	34436	(772) 287-6172
8854 S Zan Pt	Floral City	FL	34436	(352) 344-3818
8685 E Keating Park St	Floral City	FL	34436	(352) 860-0121
121 N Florida Ave Ste B	Inverness	FL	34453	N/A
5509 W Justin Ct	Homosassa	FL	34448	(352) 302-2020
3464 E Norvell Bryant Hwy	Hernando	FL	34442	(512) 674-5569
1801 E Evelyn St	Hernando	FL	34442	(352) 270-6179
5910 N Highland Park Dr	Hernando	FL	34442	(352) 280-0269
2271 S Olympic Hills Ter	Inverness	FL	34450	(352) 726-2179
7712 E Allen Dr	Inverness	FL	34450	(352) 726-5582
5065 S Florida Ave	Inverness	FL	34450	(352) 726-7855
7445 E Applewood Dr	Inverness	FL	34450	(352) 341-2938
	Inverness	FL	34450	(352) 464-4237
9160 E Swift Pl	Inverness	FL	34450	(954) 336-4873
4986 S Florida Ave	Inverness	FL	34450	(352) 423-1589

Bruce Payne	Executive Officer	17	$7,222,000
Sue Korman	Executive Officer	164	$7,209,000
Brent Quinn	Manager	17	$7,198,000
Annie Warbucks	Other Contacts	12	$7,147,000
		10	$7,139,000
		6	$7,118,000
Jay Ruane	Owner	6	$7,118,000
		6	$7,118,000
		6	$7,118,000
Peter Morey	President	6	$7,118,000
David Blackshear	Owner	19	$7,118,000
Darryl Miller	Manager	6	$7,092,000
Rick Como	Owner	44	$7,039,000
Ruth Squires	Manager	8	$7,012,000
		6	$6,997,000
James Goerndt	Owner	6	$6,997,000
Pedro Copello	President	16	$6,996,000
Dixie Parsley	Manager	3	$6,996,000
Gavin McCloskey	Manager	8	$6,988,000
		13	$6,985,000
Chris Bowman	Manager	31	$6,930,000
Sandy Dunlap	Other Contacts	173	$6,918,000
Matthew Muscato	Office Manager	30	$6,909,000
		30	$6,909,000
Pat Kenney	Executive Officer	8	$6,895,000
Woody Hooper	Owner	6	$6,889,000
		9	$6,868,000
		9	$6,842,000
		27	$6,814,000
John Newton	Chief Operating Officer	20	$6,805,000
Brian Desimone	Executive Officer	7	$6,799,000
R Newbould	Owner	39	$6,782,000
Timothy Short	Owner	39	$6,782,000
		13	$6,765,000
Sally Wade	Manager	13	$6,765,000
		13	$6,765,000
		20	$6,720,000
Lisa Schuler	Executive Officer	153	$6,691,000
		30	$6,679,000
		13	$6,650,000
Aileen Barrett	Manager	8	$6,638,000
Charles Zito	Owner	6	$6,632,000
Danny Rouse	Owner	6	$6,632,000
Ray Smith	President	6	$6,632,000
Avon Hambrick	Manager	18	$6,604,000
		7	$6,596,000
		5	$6,591,000
		5	$6,591,000
		5	$6,591,000
John Edgar	Owner	6	$6,571,000
Robert Cculloch	Principal	6	$6,571,000
Eric Spafford	Owner	6	$6,571,000
Tim Lytton	Owner	6	$6,571,000
		6	$6,571,000
		6	$6,571,000
Crawley John	President	6	$6,571,000

No			AtoZDatabases
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No	Chain Location	Walgreens Boots Alliance Inc H	AtoZDatabases
No	Chain Location		AtoZDatabases
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Peerless Construction Inc	
Well Built Contractors Inc	
Dental Products.com	
Regions Bank	
Truist	
OneSource	
Midnight Run Bail Bonds	
Dushi Properties LLC	
Sauter Building Materials	
Brentwood Retirement Community	Independence Living Centers
Publix Super Market	
E. Sam Jones	
South Marion Citizen	
Citrus Property Renovations	
Sanderson Bay Fine Homes	Sanderson Henigar Construction
Stacool Industries	
Sherwin-Williams	
Worldwide Building Products Corporation	Worldwide Building Products
Steven Potter Construction Man	
Ashley Residential Services Inc	
Edward Jones - Financial Adviser: Andrew J Breese	Edward Jones

934 S Bunting Way	Inverness	FL	34450	(352) 423-4477
7267 E Oak Isle Dr	Inverness	FL	34450	(352) 341-2801
				(352) 613-7200
4475 S Suncoast Blvd	Homosassa	FL	34446	(800) 734-4667
4650 S Suncoast Blvd	Homosassa	FL	34446	(352) 503-3253
4828 N Allamandra Dr	Beverly Hills	FL	34465	(760) 966-4500
3224 W Postal Ln	Lecanto	FL	34461	(352) 527-2005
95 E Glassboro Ct	Hernando	FL	34442	N/A
6982 E Leaning Oak Ct	Inverness	FL	34453	(352) 697-2292
1900 W Alpha Ct	Lecanto	FL	34461	(352) 746-6611
1012 W Main St	Inverness	FL	34450	(352) 341-2581
114 N Pine Ave	Inverness	FL	34450	(888) 851-1955
2519 Highway 44 W	Inverness	FL	34453	(352) 854-3986
1653B W Gulf To Lake Hwy	Lecanto	FL	34461	(352) 503-2226
1940 N Prospect Ave	Lecanto	FL	34461	(352) 527-9400
3215 N Pinelake Village Pt	Lecanto	FL	34461	(866) 782-2665
610 SE US Highway 19	Crystal River	FL	34429	(352) 563-1950
105 N Apopka Ave	Inverness	FL	34450	(352) 341-5500
1106 E Bluebird Ct	Hernando	FL	34442	(352) 458-1996
808 W Newbury St	Dunnellon	FL	34434	(561) 371-1062
7891 W Gulf To Lake Hwy	Crystal River	FL	34429	(352) 795-1603

		6	$6,571,000
		6	$6,571,000
		18	$6,547,000
Michele Adams	Executive Officer	19	$6,541,000
Lil Gilbert	Office Manager	19	$6,541,000
Isabel Cruz	Manager	7	$6,531,000
		4	$6,524,000
Andrew Dietrich	Manager	6	$6,517,000
Tim Sauter	President	7	$6,493,000
Allen Curtis	Executive Officer	150	$6,488,000
Janet Kohlaf	Manager	75	$6,478,000
Heather Haendiges	Other Contacts	17	$6,478,000
Tricia Marks	Manager	9	$6,469,000
		5	$6,464,000
Chuck Sanders	Owner	15	$6,459,000
Sylvia Allen	President	15	$6,416,000
David Gopal	Executive Officer	8	$6,404,000
Jeff Barnes	President	19	$6,388,000
Steven Potter	Manager	12	$6,388,000
Michael Ashley	Manager	6	$6,388,000
Andrew Breese	Manager	14	$6,362,000

Yes			AtoZDatabases
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No	Chain Location	Regions Financial Corporation	AtoZDatabases
No	Chain Location	Truist Financial Corporation H	AtoZDatabases
No	Chain Location		AtoZDatabases
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No	Chain Location		AtoZDatabases

Source	Date	Obsolescence Date
AtoZDatabases	01/02/2026	07/02/2026
AtoZDatabases	01/02/2026	07/02/2026
AtoZDatabases	01/02/2026	07/02/2026

Business Name	Legal Name
Sibex Inc	
Sharkhunters International Inc	
Salmon Creek Brewery Inc	
Krawczyks Design	
Futch's Tractor Depot Inc	
Inter-county Recycling Inc	
Kubota	Kubota Tractor Corporation
Airgas	
Innovative Design Hydrographics	
Golden X Plumbing Supply Inc	
Kellam Knives Worldwide	
Umbra Medical Products Inc	
Storm Distillery	
Personal Quest	
Pure Culture	
Citrus County Chronicle	
Health & Medical Directories	
Gensco Laboratories Inc	
Air Distributors Inc	
Agricon Equipment Company LLC	
Glacier Mechanical	
Groat Group LLC	
Holcim	
Dewayne Wtson Tree Service Sawmill	
Separation Technologies	
Asap Container Leasing and Sales Office	
Blue Marlin Ice LLC	
Wade's Mobile Home & RV Supply	
Falks Farrier Service	
Airgas	
Newbould Precision Inc	
Turbine Broach Co Inc	
Novaceuticals LLC	
South Marion Citizen	
Stacool Industries	
Sherwin-Williams	
Titan America	
Argos USA Ready Mix	
Cycle-therm Management Co LLC	
Red Envelope Properties LLC	
Richard Hull Aluminum	
Manatee Paddle Sales & Rentals	
BS Publications LLC	
Eterni Sea LLC	
Holcim	
Poison Pepper Company	
Gregs Marcite	
Mertailor LLC	
B&B Conveyors LLC	
Superior Softwash and Services	
Luxury Eyelash	
D D Aluminum Structures Inc	
Buendia Press LLC	
M J Stavola Industries	
Aluminum Outdoor Kitchens	

Address	City	State	ZIP	Phone	Name
430 N Suncoast Blvd	Crystal River	FL	34429	(727) 726-4343	Michael McCarthy
6885 N Beechnut Loop	Hernando	FL	34442	(352) 637-2917	Harry Cooper
10 Spruce Pine Ct S	Homosassa	FL	34446	(360) 524-5537	
6768 W Berrigan Ct	Homosassa	FL	34446	(352) 464-2585	
				(618) 435-4430	Darryll Futchs
1801 W Gulf To Lake Hwy	Lecanto	FL	34461	(352) 746-5272	Mike Paglia
4016 W Southern St	Lecanto	FL	34461	(888) 458-2682	
621 NE 5th Ter	Crystal River	FL	34428	(352) 563-1200	Richard Good
8257 W River Glade Ct	Crystal River	FL	34428	(516) 426-9399	
8 N Florida Ave	Inverness	FL	34453	(352) 726-9349	Mark Mannion
39 Candytuft Ct	Homosassa	FL	34446	(561) 588-3185	Harriet Kellokoski
8930 E Roan Ln	Inverness	FL	34450	(352) 860-0462	Wanda Hart
105 N Apopka Ave	Inverness	FL	34450	(352) 436-9037	
				(888) 736-2232	
2085 W Astor Pl	Dunnellon	FL	34434	(352) 601-6821	
1624 N Meadowcrest Blvd	Crystal River	FL	34429	(352) 726-1441	George Butler
2070 N Cedarhouse Ter	Crystal River	FL	34428	(352) 564-0958	Dena Tarkington
115 N Apopka Ave	Inverness	FL	34450	(352) 726-4331	
2541 W Dunnellon Rd	Dunnellon	FL	34433	(352) 522-0006	James Jacobs
4016 W Southern St	Lecanto	FL	34461	(507) 847-7600	
7168 N Radcliff Ave	Dunnellon	FL	34434	(321) 765-7862	Raymond Suggs
5890 W Gulf To Lake Hwy	Crystal River	FL	34429	(352) 613-1936	
15760 W Power Line St	Crystal River	FL	34428	(352) 563-2580	
5408 W Glenbrook St	Homosassa	FL	34446	(352) 621-1930	Dewayne Watson
15760 W Power Line St	Crystal River	FL	34428	(352) 563-5557	Brent Quinn
1671S S Suncoast Blvd	Homosassa	FL	34448	(813) 550-5333	
470 Pleasant Grove Rd	Inverness	FL	34452	N/A	Gavin McCloskey
5859 S Suncoast Blvd	Homosassa	FL	34446	(352) 621-0901	
463 E Epsom Ct	Hernando	FL	34442	(209) 261-5174	
2277 Highway 41 N	Inverness	FL	34453	(352) 344-5516	Brian Desimone
6910 N Carl G Rose Hwy	Hernando	FL	34442	(352) 637-5353	R Newbould
521 E Overdrive Cir	Hernando	FL	34442	(352) 795-1163	Timothy Short
121 N Florida Ave Ste B	Inverness	FL	34453	N/A	Avon Hambrick
2519 Highway 44 W	Inverness	FL	34453	(352) 854-3986	Tricia Marks
3215 N Pinelake Village Pt	Lecanto	FL	34461	(866) 782-2665	Sylvia Allen
610 SE US Highway 19	Crystal River	FL	34429	(352) 563-1950	David Gopal
15760 W Power Line St	Crystal River	FL	34428	(352) 563-5554	Beatriz Paz
544 E Overdrive Cir	Hernando	FL	34442	(352) 376-2182	
3046 N Caves Valley Path	Lecanto	FL	34461	(772) 486-4396	Richard Greco
653 W Liberty St	Hernando	FL	34442	N/A	Alan Chen
7590 W Newson Ct	Homosassa	FL	34448	(352) 453-6878	
544 N Citrus Ave	Crystal River	FL	34428	(352) 564-0901	Elijah Corcoran
4676 N El Camino Dr	Beverly Hills	FL	34465	(352) 341-4769	Fred Daniels
5676 W Gulf To Lake Hwy	Crystal River	FL	34429	N/A	Amy Messer
12892 W Limestone Trl	Crystal River	FL	34428	(352) 563-2580	Kwaku Boky
7310 E Shadywoods Ct	Floral City	FL	34436	(888) 539-5540	Alan Weinshel
2400 N Croft Ave	Hernando	FL	34442	(352) 746-5200	
4100 W Gulf To Lake Hwy	Lecanto	FL	34461	(352) 228-4934	Candy Ducharme
1876 N Florida Ave	Hernando	FL	34442	(352) 560-8640	Miguel Palacios
6001 N Buckland Dr	Dunnellon	FL	34434	N/A	Nicholas Hooper
400 S Pine Ave Apt 1	Inverness	FL	34452	(352) 423-3292	Cicily Crowley
130 S Suncoast Blvd	Crystal River	FL	34429	N/A	
2400 Forest Dr Apt 239	Inverness	FL	34453	(352) 999-0993	
2510 N Anvil Ter	Hernando	FL	34442	(352) 629-9715	William Stavola
6438 S Tex Pt	Homosassa	FL	34448	(352) 212-1615	

Title	Employee Size	Revenue / Yr	Home Based Business	Franchise Type
Chief Executive Officer	144	$67,680,000	No	
President	150	$42,281,000	No	
	28	$23,219,000	No	
	9	$21,582,000	No	
Owner	48	$17,157,000	No	
Owner	25	$12,177,000	No	
	7	$10,778,000	No	Chain Location
Manager	9	$10,752,000	No	Chain Location
	11	$10,485,000	No	
President	45	$9,592,000	No	
Owner	49	$9,588,000	No	
Owner	28	$8,975,000	No	
	6	$8,857,000	No	
	22	$8,673,000	No	
	6	$8,446,000	No	
Owner	69	$8,288,000	No	
Owner	17	$8,001,000	No	
	18	$7,925,000	No	
President	65	$7,735,000	No	
	5	$7,699,000	No	
Owner	35	$7,660,000	No	
	9	$7,526,000	No	
	17	$7,394,000	No	Chain Location
Manager	30	$7,316,000	No	
Manager	17	$7,198,000	No	Chain Location
	10	$7,139,000	No	
Manager	8	$6,988,000	No	
	9	$6,842,000	No	
	27	$6,814,000	No	
Executive Officer	7	$6,799,000	No	Chain Location
Owner	39	$6,782,000	No	
Owner	39	$6,782,000	No	
Manager	18	$6,604,000	No	
Manager	9	$6,469,000	No	
President	15	$6,416,000	No	
Executive Officer	8	$6,404,000	No	Chain Location
Manager	16	$6,244,000	No	Chain Location
	27	$6,227,000	No	Chain Location
President	13	$6,144,000	No	
Manager	20	$6,123,000	No	
	18	$6,117,000	No	
Other Contacts	20	$5,989,000	No	
Manager	17	$5,821,000	No	
Manager	9	$5,801,000	No	
Manager	15	$5,751,000	No	Chain Location
President	8	$5,338,000	Yes	
	19	$5,224,000	No	
Executive Officer	24	$5,193,000	No	
Manager	17	$5,130,000	No	
Manager	9	$5,110,000	No	
Owner	11	$5,106,000	No	
	15	$5,030,000	No	
	8	$5,011,000	No	
President	8	$5,004,000	No	
	39	$4,940,000	No	

Holding Parent Name	Source
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Summit Materials Inc HQ	AtoZDatabases
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LafargeHolcim HQ	AtoZDatabases
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American Outlaws Baseball Inc	
Ice Partners LLC	
Top Knotch Stucco and Stone LLC	
Tara House Publishing Inc	
Nv of Florida Homes Corp	
Citrus County Association For Retarded Citizens Inc	
Peddler's Post	
Duley Truss Inc	
Sierra Dental Products LLC	
Aquatek Well & Pump Service Inc	Aquatek
Nature Coast RV Inc	
Arrow RV	
P Phelps Notary Public	
Grapch Express	
Shallow Sightings Fishing Charters And Guide Service	
K & K Glass	
Alpha Sprayfoam Insulation Concrete Lifting	
Simpson Enterprises	
Gray Fancy Flush Rental	
Sr Products	
Soulfull Salsa LLC	
Sherwin-Williams	
Mud Loads Concrete Ready Mix	
The Wakulla News	
Bruce Component Systems Inc	
Francis Cote Concrete	
Southern Meat Processing Llc	
Machine Control LLC	
All In Concrete	
Cheetah Cars LLC	
Scallop Cleaning	
Custom Curbing Florida	
H and N Electric LLC	
Screen Fabricators Unlimited	
Sea Breeze Charters LLC	
Florida Crabbing Charters	
Mason Storm Charters	
All Shores Outdoors LLC	
Brothers Exotic Wood Supplier	
I Got A Guy For That LLC	
All Seasons R V & Tractor Consignment Inc	All Seasons RV & Tractor
Reel Freedom Charters	
Captain Rays Charter Fishing	
Saltwater Adventure Tours LLC	
Reel Pressure Inshore Charters Tours	

6974 N Brutus Ave	Dunnellon	FL	34433	N/A	Eric Lecompte
9301 W Fort Island Trl	Crystal River	FL	34429	(352) 613-1936	
3425 S Arundel Ter	Homosassa	FL	34448	(352) 651-2312	
4445 N Bacall Loop	Beverly Hills	FL	34465	(352) 328-1223	
303 W Sugarmaple Ln	Beverly Hills	FL	34465	N/A	Pamela Vowels
1450 N Knoll Rd	Lecanto	FL	34461	(352) 400-6402	
1811 E Amberjack Dr	Hernando	FL	34442	(352) 344-2700	Debbie Thompson
2591 W Dunnellon Rd	Dunnellon	FL	34433	(352) 465-0964	John Duley
1931 W Gulf To Lake Hwy	Lecanto	FL	34461	(352) 527-1975	Charles Bennett
8455 S Florida Ave	Floral City	FL	34436	(352) 726-2523	Dino Felice
9800 N Citrus Ave	Crystal River	FL	34428	(352) 795-7820	Randy Fife
7386 S Suncoast Blvd	Homosassa	FL	34446	(352) 621-0138	Don Bray
4550 S Suncoast Blvd	Homosassa	FL	34446	(352) 340-1188	
965 S US Highway 41	Inverness	FL	34450	(352) 341-0077	Daniel Simard
55 Golfview Ct	Homosassa	FL	34446	(352) 585-7607	
6961 W Gulf To Lake Hwy	Crystal River	FL	34429	(352) 795-6446	Dan Knowlton
6509 E Werner Ct	Hernando	FL	34442	(727) 647-7337	
3651 E Theresa Ln	Inverness	FL	34452	N/A	David Simpson
7332 W Grover Cleveland Blvd	Homosassa	FL	34446	(352) 503-2008	
7379 S Suncoast Blvd	Homosassa	FL	34446	(352) 503-6826	Rande Newberry
7110 S Maxwell Pt	Homosassa	FL	34446	(813) 300-6399	
2410 Highway 44 W	Inverness	FL	34453	(352) 637-1740	
2017 W Gulf To Lake Hwy	Lecanto	FL	34461	(352) 527-7400	
2519 Highway 44 W	Inverness	FL	34453	(850) 926-7102	Eric Stanton
3409 W Pennington Ct	Lecanto	FL	34461	(352) 628-0522	Bill Bruce
5280 S Suffolk Ter	Homosassa	FL	34446	(352) 462-8721	
5274 W Dunnellon Rd	Dunnellon	FL	34433	(352) 465-0244	
1304 Siesta Ter	Inverness	FL	34450	N/A	Eric Shirley
4260 S Corbett Ave	Homosassa	FL	34446	(352) 364-1211	
2040 E Hampshire St	Inverness	FL	34453	N/A	Tyreek Hill
5300 S Cherokee Way	Homosassa	FL	34448	(352) 212-6470	
4400 W Gulf To Lake Hwy	Lecanto	FL	34461	N/A	Alice Mielke
7170 W Roberts Ct	Crystal River	FL	34428	N/A	
2150 S Lake Spivey Pt	Inverness	FL	34450	(954) 483-3988	
2880 N Seabreeze Pt	Crystal River	FL	34429	(757) 788-1808	
1 SW 1st Pl	Crystal River	FL	34429	(407) 748-3984	
1150 N Midiron Pt	Crystal River	FL	34429	(417) 848-2373	
2130 S Waterman Dr	Crystal River	FL	34429	(321) 202-9081	
4365 W Lee Ann Ln	Lecanto	FL	34461	(727) 470-5231	
91 Regina Blvd	Beverly Hills	FL	34465	(352) 212-0892	
4455 S Florida Ave	Inverness	FL	34450	(352) 726-0415	Nathan Connor
3888 S Swan Ter	Homosassa	FL	34448	(352) 436-5412	
5300 S Cherokee Way	Homosassa	FL	34448	(352) 266-9022	
10605 W Yulee Dr	Homosassa	FL	34448	(352) 678-8421	
6731 W Ray Ct	Homosassa	FL	34448	(352) 257-5973	

Manager	8	$4,917,000	No	
	10	$4,800,000	No	
	6	$4,713,000	Yes	
	8	$4,560,000	No	
Manager	9	$4,432,000	No	
	7	$4,402,000	No	
Owner	4	$4,337,000	Yes	
Owner	28	$4,299,000	No	
Manager	3	$4,231,000	No	
Owner	10	$4,224,000	No	
President	16	$4,172,000	No	
Owner	5	$4,001,000	No	
	9	$3,986,000	No	
President	7	$3,862,000	No	
	7	$3,826,000	No	
Owner	39	$3,816,000	No	
	15	$3,781,000	No	
Manager	9	$3,762,000	No	
	20	$3,719,000	No	
Executive Officer	30	$3,717,000	No	
	10	$3,660,000	No	
	4	$3,649,000	No	Chain Location
	15	$3,598,000	No	
Manager	15	$3,585,000	No	
Executive Officer	16	$3,567,000	No	
	15	$3,546,000	No	
	6	$3,506,000	No	
Manager	9	$3,501,000	No	
	15	$3,478,000	No	
Manager	7	$3,435,000	No	
	8	$3,401,000	No	
Manager	17	$3,366,000	No	
	7	$3,338,000	No	
	22	$3,312,000	No	
	7	$3,307,000	No	
	7	$3,307,000	No	
	7	$3,307,000	No	
	7	$3,307,000	No	
	9	$3,300,000	No	
	32	$3,277,000	No	
Owner	14	$3,256,000	No	
	7	$3,251,000	No	
	7	$3,251,000	No	
	7	$3,251,000	No	
	7	$3,251,000	No	

AtoZDatabases
AtoZDatabases
AtoZDatabases

Source	Date	Obsolescence Date	Business Name
AtoZDatabases	01/02/2026	07/02/2026	American Marine Holdings LLC HQ
AtoZDatabases	01/02/2026	07/02/2026	Brannen Banks of Florida Inc HQ
AtoZDatabases	01/02/2026	07/02/2026	United Healthcare
AtoZDatabases	01/02/2026	07/02/2026	United Healthcare
AtoZDatabases	01/02/2026	07/02/2026	United Healthcare
AtoZDatabases	01/02/2026	07/02/2026	HCA Florida Citrus Hospital
AtoZDatabases	01/02/2026	07/02/2026	United Healthcare
AtoZDatabases	01/02/2026	07/02/2026	Technology Conservation Group Inc HQ
AtoZDatabases	01/02/2026	07/02/2026	Hollow Point Cafe LLC
AtoZDatabases	01/02/2026	07/02/2026	Sibex Inc
AtoZDatabases	01/02/2026	07/02/2026	Bravera Health Seven Rivers HQ
AtoZDatabases	01/02/2026	07/02/2026	Absolute Clean Energy
AtoZDatabases	01/02/2026	07/02/2026	Advanced Gas Service
AtoZDatabases	01/02/2026	07/02/2026	Aluminum Supply Depot Inc
AtoZDatabases	01/02/2026	07/02/2026	Florida Public Utilities
AtoZDatabases	01/02/2026	07/02/2026	Citrus Memorial Hospital
AtoZDatabases	01/02/2026	07/02/2026	Anderson Guest Service
AtoZDatabases	01/02/2026	07/02/2026	Bay News 9
AtoZDatabases	01/02/2026	07/02/2026	SECO Energy
AtoZDatabases	01/02/2026	07/02/2026	Sharkhunters International Inc
AtoZDatabases	01/02/2026	07/02/2026	Village Cadillac of Homosassa
AtoZDatabases	01/02/2026	07/02/2026	Solution Managers International Inc
AtoZDatabases	01/02/2026	07/02/2026	Shoemaker Holdings LLC
AtoZDatabases	01/02/2026	07/02/2026	Indian Springs Utilites
AtoZDatabases	01/02/2026	07/02/2026	Tgh Crystal River Wound Care Center
AtoZDatabases	01/02/2026	07/02/2026	HG Liquidators Corp
AtoZDatabases	01/02/2026	07/02/2026	RJP Custom Install Inc
AtoZDatabases	01/02/2026	07/02/2026	Citrus Memorial Hospital
AtoZDatabases	01/02/2026	07/02/2026	John Tortorici Aluminum Construction
AtoZDatabases	01/02/2026	07/02/2026	Dave's Aluminum
AtoZDatabases	01/02/2026	07/02/2026	Quality Inn
AtoZDatabases	01/02/2026	07/02/2026	Therapy Management Corp
AtoZDatabases	01/02/2026	07/02/2026	Eagle Buick GMC Inc
AtoZDatabases	01/02/2026	07/02/2026	Cadillac Parts
AtoZDatabases	01/02/2026	07/02/2026	Jenkins Chevrolet of Homosassa
AtoZDatabases	01/02/2026	07/02/2026	Walmart Supercenter
AtoZDatabases	01/02/2026	07/02/2026	Caywood Enterprises
AtoZDatabases	01/02/2026	07/02/2026	Jenkins Nissan of Homosassa
AtoZDatabases	01/02/2026	07/02/2026	Walmart Supercenter
AtoZDatabases	01/02/2026	07/02/2026	Jotires USA
AtoZDatabases	01/02/2026	07/02/2026	Sheffield Structures Design Inc
AtoZDatabases	01/02/2026	07/02/2026	Bzb Holdings LLC
AtoZDatabases	01/02/2026	07/02/2026	Eht Real Estate Holdings LLC
AtoZDatabases	01/02/2026	07/02/2026	Baothuy Hoang MD
AtoZDatabases	01/02/2026	07/02/2026	Bfd Holdings of Citrus County LLC
AtoZDatabases	01/02/2026	07/02/2026	Citrus KIA
AtoZDatabases	01/02/2026	07/02/2026	CHAMPS Software, Inc.
AtoZDatabases	01/02/2026	07/02/2026	Crystal Chrysler Dodge Jeep
AtoZDatabases	01/02/2026	07/02/2026	Kerrigan Holdings Inc
AtoZDatabases	01/02/2026	07/02/2026	Salmon Creek Brewery Inc
AtoZDatabases	01/02/2026	07/02/2026	Love Honda

Legal Name	Address	City	State	ZIP
	1520 S Suncoast Blvd	Homosassa	FL	34448
	320 S US Highway 41	Inverness	FL	34450
	700 W Norvell Bryant Hwy	Hernando	FL	34442
	327 NE US Highway 19	Crystal River	FL	34429
	3959 S Suncoast Blvd	Homosassa	FL	34448
HCA West Florida Division Hospital	502 W Highland Blvd	Inverness	FL	34452
	602 W Main St	Inverness	FL	34450
	705 S Easy St	Lecanto	FL	34461
	1672 N Timbercrest Way	Crystal River	FL	34429
	430 N Suncoast Blvd	Crystal River	FL	34429
	6201 N Suncoast Blvd	Crystal River	FL	34428
	616 La Salle Ave	Inverness	FL	34452
	7114 N Harris	Dunnellon	FL	34434
	4959 W Gulf To Lake Hwy	Lecanto	FL	34461
Florida Public Utilities Co	3050 N Florida Ave	Hernando	FL	34442
	7955 S Suncoast Blvd	Homosassa	FL	34446
	3029 E Thomas St	Inverness	FL	34453
	1624 N Meadowcrest Blvd	Crystal River	FL	34429
	610 S US Highway 41	Inverness	FL	34450
	6885 N Beechnut Loop	Hernando	FL	34442
	2431 S Suncoast Blvd	Homosassa	FL	34448
	956 N Hunt Club Dr	Hernando	FL	34442
	2650 E Maidstone Ct	Hernando	FL	34442
	364 NW 14th Pl	Crystal River	FL	34428
	11503 W Emerald Oaks Dr	Crystal River	FL	34428
	7379 S Suncoast Blvd	Homosassa	FL	34446
	1230 W Double Eagle Ct	Hernando	FL	34442
	7646 S Florida Ave	Floral City	FL	34436
	5470 E Gwendolyn Path	Inverness	FL	34452
	2703 E Squirrel Ct	Inverness	FL	34452
	4486 N Suncoast Blvd	Crystal River	FL	34428
	8477 S Suncoast Blvd	Homosassa	FL	34446
	1275 S Suncoast Blvd	Homosassa	FL	34448
	2431 S Suncoast Blvd	Homosassa	FL	34448
	1035 S Suncoast Blvd	Homosassa	FL	34448
	1936 N Lecanto Hwy	Lecanto	FL	34461
	3599 E Westcove Ct	Dunnellon	FL	34434
	937 S Suncoast Blvd	Homosassa	FL	34448
	6885 S Suncoast Blvd	Homosassa	FL	34446
	2516 Highway 44 W	Inverness	FL	34453
	6216 W Gulf To Lake Hwy	Crystal River	FL	34429
	6991 W Gulf To Lake Hwy	Crystal River	FL	34429
	7562 W Gulf To Lake Hwy	Crystal River	FL	34429
	131 S Citrus Ave Ste 202	Inverness	FL	34452
	6240 S Windforest Pt	Floral City	FL	34436
	5290 S Running Brook Dr	Homosassa	FL	34448
	1255 N Vantage Point Dr	Crystal River	FL	34429
	1005 S Suncoast Blvd	Homosassa	FL	34448
	2085 W Huntington Dr	Beverly Hills	FL	34465
	10 Spruce Pine Ct S	Homosassa	FL	34446
	2219 S Suncoast Blvd	Homosassa	FL	34448

Phone	Name	Title	Employee Size	Revenue / Yr
(252) 975-7009	Lee Kimmell	Chief Executive Officer	414	$456,387,000
(352) 726-1221	Joseph Brannen	Chief Executive Officer	100	$126,237,000
(352) 667-6094			50	$122,462,000
(352) 765-8469			50	$92,439,000
(352) 765-8463			50	$90,859,000
(352) 726-1551	Raylene Platel	Executive Officer	1,626	$89,347,000
(352) 765-8464	Monet Deneuve	Other Contacts	50	$85,329,000
(352) 527-2534	Hamilton Rice	Owner	124	$70,700,000
N/A	Tracey Wren	Manager	7	$70,692,000
(727) 726-4343	Michael McCarthy	Chief Executive Officer	144	$67,680,000
(352) 795-6560	Linda Stockton	Chief Executive Officer	600	$60,409,000
(352) 292-1104			85	$57,091,000
(352) 400-5449	Ray Johnson	President	11	$55,945,000
(352) 270-8836			45	$52,740,000
(352) 447-2790	Keith Pomeroy	Manager	39	$47,635,000
(352) 382-6134	Sandy Bratschi-Sanders	Other Contacts	300	$45,322,000
(352) 344-8822	Michael Anderson	Owner	4	$42,625,000
(352) 563-2052	Rick Elmhorst	Manager	96	$42,417,000
(352) 726-3944	Ray Vick	President	49	$42,357,000
(352) 637-2917	Harry Cooper	President	150	$42,281,000
(352) 628-5100	Garrett Vybrial	Executive Officer	94	$42,205,000
(973) 244-0175	Raymond Lehman	Owner	60	$40,330,000
N/A			30	$39,386,000
(352) 795-5205	Jeff Schrade	Owner	38	$39,061,000
(352) 563-2407	John Couris	Manager	300	$37,510,000
(352) 503-2860			58	$37,141,000
(631) 863-0100	Robert Portolano	Owner	32	$36,243,000
(352) 726-3700	Tammi Kampman	Other Contacts	300	$35,798,000
(352) 726-5763	John Tortorici	Owner	45	$35,411,000
(352) 746-1600	David Hoard	Owner	45	$35,411,000
(352) 563-1500	Sarah Ston	General Manager	755	$34,791,000
(352) 382-1141	Dreama Waldrop	Owner	648	$32,926,000
(352) 795-6800	April Phillips	Owner	56	$32,915,000
(352) 503-0514			58	$32,119,000
(352) 651-7306			58	$31,535,000
(352) 228-6000	Edwaard Shaw	General Manager	300	$31,202,000
(352) 344-1272	David Caywood	Owner	36	$30,956,000
(352) 228-8777	Anthony Guillaume	Manager	58	$30,951,000
(352) 628-4161	Shannon Crossley	Other Contacts	300	$30,756,000
(352) 423-4671			49	$30,337,000
N/A	Marvin Sheffield	Manager	34	$29,222,000
N/A	Brandon Buckingham	Manager	30	$29,189,000
N/A			30	$28,649,000
(352) 637-0211			294	$28,505,000
N/A	Brenda Debusk	Manager	35	$28,024,000
(352) 564-8668	Steve Hiteman	Owner	47	$27,606,000
(352) 795-2362	John Patel	Owner	63	$26,637,000
(352) 563-2277	Steve Lamb	Owner	43	$26,544,000
N/A	Terri Kerrigan	Owner	30	$23,544,000
(360) 524-5537			28	$23,219,000
(352) 628-4600	Chad Halleen	Owner	37	$22,297,000

Home Based Business	Franchise Type	Holding Parent Name	Source
No			AtoZDatabases
No		Brannen Banks of Florida Inc H	AtoZDatabases
No	Chain Location	UnitedHealth Group Incorporate	AtoZDatabases
No	Chain Location	UnitedHealth Group Incorporate	AtoZDatabases
No	Chain Location	UnitedHealth Group Incorporate	AtoZDatabases
No	Chain Location	HCA Healthcare Inc HQ	AtoZDatabases
No	Chain Location	UnitedHealth Group Incorporate	AtoZDatabases
No			AtoZDatabases
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No			AtoZDatabases
No			AtoZDatabases
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No	Chain Location		AtoZDatabases
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No			AtoZDatabases

AtoZDatabases	01/02/2026	07/02/2026	Walmart Supercenter
AtoZDatabases	01/02/2026	07/02/2026	Grill Room
AtoZDatabases	01/02/2026	07/02/2026	Krawczyks Design
AtoZDatabases	01/02/2026	07/02/2026	Flagstar Bank
AtoZDatabases	01/02/2026	07/02/2026	Plaza Chrysler Dodge Jeep Ram
AtoZDatabases	01/02/2026	07/02/2026	Showtime Rides
AtoZDatabases	01/02/2026	07/02/2026	Love Honda
AtoZDatabases	01/02/2026	07/02/2026	Morgan Environmental Enterprises
AtoZDatabases	01/02/2026	07/02/2026	Mike Scott Plumbing
AtoZDatabases	01/02/2026	07/02/2026	Home Depot
AtoZDatabases	01/02/2026	07/02/2026	Applied Technology Resource
AtoZDatabases	01/02/2026	07/02/2026	Black Diamond Club House
AtoZDatabases	01/02/2026	07/02/2026	Love Chevrolet - INC
AtoZDatabases	01/02/2026	07/02/2026	Skynap Inc
AtoZDatabases	01/02/2026	07/02/2026	Futch's Tractor Depot Inc
AtoZDatabases	01/02/2026	07/02/2026	Newcomer Enterprises
AtoZDatabases	01/02/2026	07/02/2026	Awilsus LLC
AtoZDatabases	01/02/2026	07/02/2026	Crystal Ford Lincoln
AtoZDatabases	01/02/2026	07/02/2026	Wxof Inc
AtoZDatabases	01/02/2026	07/02/2026	Sumter Electric Co-Op Inc
AtoZDatabases	01/02/2026	07/02/2026	Winn-Dixie Pharmacy
AtoZDatabases	01/02/2026	07/02/2026	Walmart
AtoZDatabases	01/02/2026	07/02/2026	Iddeal Concepts Inc
AtoZDatabases	01/02/2026	07/02/2026	Duke Energy Inverness Operations
AtoZDatabases	01/02/2026	07/02/2026	A To Z Discount Beverage
AtoZDatabases	01/02/2026	07/02/2026	Gcr Partnership LLC
AtoZDatabases	01/02/2026	07/02/2026	Powers Protection
AtoZDatabases	01/02/2026	07/02/2026	Oak Hill Energy
AtoZDatabases	01/02/2026	07/02/2026	GreatFlorida Insurance
AtoZDatabases	01/02/2026	07/02/2026	Citrus Hills Investment Properties
AtoZDatabases	01/02/2026	07/02/2026	F & H Contractors
AtoZDatabases	01/02/2026	07/02/2026	Inter-county Recycling Inc
AtoZDatabases	01/02/2026	07/02/2026	Floral City Water Association
AtoZDatabases	01/02/2026	07/02/2026	Winn-Dixie Pharmacy
AtoZDatabases	01/02/2026	07/02/2026	Woodfield Corners LLC
AtoZDatabases	01/02/2026	07/02/2026	Nature Coast Dulcimer Works LLC
AtoZDatabases	01/02/2026	07/02/2026	Gilmar Manufacturing
AtoZDatabases	01/02/2026	07/02/2026	Ocean Marine Brokerage Services
AtoZDatabases	01/02/2026	07/02/2026	W R Services LLC
AtoZDatabases	01/02/2026	07/02/2026	Arrowhead Electric Service Inc
AtoZDatabases	01/02/2026	07/02/2026	Publix Super Market
AtoZDatabases	01/02/2026	07/02/2026	Atkinson Construction Inc
AtoZDatabases	01/02/2026	07/02/2026	Ship Shapes Inc
AtoZDatabases	01/02/2026	07/02/2026	Edward Jones - Financial Adviser: John G Breese
AtoZDatabases	01/02/2026	07/02/2026	Kubota
AtoZDatabases	01/02/2026	07/02/2026	Airgas
AtoZDatabases	01/02/2026	07/02/2026	Dynawatch Inc
AtoZDatabases	01/02/2026	07/02/2026	Innovative Design Hydrographics
AtoZDatabases	01/02/2026	07/02/2026	Publix Pharmacy
AtoZDatabases	01/02/2026	07/02/2026	Publix Pharmacy
AtoZDatabases	01/02/2026	07/02/2026	Wells Fargo Bank
AtoZDatabases	01/02/2026	07/02/2026	Campbell Jackie Campbell

	2461 E Gulf To Lake Hwy	Inverness	FL	34453
	505 E Hartford St	Hernando	FL	34442
	6768 W Berrigan Ct	Homosassa	FL	34446
	6296 W Gulf To Lake Hwy	Crystal River	FL	34429
	2077 Highway 44 W	Inverness	FL	34453
	5164 S Florida Ave Unit 104	Inverness	FL	34450
	2021 S Suncoast Blvd	Homosassa	FL	34448
Morgan Environmental Ents	741 W Keller St	Hernando	FL	34442
	668 E Overdrive Cir	Hernando	FL	34442
	70 N Suncoast Blvd	Crystal River	FL	34429
	5845 W Gulf To Lake Hwy	Crystal River	FL	34429
	3125 W Black Diamond Cir Ste 100	Lecanto	FL	34461
	2209 Highway 44 W	Inverness	FL	34453
	6562 W Peking Ct	Dunnellon	FL	34433
	7344 S Ridge Pt	Homosassa	FL	34446
	7 Elder Ct E	Homosassa	FL	34446
	2440 NW US Highway 19	Crystal River	FL	34428
	964 S Crystal Glen Dr	Lecanto	FL	34461
	610 S US Highway 41	Inverness	FL	34450
	3565 N Lecanto Hwy	Beverly Hills	FL	34465
	2851 E Gulf To Lake Hwy	Inverness	FL	34453
	5830 W Gulf To Lake Hwy	Crystal River	FL	34429
	517 Independence Hwy	Inverness	FL	34453
	3295 S Suncoast Blvd	Homosassa	FL	34448
	5676 W Gulf To Lake Hwy	Crystal River	FL	34429
	3447 E Gulf To Lake Hwy	Inverness	FL	34453
	450 Pleasant Grove Rd	Inverness	FL	34452
	3543 N Lecanto Hwy	Beverly Hills	FL	34465
Citrus Hills Investment Prop	2476 N Essex Ave	Hernando	FL	34442
F & H Electrical Contractor	9030 W Fort Island Trl Ste 8A	Crystal River	FL	34429
	1801 W Gulf To Lake Hwy	Lecanto	FL	34461
	8189 S Florida Ave	Floral City	FL	34436
	3792 S Suncoast Blvd	Homosassa	FL	34448
	3511 N Lecanto Hwy	Beverly Hills	FL	34465
	2665 E Celina St	Inverness	FL	34453
	12982 S Pleasant Grove Rd	Floral City	FL	34436
	6186 N Misty Oak Ter	Beverly Hills	FL	34465
	3149 N Appaloosa Pt	Crystal River	FL	34428
	205 E Gulf To Lake Hwy	Lecanto	FL	34461
	9525 S Suncoast Blvd	Homosassa	FL	34446
	3880 N Roscoe Rd	Hernando	FL	34442
	3928 N Blazingstar Way	Beverly Hills	FL	34465
Edward Jones	2712 W Woodview Ln	Lecanto	FL	34461
Kubota Tractor Corporation	4016 W Southern St	Lecanto	FL	34461
	621 NE 5th Ter	Crystal River	FL	34428
	735 N Suncoast Blvd	Crystal River	FL	34429
	8257 W River Glade Ct	Crystal River	FL	34428
	2685 N Forest Ridge Blvd	Hernando	FL	34442
	1012 W Main St	Inverness	FL	34450
	1100 SE US Highway 19	Crystal River	FL	34429
	2202 Highway 44 W	Inverness	FL	34453

(352) 637-2300	Larry Gamble	Office Manager	300	$22,287,000
(352) 746-6855	Chris Heupel	Executive Officer	460	$21,894,000
(352) 464-2585			9	$21,582,000
(888) 248-6423			9	$20,917,000
(352) 559-8027	Paul Arduser	General Manager	41	$20,882,000
(352) 691-2573			4	$20,703,000
(352) 400-4065	Robert Halleen	Owner	34	$19,501,000
(352) 341-0166	Al Morgan	Owner	43	$19,135,000
(352) 237-2888	Pat Scott	Manager	183	$18,950,000
(352) 563-9800	Chris Lawson	Executive Officer	200	$18,642,000
(727) 381-1836	Jim Rustin	Owner	29	$18,392,000
(352) 746-3440	Ed Sanabria	General Manager	327	$18,022,000
(352) 419-0859	Chad Halleen	Owner	34	$17,542,000
(954) 452-4411			27	$17,325,000
(618) 435-4430	Darryll Futchs	Owner	48	$17,157,000
(352) 634-0610	Wayne Newcomer	President	21	$16,464,000
N/A	Menz William	Manager	7	$16,254,000
(352) 795-7371	Dora Hunt	Executive Officer	25	$15,899,000
(352) 746-0167	Steve Schurdelo	Partner	29	$15,650,000
(352) 726-3944	James Duncan	Chief Executive Officer	25	$15,612,000
(352) 746-0096	Julie Moses	Manager	13	$15,037,000
(352) 637-2300	Marcelle Agen	Other Contacts	200	$14,814,000
(352) 563-6020	Paul Wright	Executive Officer	26	$14,291,000
N/A			20	$14,026,000
(352) 628-4266	Roger Shukla	Owner	39	$13,985,000
N/A	John Messer	Manager	8	$13,542,000
(352) 765-2110	Jon Powers	President	18	$13,502,000
(352) 453-0487	Rob Wardlow	Other Contacts	7	$12,820,000
(352) 527-2886	Dorothy Starr	Manager	121	$12,691,000
(352) 746-6060	Steven Tamposi	President	218	$12,510,000
(352) 795-0525	Edward Gerrits	Chief Financial Officer	41	$12,457,000
(352) 746-5272	Mike Paglia	Owner	25	$12,177,000
(352) 726-3366	Gary Judd	Superintendent	7	$12,115,000
(352) 628-2188			30	$12,030,000
N/A	Wesley Bradshaw	Manager	9	$11,825,000
N/A			29	$11,564,000
(352) 637-4254			19	$11,315,000
(985) 448-0409	Bob Tice	Other Contacts	8	$11,261,000
(888) 352-5781			11	$11,252,000
(315) 678-2538	Nancy Kline	President	5	$11,115,000
(352) 382-1149	John McNeill	Manager	30	$10,973,000
(352) 637-4138	Kathie Atkinsin	Owner	9	$10,951,000
(352) 270-8820			7	$10,949,000
(352) 527-0606	John Breese	Manager	9	$10,876,000
(888) 458-2682			7	$10,778,000
(352) 563-1200	Richard Good	Manager	9	$10,752,000
(352) 795-3530			31	$10,556,000
(516) 426-9399			11	$10,485,000
(352) 527-6554			30	$10,426,000
(352) 341-2602	Daniel Sanow	Professional	30	$10,426,000
(352) 795-2265	Roy Trout	Office Manager	19	$10,414,000
(352) 683-7365			19	$10,381,000

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No	Chain Location	Wells Fargo & Company HQ	AtoZDatabases
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AtoZDatabases	01/02/2026	07/02/2026	Wallys Scrapping
AtoZDatabases	01/02/2026	07/02/2026	Eagle Buick
AtoZDatabases	01/02/2026	07/02/2026	Sat Cel Inc
AtoZDatabases	01/02/2026	07/02/2026	Wjix FM
AtoZDatabases	01/02/2026	07/02/2026	SMG Inc
AtoZDatabases	01/02/2026	07/02/2026	Friends of Citrus & The Nature Coast Inc
AtoZDatabases	01/02/2026	07/02/2026	Ate Fixture Fab
AtoZDatabases	01/02/2026	07/02/2026	Citrus Recycling & Roll-Off Service Inc
AtoZDatabases	01/02/2026	07/02/2026	Crystal River Metal Recycling
AtoZDatabases	01/02/2026	07/02/2026	Hay Hut Feeder
AtoZDatabases	01/02/2026	07/02/2026	Construction Restoration
AtoZDatabases	01/02/2026	07/02/2026	Titans Implement
AtoZDatabases	01/02/2026	07/02/2026	Gulf Atlantic Industrial Equipment Inc
AtoZDatabases	01/02/2026	07/02/2026	Gator Diamond Blades Inc
AtoZDatabases	01/02/2026	07/02/2026	SRS Building Products
AtoZDatabases	01/02/2026	07/02/2026	Suncoast Construction Cor
AtoZDatabases	01/02/2026	07/02/2026	AquaEze
AtoZDatabases	01/02/2026	07/02/2026	American Suncoast Builders Inc
AtoZDatabases	01/02/2026	07/02/2026	Golden X Plumbing Supply Inc
AtoZDatabases	01/02/2026	07/02/2026	Citrus County Hospital Board
AtoZDatabases	01/02/2026	07/02/2026	Kellam Knives Worldwide
AtoZDatabases	01/02/2026	07/02/2026	Citrus Auto Trader
AtoZDatabases	01/02/2026	07/02/2026	Publix Super Market
AtoZDatabases	01/02/2026	07/02/2026	Publix Super Market
AtoZDatabases	01/02/2026	07/02/2026	Crystal Tractor & Equipment
AtoZDatabases	01/02/2026	07/02/2026	Donald Mcfarland Construction
AtoZDatabases	01/02/2026	07/02/2026	Edward Russell Johnston Inc
AtoZDatabases	01/02/2026	07/02/2026	Corporate Construction LLC
AtoZDatabases	01/02/2026	07/02/2026	Parsley Construction Inc
AtoZDatabases	01/02/2026	07/02/2026	Citrus Hills Construction
AtoZDatabases	01/02/2026	07/02/2026	Dallas Land Clearing & Demolition
AtoZDatabases	01/02/2026	07/02/2026	Sweetwater Homes of Citrus Inc
AtoZDatabases	01/02/2026	07/02/2026	High Tower Restoration
AtoZDatabases	01/02/2026	07/02/2026	Heltons Electric Motor and Sharpening Service LLC
AtoZDatabases	01/02/2026	07/02/2026	Salvinco LLC
AtoZDatabases	01/02/2026	07/02/2026	Southern Meat Produce Depot LLC
AtoZDatabases	01/02/2026	07/02/2026	All About Stone
AtoZDatabases	01/02/2026	07/02/2026	Umbra Medical Products Inc
AtoZDatabases	01/02/2026	07/02/2026	Cookie Jar Bakery Outlet
AtoZDatabases	01/02/2026	07/02/2026	Citrus Lending
AtoZDatabases	01/02/2026	07/02/2026	Wells Fargo Bank
AtoZDatabases	01/02/2026	07/02/2026	Wheels and Deals
AtoZDatabases	01/02/2026	07/02/2026	Storm Distillery
AtoZDatabases	01/02/2026	07/02/2026	Kirkpatricks Donkey Show LLC
AtoZDatabases	01/02/2026	07/02/2026	NorthQuest Software
AtoZDatabases	01/02/2026	07/02/2026	Taurus Metal Recycling
AtoZDatabases	01/02/2026	07/02/2026	Jenkins Used Car Outlet of Homosassa
AtoZDatabases	01/02/2026	07/02/2026	Brian Your Car Guy
AtoZDatabases	01/02/2026	07/02/2026	Angus Wholsales Meats Inc
AtoZDatabases	01/02/2026	07/02/2026	Personal Quest
AtoZDatabases	01/02/2026	07/02/2026	James Ladrigan Consulting
AtoZDatabases	01/02/2026	07/02/2026	CenturyLink

	1162 E Sandy Ln	Hernando	FL	34442
	4018 S Suncoast Blvd	Homosassa	FL	34446
	5240 S Suncoast Blvd	Homosassa	FL	34446
	7311 W Grover Cleveland Blvd	Homosassa	FL	34446
	6730 N Citrus Ave	Crystal River	FL	34428
Hospice Of Citrus County	8471 W Periwinkle Ln	Homosassa	FL	34446
	1158 W Stafford St	Hernando	FL	34442
Citrus Recycling & Roll-Off	505 E Gulf To Lake Hwy	Lecanto	FL	34461
	4365 W Lee Ann Ln	Lecanto	FL	34461
	8001 N Whippoorwill Ter	Hernando	FL	34442
	36 W Gulf To Lake Hwy	Lecanto	FL	34461
	6659 N Carl G Rose Hwy	Hernando	FL	34442
	8794 W Tradeways Ct	Homosassa	FL	34448
Gator Diamond Blades	2050 Highway 44 W	Inverness	FL	34453
	6130 N Florida Ave	Hernando	FL	34442
	8016 S Suncoast Blvd	Homosassa	FL	34446
	1371 N Lecanto Hwy	Lecanto	FL	34461
	5665 S Chestnut Ter	Lecanto	FL	34461
	8 N Florida Ave	Inverness	FL	34453
	123 S Pine Ave	Inverness	FL	34452
	39 Candytuft Ct	Homosassa	FL	34446
	2017 W Gulf To Lake Hwy	Lecanto	FL	34461
	6760 W Gulf To Lake Hwy	Crystal River	FL	34429
	2685 N Forest Ridge Blvd	Hernando	FL	34442
	4016 W Southern St	Lecanto	FL	34461
	3400 E Rotor Wing Path	Hernando	FL	34442
	110 E Keller Ct	Hernando	FL	34442
	387 W Liberty St	Hernando	FL	34442
	4611 N Carl G Rose Hwy	Hernando	FL	34442
	2408 N Essex Ave	Hernando	FL	34442
	3360 E Dale Ct	Hernando	FL	34442
Sweetwater Homes Of Citrus	8016 S Suncoast Blvd	Homosassa	FL	34446
	8110 S Suncoast Blvd	Homosassa	FL	34446
	721 N Maynard Ave	Lecanto	FL	34461
	2436 N Heritage Oaks Path	Hernando	FL	34442
	5890 W Gulf To Lake Hwy	Crystal River	FL	34429
	7119 W Gulf To Lake Hwy	Crystal River	FL	34429
	8930 E Roan Ln	Inverness	FL	34450
	806 NE 5th St	Crystal River	FL	34429
	1649 W Gulf To Lake	Hernando	FL	34442
	2437 E Gulf To Lake Hwy	Inverness	FL	34453
	7700 W Gulf To Lake Hwy	Crystal River	FL	34429
	105 N Apopka Ave	Inverness	FL	34450
	11439 W Waterway Dr	Homosassa	FL	34448
	4083 S Colony Ter	Homosassa	FL	34446
	7410 S Bedford Rd	Floral City	FL	34436
	1785 S Suncoast Blvd	Homosassa	FL	34448
	2431 S Suncoast Blvd	Homosassa	FL	34448
	5274 W Dunnellon Rd	Dunnellon	FL	34433
	5841 N Whisper Pt	Hernando	FL	34442
	805 W Cave Ct	Hernando	FL	34442

(352) 651-1447			9	$10,237,000
(352) 436-4797	Randy Harbin	Manager	8	$10,193,000
(352) 628-6006			31	$10,174,000
(352) 382-7776			24	$10,174,000
(352) 795-7170	Sean Gerrits	President	88	$10,113,000
(352) 249-1470	Anthony Palumbo	Chief Executive Officer	99	$10,020,000
(954) 786-0113	Dayle Montegomery	Executive Officer	19	$9,996,000
(352) 344-3537	Sandra Messina	Owner	16	$9,991,000
(352) 527-9599	Bobby Hall	Manager	16	$9,991,000
(516) 924-2831			13	$9,898,000
(352) 527-9843	Robert Preusler	Owner	9	$9,880,000
(352) 726-4800			7	$9,816,000
(352) 628-6674	Johnnie Seijas	Manager	21	$9,803,000
(352) 637-2655	Tammy Poss	Owner	9	$9,761,000
(352) 465-4900	Tom Noel	Manager	7	$9,740,000
(352) 423-4409			9	$9,739,000
(877) 860-9255			9	$9,698,000
(352) 628-4009	Lisa Flannery	Owner	8	$9,653,000
(352) 726-9349	Mark Mannion	President	45	$9,592,000
(352) 341-2245	Mireya Vasquez	Other Contacts	286	$9,590,000
(561) 588-3185	Harriet Kellokoski	Owner	49	$9,588,000
(352) 527-3000	Randy Brown	General Manager	47	$9,489,000
(352) 795-4679	Cyson Tracy	Manager	30	$9,303,000
(352) 527-6550	Ray Parrish	Manager	75	$9,298,000
(352) 527-2001	Timothy Gensler	Other Contacts	7	$9,161,000
(352) 726-7160	Donald McFarland	Owner	6	$9,126,000
(352) 746-0000			6	$9,126,000
(352) 527-7703	Ronald Radziercz	Executive Officer	6	$9,126,000
(352) 344-2638			6	$9,126,000
(352) 527-9001	Steven Tamposi	Owner	6	$9,126,000
(352) 302-8557			6	$9,126,000
(352) 382-4888	James Jacoby	President	18	$9,096,000
(352) 503-9930			8	$9,087,000
N/A	Christopher Helton	Manager	7	$9,043,000
(941) 378-9727	Karen Potter	Manager	17	$8,997,000
N/A	Larry Sams	Manager	6	$8,977,000
(352) 436-1738			31	$8,977,000
(352) 860-0462	Wanda Hart	Owner	28	$8,975,000
N/A			7	$8,964,000
(352) 746-4246	Megan Ennif	Owner	13	$8,963,000
(352) 637-1121	Nicolle Lohrey	Office Manager	50	$8,901,000
(352) 212-5169			58	$8,891,000
(352) 436-9037			6	$8,857,000
N/A	Tracy Kirkpatrick	Manager	8	$8,814,000
N/A			10	$8,810,000
(352) 637-2100	Jeff Li	Manager	9	$8,751,000
(352) 220-6363			58	$8,739,000
(352) 277-1886			58	$8,739,000
(352) 465-0314	Darrell Linton	President	5	$8,686,000
(888) 736-2232			22	$8,673,000
(513) 248-1334	James Ladrigan	Owner	31	$8,602,000
(352) 364-5529	Jeff Glover	Manager	31	$8,602,000

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No	Chain Location	Wells Fargo & Company HQ	AtoZDatabases
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No	Chain Location	Lumen Technologies Inc HQ	AtoZDatabases

AtoZDatabases	01/02/2026	07/02/2026	Diamond Ridge Health and Rehabilitation Center
AtoZDatabases	01/02/2026	07/02/2026	Allied Insurance
AtoZDatabases	01/02/2026	07/02/2026	Interior Resource Group Inc
AtoZDatabases	01/02/2026	07/02/2026	Citrus Auto Trader
AtoZDatabases	01/02/2026	07/02/2026	A J Hendrix Builders Inc
AtoZDatabases	01/02/2026	07/02/2026	Cardiff Construction LLC
AtoZDatabases	01/02/2026	07/02/2026	Pro Built Barns
AtoZDatabases	01/02/2026	07/02/2026	Williams Family Furniture Llc
AtoZDatabases	01/02/2026	07/02/2026	Publix Super Market at Springs Plaza
AtoZDatabases	01/02/2026	07/02/2026	Crystal Chevrolet
AtoZDatabases	01/02/2026	07/02/2026	Pure Culture
AtoZDatabases	01/02/2026	07/02/2026	Two Brothers Motors Inc
AtoZDatabases	01/02/2026	07/02/2026	David Jones Pavers & Stone Restoration & Sealants
AtoZDatabases	01/02/2026	07/02/2026	Gulf Seas Construction
AtoZDatabases	01/02/2026	07/02/2026	Distinctive Homes Group LLC
AtoZDatabases	01/02/2026	07/02/2026	Sound Drywall & Acoustic Inc
AtoZDatabases	01/02/2026	07/02/2026	Carports & More
AtoZDatabases	01/02/2026	07/02/2026	Fisher Building Contractors
AtoZDatabases	01/02/2026	07/02/2026	Spider Mike's Tattoo
AtoZDatabases	01/02/2026	07/02/2026	Citrus County Chronicle
AtoZDatabases	01/02/2026	07/02/2026	Complete Protection
AtoZDatabases	01/02/2026	07/02/2026	Daly and Zilch Inc
AtoZDatabases	01/02/2026	07/02/2026	Urovac Unlimited Urinevac
AtoZDatabases	01/02/2026	07/02/2026	Raymond James
AtoZDatabases	01/02/2026	07/02/2026	Mastech Utility Service Group
AtoZDatabases	01/02/2026	07/02/2026	Health & Medical Directories
AtoZDatabases	01/02/2026	07/02/2026	Crystal Tractor Supercenter of Homosassa
AtoZDatabases	01/02/2026	07/02/2026	West Coast Custom Closet Systems
AtoZDatabases	01/02/2026	07/02/2026	Art Center of Citrus County
AtoZDatabases	01/02/2026	07/02/2026	Ltd Motors
AtoZDatabases	01/02/2026	07/02/2026	Gensco Laboratories Inc
AtoZDatabases	01/02/2026	07/02/2026	SRS Tactical
AtoZDatabases	01/02/2026	07/02/2026	Fancy Pants Accessories
AtoZDatabases	01/02/2026	07/02/2026	Edward Jones - Financial Adviser: Justin E Rooks
AtoZDatabases	01/02/2026	07/02/2026	TD Bank
AtoZDatabases	01/02/2026	07/02/2026	Air Distributors Inc
AtoZDatabases	01/02/2026	07/02/2026	Agricon Equipment Company LLC
AtoZDatabases	01/02/2026	07/02/2026	Glacier Mechanical
AtoZDatabases	01/02/2026	07/02/2026	Accessibility Services Inc
AtoZDatabases	01/02/2026	07/02/2026	WRZN 720 Am
AtoZDatabases	01/02/2026	07/02/2026	Groat Group LLC
AtoZDatabases	01/02/2026	07/02/2026	HCS II Construction Inc
AtoZDatabases	01/02/2026	07/02/2026	Hlius Illumination
AtoZDatabases	01/02/2026	07/02/2026	Crystal Motor Car
AtoZDatabases	01/02/2026	07/02/2026	Crystal River Metal Recycling
AtoZDatabases	01/02/2026	07/02/2026	Gerrits Citrus Inc
AtoZDatabases	01/02/2026	07/02/2026	Mission In Citrus
AtoZDatabases	01/02/2026	07/02/2026	Smart Homes Inc
AtoZDatabases	01/02/2026	07/02/2026	Total Environmental Services
AtoZDatabases	01/02/2026	07/02/2026	Double A Installations LLC
AtoZDatabases	01/02/2026	07/02/2026	Royal Coachman Homes
AtoZDatabases	01/02/2026	07/02/2026	Brannen Bank HQ

	2730 W Marc Knighton Ct	Lecanto	FL	34461
	3451 E Lemon Dr	Hernando	FL	34442
	11838 W Coquina Ct	Crystal River	FL	34429
	644 N Suncoast Blvd	Crystal River	FL	34429
	316 S Kensington Ave	Lecanto	FL	34461
	3618 N Baltusrol Path	Lecanto	FL	34461
	2017 W Gulf To Lake Hwy	Lecanto	FL	34461
	6090 N Blue Bream Ter	Hernando	FL	34442
	3942 S Suncoast Blvd	Homosassa	FL	34448
	1035 S Suncoast Blvd	Homosassa	FL	34448
	2085 W Astor Pl	Dunnellon	FL	34434
	7007 S Florida Ave	Floral City	FL	34436
	221 S Easy St	Lecanto	FL	34461
	4990 S Suncoast Blvd	Homosassa	FL	34446
	30 Black Willow Ct N	Homosassa	FL	34446
	108 Oak Village Blvd S	Homosassa	FL	34446
	6733 S Suncoast Blvd	Homosassa	FL	34446
	7738 W Ariane St	Homosassa	FL	34446
	3790 E Gulf To Lake Hwy	Inverness	FL	34453
	1624 N Meadowcrest Blvd	Crystal River	FL	34429
	7933 W Homosassa Trl	Homosassa	FL	34448
	305 S Salisbury Ter Ste A	Lecanto	FL	34461
	4766 W Blackridge Ln	Homosassa	FL	34446
	2657 N Forest Ridge Blvd	Hernando	FL	34442
	4875 S Florida Ave	Inverness	FL	34450
	2070 N Cedarhouse Ter	Crystal River	FL	34428
	3029 S Suncoast Blvd	Homosassa	FL	34448
	4884 W Pleasant Acres Pl	Lecanto	FL	34461
	2644 N Annapolis Ave	Hernando	FL	34442
	59 SE US Highway 19	Crystal River	FL	34429
	115 N Apopka Ave	Inverness	FL	34450
	5311 S Suncoast Blvd	Homosassa	FL	34446
	460 S Snapp Ave	Inverness	FL	34453
Edward Jones	2305 Highway 44 W	Inverness	FL	34453
	1000 SE US Highway 19	Crystal River	FL	34429
	2541 W Dunnellon Rd	Dunnellon	FL	34433
	4016 W Southern St	Lecanto	FL	34461
	7168 N Radcliff Ave	Dunnellon	FL	34434
	6241 S Tex Pt	Homosassa	FL	34448
WRZN	3988 N Roscoe Rd	Hernando	FL	34442
	5890 W Gulf To Lake Hwy	Crystal River	FL	34429
	8549 S Lakeshore Pt	Floral City	FL	34436
	708 NE 6th St	Crystal River	FL	34428
	1035 N Suncoast Blvd	Crystal River	FL	34429
	4320 W Gulf To Lake Hwy	Lecanto	FL	34461
Gerrits Builders	9478 W Marquette Ln	Crystal River	FL	34428
	2472 N Pennsylvania Ave	Crystal River	FL	34428
	611 NE 5th Ter	Crystal River	FL	34428
	4875 S Florida Ave	Inverness	FL	34450
	7354 S Old Oaks Dr	Floral City	FL	34436
	75 Cypress Blvd W	Homosassa	FL	34446
	320 S US Highway 41	Inverness	FL	34450

(352) 746-9500	Diane West	Executive Officer	164	$8,582,000
(352) 459-0415			5	$8,577,000
(410) 931-3211	Randy Rossello	President	9	$8,542,000
(352) 795-1111			9	$8,539,000
(352) 726-2401	A Hendrix	Owner	6	$8,518,000
(352) 270-8825			6	$8,518,000
(352) 527-3500	David Christensen	Owner	6	$8,518,000
(352) 445-8447			7	$8,518,000
(352) 621-0884	Joe Corwin	Manager	94	$8,503,000
(352) 795-1515	Scott Ming	Manager	8	$8,494,000
(352) 601-6821			6	$8,446,000
(352) 503-8423			58	$8,440,000
(352) 302-4446			17	$8,416,000
(352) 628-7642	Karen Opes	President	6	$8,396,000
(941) 927-7654	Daniel Farrell	Owner	6	$8,396,000
(954) 227-0244	James Harman	Principal	6	$8,396,000
(352) 220-2607	Janice Yarvorough	Owner	6	$8,396,000
(352) 302-3003	Robert Fisher	Manager	6	$8,396,000
N/A			38	$8,290,000
(352) 726-1441	George Butler	Owner	69	$8,288,000
(352) 621-1222	Tim Scalzi	Owner	7	$8,254,000
(352) 341-4860	Linda Daly	President	6	$8,234,000
(352) 422-0147	Evelyn Korjack	Owner	17	$8,132,000
(352) 527-3700	Gregory Perrone	President	12	$8,027,000
(352) 341-0495			44	$8,023,000
(352) 564-0958	Dena Tarkington	Owner	17	$8,001,000
(352) 565-5808	Paul Arduser	General Manager	7	$7,968,000
(352) 746-4424	Michael Anderson	President	9	$7,953,000
(352) 746-0924	Mac Harris	President	20	$7,945,000
(352) 228-4990			46	$7,930,000
(352) 726-4331			18	$7,925,000
(352) 795-4848	Robert Brown	Owner	4	$7,845,000
N/A			7	$7,803,000
(352) 344-8189	Justin Rooks	Manager	9	$7,768,000
(352) 563-2264	Alpha McGaughey	Manager	35	$7,764,000
(352) 522-0006	James Jacobs	President	65	$7,735,000
(507) 847-7600			5	$7,699,000
(321) 765-7862	Raymond Suggs	Owner	35	$7,660,000
(352) 503-2012	Lisa Swiger	President	20	$7,627,000
(352) 726-7221	Cynthia Thompson	Manager	7	$7,589,000
(352) 613-1936			9	$7,526,000
(352) 726-2588	Bud Stevenson	President	8	$7,516,000
(352) 228-4969			7	$7,504,000
(352) 795-1515			43	$7,498,000
(352) 527-9599	Mark Jones	Manager	13	$7,493,000
(352) 795-1906	Edward Gerrits	President	6	$7,483,000
(352) 794-3825	Janeen Bruce	Executive Officer	6	$7,483,000
(352) 794-6036			6	$7,483,000
(352) 341-0166	Alton Morgan	Owner	16	$7,451,000
N/A	Allen Whitt	Manager	8	$7,423,000
(352) 382-5700	Theresa Mazzuco	Other Contacts	6	$7,416,000
(352) 726-1221	Connie Lobel	Executive Officer	12	$7,395,000

No			AtoZDatabases
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No	Chain Location	Raymond James HQ	AtoZDatabases
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No	Chain Location		AtoZDatabases
No	Chain Location	TD Bank US Holding Company HQ	AtoZDatabases
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No	Chain Location	Brannen Banks of Florida Inc H	AtoZDatabases

AtoZDatabases	01/02/2026	07/02/2026	Holcim
AtoZDatabases	01/02/2026	07/02/2026	Priority Medical Supplies More LLC
AtoZDatabases	01/02/2026	07/02/2026	Truist
AtoZDatabases	01/02/2026	07/02/2026	I Deploy
AtoZDatabases	01/02/2026	07/02/2026	Prestige Table Pads
AtoZDatabases	01/02/2026	07/02/2026	Dewayne Wtson Tree Service Sawmill
AtoZDatabases	01/02/2026	07/02/2026	Wheeler Construction Inc
AtoZDatabases	01/02/2026	07/02/2026	Harold Peasley Framing
AtoZDatabases	01/02/2026	07/02/2026	C&M Construction
AtoZDatabases	01/02/2026	07/02/2026	Nature Coast Restoration
AtoZDatabases	01/02/2026	07/02/2026	Great Oaks General Contractors LLC
AtoZDatabases	01/02/2026	07/02/2026	Professional Roof Systems Inc
AtoZDatabases	01/02/2026	07/02/2026	Smart Holmes
AtoZDatabases	01/02/2026	07/02/2026	Suncare Medical Inc
AtoZDatabases	01/02/2026	07/02/2026	Islands In Motion
AtoZDatabases	01/02/2026	07/02/2026	Gull Scott D Agt
AtoZDatabases	01/02/2026	07/02/2026	Citrus Hills Tennis Center
AtoZDatabases	01/02/2026	07/02/2026	Aspire at Brentwood
AtoZDatabases	01/02/2026	07/02/2026	Separation Technologies
AtoZDatabases	01/02/2026	07/02/2026	Edward Jones - Financial Adviser: Ed Gruber
AtoZDatabases	01/02/2026	07/02/2026	Asap Container Leasing and Sales Office
AtoZDatabases	01/02/2026	07/02/2026	Brown Construction & Trim
AtoZDatabases	01/02/2026	07/02/2026	Papa Bear Construction Inc
AtoZDatabases	01/02/2026	07/02/2026	Rushing Handyman Service
AtoZDatabases	01/02/2026	07/02/2026	Esi Maintenance
AtoZDatabases	01/02/2026	07/02/2026	Morey Construction Corporation
AtoZDatabases	01/02/2026	07/02/2026	Blackshears II Aluminum
AtoZDatabases	01/02/2026	07/02/2026	Kings Bay Coffee Roasters
AtoZDatabases	01/02/2026	07/02/2026	Como RV Truck Auto Sales Service & Body Shop
AtoZDatabases	01/02/2026	07/02/2026	Ameriprise Financial
AtoZDatabases	01/02/2026	07/02/2026	Drake Enterprisesmarion Cnty
AtoZDatabases	01/02/2026	07/02/2026	A Whole Hauling & Tree Service
AtoZDatabases	01/02/2026	07/02/2026	Global Procurement Services
AtoZDatabases	01/02/2026	07/02/2026	Dixie Parsley
AtoZDatabases	01/02/2026	07/02/2026	Blue Marlin Ice LLC
AtoZDatabases	01/02/2026	07/02/2026	Cijo
AtoZDatabases	01/02/2026	07/02/2026	Cb Cable LLC
AtoZDatabases	01/02/2026	07/02/2026	Citrus Memorial Health System
AtoZDatabases	01/02/2026	07/02/2026	Walgreens
AtoZDatabases	01/02/2026	07/02/2026	CVS Pharmacy
AtoZDatabases	01/02/2026	07/02/2026	Florida Low Income Housing
AtoZDatabases	01/02/2026	07/02/2026	Co Woody
AtoZDatabases	01/02/2026	07/02/2026	Prism Wealth Management
AtoZDatabases	01/02/2026	07/02/2026	Wade's Mobile Home & RV Supply
AtoZDatabases	01/02/2026	07/02/2026	Falks Farrier Service
AtoZDatabases	01/02/2026	07/02/2026	J Newton Enterprises Inc
AtoZDatabases	01/02/2026	07/02/2026	Airgas
AtoZDatabases	01/02/2026	07/02/2026	Newbould Precision Inc
AtoZDatabases	01/02/2026	07/02/2026	Turbine Broach Co Inc
AtoZDatabases	01/02/2026	07/02/2026	Central Florida Mortgage
AtoZDatabases	01/02/2026	07/02/2026	American Mortgage Lenders of ALCOVA Mortgage
AtoZDatabases	01/02/2026	07/02/2026	Citrus Lending

	15760 W Power Line St	Crystal River	FL	34428
	10483 N Florida Ave	Dunnellon	FL	34434
	2525 N Forest Ridge Blvd	Hernando	FL	34442
	452 SE Paradise Point Rd	Crystal River	FL	34429
	9540 W Caravan Path	Crystal River	FL	34428
	5408 W Glenbrook St	Homosassa	FL	34446
	3255 E Gulf To Lake Hwy	Inverness	FL	34453
	11360 N Circle M Ave	Dunnellon	FL	34433
	2481 W Bravura Dr	Dunnellon	FL	34433
	4155 W Oakhill St	Dunnellon	FL	34433
	132 N Florida Ave	Inverness	FL	34453
	5590 N Silk Ter	Dunnellon	FL	34433
	751 N Lyle Ave	Crystal River	FL	34429
	2965 E Thomas St	Inverness	FL	34453
	659 NE US Highway 19	Crystal River	FL	34429
	552 W Doerr Path	Hernando	FL	34442
	509 E Hartford St	Hernando	FL	34442
Independence Living Centers	2333 N Brentwood Cir	Lecanto	FL	34461
	15760 W Power Line St	Crystal River	FL	34428
Edward Jones	9469 S Suncoast Blvd	Homosassa	FL	34446
	1671S S Suncoast Blvd	Homosassa	FL	34448
		Crystal River	FL	34429
	8022 W Gulf To Lake Hwy	Crystal River	FL	34429
	6729 W Seville Ct	Crystal River	FL	34429
	268 S Suncoast Blvd	Crystal River	FL	34429
	7076 W Gulf To Lake Hwy	Crystal River	FL	34429
	8111 W Gulf To Lake Hwy	Crystal River	FL	34429
	10610 E Irene St	Inverness	FL	34450
	1601 W Main St	Inverness	FL	34450
	1619 W Gulf To Lake Hwy	Lecanto	FL	34461
	8352 W Charmaine Dr	Homosassa	FL	34448
	2016 S Prism Pt	Homosassa	FL	34448
	43 Hollyhock Ct	Homosassa	FL	34446
	4635 N Carl G Rose Hwy	Hernando	FL	34442
	470 Pleasant Grove Rd	Inverness	FL	34452
	8864 W Tradeways Ct	Homosassa	FL	34448
	501 Poplar St	Inverness	FL	34452
	131 S Citrus Ave	Inverness	FL	34452
	795 W Norvell Bryant Hwy	Hernando	FL	34442
	700 W Norvell Bryant Hwy	Hernando	FL	34442
	701 White Blvd Ste 1	Inverness	FL	34453
	3103 S Florida Ave	Inverness	FL	34450
	5 Maidenbush Ct E	Homosassa	FL	34446
	5859 S Suncoast Blvd	Homosassa	FL	34446
	463 E Epsom Ct	Hernando	FL	34442
	755 S Little John Ave	Inverness	FL	34450
	2277 Highway 41 N	Inverness	FL	34453
	6910 N Carl G Rose Hwy	Hernando	FL	34442
	521 E Overdrive Cir	Hernando	FL	34442
	358 NE 3rd St	Crystal River	FL	34429
	358 NE 3rd St	Crystal River	FL	34429
	1100 N Lyle Ave	Crystal River	FL	34429

(352) 563-2580			17	$7,394,000
N/A	Chloe Edwards	Manager	11	$7,374,000
(352) 270-3279	Amy Delapaz	Office Manager	19	$7,347,000
(800) 985-5394	Drew Marheine	Manager	10	$7,329,000
(352) 795-0107	Denise Dodge	Owner	22	$7,320,000
(352) 621-1930	Dewayne Watson	Manager	30	$7,316,000
(352) 726-0973	John Wheeler	President	9	$7,301,000
(352) 489-5117	Harold Peasley	Owner	6	$7,301,000
(732) 291-3689	Charles Paradis	Owner	6	$7,301,000
(352) 465-4758			6	$7,301,000
(352) 423-1625	Kurt Johnson	Owner	9	$7,301,000
(727) 288-7090			6	$7,301,000
(352) 228-0604			7	$7,277,000
(352) 344-9637	Jamie Marckese	Owner	9	$7,252,000
(844) 386-4753	Valarie Davenport	Other Contacts	5	$7,238,000
(757) 722-1354	Scott Gull	Manager	6	$7,225,000
(352) 746-6003	Bruce Payne	Executive Officer	17	$7,222,000
(352) 746-6600	Sue Korman	Executive Officer	164	$7,209,000
(352) 563-5557	Brent Quinn	Manager	17	$7,198,000
(352) 382-0286	Annie Warbucks	Other Contacts	12	$7,147,000
(813) 550-5333			10	$7,139,000
(352) 563-9832			6	$7,118,000
(352) 302-9655	Jay Ruane	Owner	6	$7,118,000
(352) 564-0344			6	$7,118,000
(561) 262-4207			6	$7,118,000
(352) 795-7007	Peter Morey	President	6	$7,118,000
(352) 795-9722	David Blackshear	Owner	19	$7,118,000
N/A	Darryl Miller	Manager	6	$7,092,000
(352) 344-1411	Rick Como	Owner	44	$7,039,000
(352) 746-9006	Ruth Squires	Manager	8	$7,012,000
(352) 245-7948			6	$6,997,000
(352) 697-1421	James Goerndt	Owner	6	$6,997,000
(954) 447-4616	Pedro Copello	President	16	$6,996,000
(352) 220-4355	Dixie Parsley	Manager	3	$6,996,000
N/A	Gavin McCloskey	Manager	8	$6,988,000
(352) 419-4380			13	$6,985,000
(352) 637-7210	Chris Bowman	Manager	31	$6,930,000
(352) 344-6538	Sandy Dunlap	Other Contacts	173	$6,918,000
(352) 746-2278	Matthew Muscato	Office Manager	30	$6,909,000
(352) 249-3143			30	$6,909,000
(352) 726-1113	Pat Kenney	Executive Officer	8	$6,895,000
(352) 341-3296	Woody Hooper	Owner	6	$6,889,000
(616) 855-0030			9	$6,868,000
(352) 621-0901			9	$6,842,000
(209) 261-5174			27	$6,814,000
(877) 317-5854	John Newton	Chief Operating Officer	20	$6,805,000
(352) 344-5516	Brian Desimone	Executive Officer	7	$6,799,000
(352) 637-5353	R Newbould	Owner	39	$6,782,000
(352) 795-1163	Timothy Short	Owner	39	$6,782,000
(352) 302-7119			13	$6,765,000
(352) 795-5626	Sally Wade	Manager	13	$6,765,000
(352) 746-4246			13	$6,765,000

No	Chain Location	LafargeHolcim HQ	AtoZDatabases
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No	Chain Location	Truist Financial Corporation H	AtoZDatabases
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No	Chain Location	Walgreens Boots Alliance Inc H	AtoZDatabases
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AtoZDatabases	01/02/2026	07/02/2026	Red ED's Adventures Inc
AtoZDatabases	01/02/2026	07/02/2026	Crystal River Health and Rehabilitation Center
AtoZDatabases	01/02/2026	07/02/2026	Wellfount Pharmacy
AtoZDatabases	01/02/2026	07/02/2026	Kingsbay Finance
AtoZDatabases	01/02/2026	07/02/2026	Barrett Aileen
AtoZDatabases	01/02/2026	07/02/2026	Finish Carpentry Contracting
AtoZDatabases	01/02/2026	07/02/2026	J & D Home Builders
AtoZDatabases	01/02/2026	07/02/2026	R & P Contracting
AtoZDatabases	01/02/2026	07/02/2026	Novaceuticals LLC
AtoZDatabases	01/02/2026	07/02/2026	American Windows and Glass Inc
AtoZDatabases	01/02/2026	07/02/2026	Ds Fabrication and Enterprises
AtoZDatabases	01/02/2026	07/02/2026	Fl Screen Alluminum LLC
AtoZDatabases	01/02/2026	07/02/2026	Bobs Building Services LLC
AtoZDatabases	01/02/2026	07/02/2026	Encore Homes Inc
AtoZDatabases	01/02/2026	07/02/2026	Lakeside Custom Construction
AtoZDatabases	01/02/2026	07/02/2026	Spafford Construction & Remodeling
AtoZDatabases	01/02/2026	07/02/2026	Lytton Enterprises
AtoZDatabases	01/02/2026	07/02/2026	Brown Construction Inc
AtoZDatabases	01/02/2026	07/02/2026	Tim's House & Home Inc
AtoZDatabases	01/02/2026	07/02/2026	Rock Solid Creations By John
AtoZDatabases	01/02/2026	07/02/2026	Peerless Construction Inc
AtoZDatabases	01/02/2026	07/02/2026	Well Built Contractors Inc
AtoZDatabases	01/02/2026	07/02/2026	Dental Products.com
AtoZDatabases	01/02/2026	07/02/2026	Regions Bank
AtoZDatabases	01/02/2026	07/02/2026	Truist
AtoZDatabases	01/02/2026	07/02/2026	OneSource
AtoZDatabases	01/02/2026	07/02/2026	Midnight Run Bail Bonds
AtoZDatabases	01/02/2026	07/02/2026	Dushi Properties LLC
AtoZDatabases	01/02/2026	07/02/2026	Sauter Building Materials
AtoZDatabases	01/02/2026	07/02/2026	Brentwood Retirement Community
AtoZDatabases	01/02/2026	07/02/2026	Publix Super Market
AtoZDatabases	01/02/2026	07/02/2026	E. Sam Jones
AtoZDatabases	01/02/2026	07/02/2026	South Marion Citizen
AtoZDatabases	01/02/2026	07/02/2026	Citrus Property Renovations
AtoZDatabases	01/02/2026	07/02/2026	Sanderson Bay Fine Homes
AtoZDatabases	01/02/2026	07/02/2026	Stacool Industries
AtoZDatabases	01/02/2026	07/02/2026	Sherwin-Williams
AtoZDatabases	01/02/2026	07/02/2026	Worldwide Building Products Corporation
AtoZDatabases	01/02/2026	07/02/2026	Steven Potter Construction Man
AtoZDatabases	01/02/2026	07/02/2026	Ashley Residential Services Inc
AtoZDatabases	01/02/2026	07/02/2026	Edward Jones - Financial Adviser: Andrew J Breese

	4548 S Suncoast Blvd	Homosassa	FL	34446
	136 NE 12th Ave	Crystal River	FL	34429
	124 W Norvell Bryant Hwy	Hernando	FL	34442
	1005 S Suncoast Blvd	Homosassa	FL	34448
	9579 W Laurel Oak Ln	Crystal River	FL	34428
	12070 S Istachatta Rd	Floral City	FL	34436
	8854 S Zan Pt	Floral City	FL	34436
	8685 E Keating Park St	Floral City	FL	34436
	121 N Florida Ave Ste B	Inverness	FL	34453
	5509 W Justin Ct	Homosassa	FL	34448
	3464 E Norvell Bryant Hwy	Hernando	FL	34442
	1801 E Evelyn St	Hernando	FL	34442
	5910 N Highland Park Dr	Hernando	FL	34442
	2271 S Olympic Hills Ter	Inverness	FL	34450
	7712 E Allen Dr	Inverness	FL	34450
Spafford Construction	5065 S Florida Ave	Inverness	FL	34450
	7445 E Applewood Dr	Inverness	FL	34450
		Inverness	FL	34450
	9160 E Swift Pl	Inverness	FL	34450
Rock Solid Creations	4986 S Florida Ave	Inverness	FL	34450
	934 S Bunting Way	Inverness	FL	34450
	7267 E Oak Isle Dr	Inverness	FL	34450
	4475 S Suncoast Blvd	Homosassa	FL	34446
	4650 S Suncoast Blvd	Homosassa	FL	34446
	4828 N Allamandra Dr	Beverly Hills	FL	34465
	3224 W Postal Ln	Lecanto	FL	34461
	95 E Glassboro Ct	Hernando	FL	34442
	6982 E Leaning Oak Ct	Inverness	FL	34453
Independence Living Centers	1900 W Alpha Ct	Lecanto	FL	34461
	1012 W Main St	Inverness	FL	34450
	114 N Pine Ave	Inverness	FL	34450
	2519 Highway 44 W	Inverness	FL	34453
	1653B W Gulf To Lake Hwy	Lecanto	FL	34461
Sanderson Henigar Construction	1940 N Prospect Ave	Lecanto	FL	34461
	3215 N Pinelake Village Pt	Lecanto	FL	34461
	610 SE US Highway 19	Crystal River	FL	34429
Worldwide Building Products	105 N Apopka Ave	Inverness	FL	34450
	1106 E Bluebird Ct	Hernando	FL	34442
	808 W Newbury St	Dunnellon	FL	34434
Edward Jones	7891 W Gulf To Lake Hwy	Crystal River	FL	34429

(352) 382-3939			20	$6,720,000
(352) 795-5044	Lisa Schuler	Executive Officer	153	$6,691,000
(352) 513-3709			30	$6,679,000
(352) 835-3040			13	$6,650,000
(352) 651-2922	Aileen Barrett	Manager	8	$6,638,000
(772) 287-6172	Charles Zito	Owner	6	$6,632,000
(352) 344-3818	Danny Rouse	Owner	6	$6,632,000
(352) 860-0121	Ray Smith	President	6	$6,632,000
N/A	Avon Hambrick	Manager	18	$6,604,000
(352) 302-2020			7	$6,596,000
(512) 674-5569			5	$6,591,000
(352) 270-6179			5	$6,591,000
(352) 280-0269			5	$6,591,000
(352) 726-2179	John Edgar	Owner	6	$6,571,000
(352) 726-5582	Robert Cculloch	Principal	6	$6,571,000
(352) 726-7855	Eric Spafford	Owner	6	$6,571,000
(352) 341-2938	Tim Lytton	Owner	6	$6,571,000
(352) 464-4237			6	$6,571,000
(954) 336-4873			6	$6,571,000
(352) 423-1589	Crawley John	President	6	$6,571,000
(352) 423-4477			6	$6,571,000
(352) 341-2801			6	$6,571,000
(352) 613-7200			18	$6,547,000
(800) 734-4667	Michele Adams	Executive Officer	19	$6,541,000
(352) 503-3253	Lil Gilbert	Office Manager	19	$6,541,000
(760) 966-4500	Isabel Cruz	Manager	7	$6,531,000
(352) 527-2005			4	$6,524,000
N/A	Andrew Dietrich	Manager	6	$6,517,000
(352) 697-2292	Tim Sauter	President	7	$6,493,000
(352) 746-6611	Allen Curtis	Executive Officer	150	$6,488,000
(352) 341-2581	Janet Kohlaf	Manager	75	$6,478,000
(888) 851-1955	Heather Haendiges	Other Contacts	17	$6,478,000
(352) 854-3986	Tricia Marks	Manager	9	$6,469,000
(352) 503-2226			5	$6,464,000
(352) 527-9400	Chuck Sanders	Owner	15	$6,459,000
(866) 782-2665	Sylvia Allen	President	15	$6,416,000
(352) 563-1950	David Gopal	Executive Officer	8	$6,404,000
(352) 341-5500	Jeff Barnes	President	19	$6,388,000
(352) 458-1996	Steven Potter	Manager	12	$6,388,000
(561) 371-1062	Michael Ashley	Manager	6	$6,388,000
(352) 795-1603	Andrew Breese	Manager	14	$6,362,000

No			AtoZDatabases
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County jobless rate jumps to 7.5 percent

Citrus ranks third-highest in Florida as unemployment climbs more than two points from last year

By MICHAEL D. BATES
Chronicle Reporter

Citrus County's unemployment rate rose to 7.5 percent in November 2025, up from 5.2 percent a year earlier, according to newly released FloridaCommerce labor statistics.

The county's labor force totaled 54,032, with 49,969 employed and 4,063 unemployed, reflecting an increase of nearly 1,300 jobless residents over the past year.

The county now ranks third-highest in Florida, trailing only Taylor County at 9.4 percent and Sumter County at 8.9 percent, and above the state average of 4.9 percent and the national rate of 4.3 percent.

October data was not available due to a "lapse in federal data collection activities" related to the fall government shutdown.

Citrus County is part of the Homosassa Springs Metropolitan Statistical Area (MSA), which also reported a 7.5 percent unemployment rate, the second-highest in Florida.

MSAs are regions defined by the federal government that group together a central city and surrounding communities with strong economic ties, such as commuting patterns and local business activity.

Even though Citrus County's unemployment rate is the same as the Homosassa Springs MSA, both numbers help put the county's job market in context.

The MSA shows how Citrus County fits into the broader regional economy and gives a bigger-picture view of the area's job market, instead of focusing on the county alone.

State and national comparison

Florida's unemployment rate jumped to 4.2 percent in November, the highest rate for the state in more than four years.

While still considered just above "full employment" by state economists, the November rate was up from 3.5 percent a year earlier and represented 466,000 people qualified as unemployed from a workforce of about 11.2 million.

It also was up from 3.9 percent in September. Again, the state did not release October numbers because of the government shutdown.

Florida's jobless rate was last above 4 percent in September 2021, when it was 4.1 percent. At the time, the state was recovering from the initial economic effects of the COVID-19 pandemic, which spiked unemployment to 14.8 percent in April 2020.

The national unemployment rate in November was 4.6 percent, up from 4.4 percent in September. The national rate in November 2024 was 4.2 percent.

Michael D. Bates is a staff writer with the Citrus County Chronicle and can be reached at mbates@chronicleonline.com

CPA/AA-2025-00013 Land Dev. 2.11.26

Avis Marie Craig, AICP – MBA
Planning Consultant
P. O. Box 568
Lecanto, FL 34461

January 7, 2026

Sidney F. Ansbacher, Esq.
Upchurch Bailey and Upchurch
780 N. Ponce de Leon Blvd.
St. Augustine, FL 32084

RE: Planning Analysis Report for Holder Industrial Park Expansion – Citrus Co. Florida

Dear Mr. Ansbacher:

Enclosed please find my planning report as committed to by year end. I believe this is Exhibit N of the filed application for Deltona Corp, owner of above referenced property. Please see that our client is supplied with a copy as well. Thank you.

Please let me know if anything further is needed.

Sincerely,

Avis Marie Craig

Avis Marie Craig, AICP MBA
Planning Consultant

cc: Clark Stillwell, Esq.

Telephone : 352.634.2116 email: amarie02@gmail.com

Holder Industrial Park 2 Expansion

January 7,2026
Avis Marie Craig, AICP
Consulting Planner
P.O.Box 568, Lecanto, FL 34460

INTRODUCTION & BACKGROUND

The Holder Industrial Park (HIP) was first approved by Citrus County in September 2019, just before the pandemic. In the five years since, the community had to come out of the pandemic since its approval. Progress has also occurred to help prep this site for appropriate development. Utility extensions (water and sewer) have been grant-funded and both are wrapping up construction now, such that central water and sewer will soon be available to the HIP site. In addition, this location was identified by Duke Energy's Economic Development Division as the County's top site for future large-scale economic development prospects to provide jobs for Citrus County. As such, the owner, Deltona Corp., has entertained several prospects over the last few years causing the need for this expansion application.

In response, the owner is now requesting an expansion to the original site, based upon what prospects are currently seeking. This application will add 798.6 acres to the east/southeast of the original 557.4 acre previously approved HIP site. This will bring the total project site to approximately 1355.8 acres. The focus of this application will be the almost 800 acres to be known as the Holder Industrial Park (HIP) Expansion.

Opportunities to create better paying jobs for residents have long been a strategic goal for our county. At one time, when zoning was first adopted in the 1970-80s, Citrus Co. had over 18,000 acres of industrial zoned lands around the power plant in NW Citrus Co. However, in the late 1980-90s, that number was substantially reduced and current industrial acres in the adopted plan have swung the opposite direction. In my professional opinion, we found ourselves under-planned for effective recruitment of companies to diversify our economy.

It is important to note that according to Table 10-1 of the adopted Future Land Use Element, the following shrinkage of industrial acreage occurred in Citrus County over 10 years:

1995	2004	Loss of acre
464 ac	235 ac	- 229 ac

Source: Citrus Co. Comprehensive Plan, Future Land Use Element

Much of Citrus County's historical industrial lands were located west of US 19 in the flood plain, until recently with first Holder Industrial Park (HIP) application and the Inverness Airport Industrial Park located in the central ridge. Of the numbers in the above cited table 10-1, Industrial acreage was further reduced within the Port District on US 19 (as a mixed-use project).

Meadowcrest, which was originally planned as a mixed-use development including industrial land uses, has also seen those lands converted overtime to office, government and commercial uses. One portion of the former industrial area was converted to residential use. The Chronicle building was the last remaining "quasi-industrial", a newspaper printing facility within Meadowcrest, until that operation shut down and the building was recently sold. So those industrial acres are also no longer available.

The only other site, as earlier mentioned which is active, is located by the Inverness Airport and is being actively marketed for job creation, known as the Inverness Airport Industrial Park. The sites in that park are much smaller. Otherwise, there are few if any larger scale sites left in Citrus County. The two-phase HIP site can fill this void in our inventory, which had dropped to fewer than 250 acres. That is clearly not a sufficient acreage for a county of our size, intent on providing job opportunities particularly with the residential growth we have seen recently.

Regionally speaking, our immediate neighboring counties are much more aggressively promoting economic development and job creation. Levy County has historically been very active in economic development. They are now working on their 2050 plan and recognize the need to relax their grip and have over 300 acres of shovel ready sites to go to market. Hernando, Marion and Sumter Counties are all positioning themselves as well, updating their plans with horizons to 2040, 2045, and 2050 respectively, and are all ahead of Citrus. Sumter Co. alone has identified almost 4881 acres of industrial land use in their future land use plans and much of that is committed. According to the UF Bureau of Economic and Business Research (BEBR) population estimates for 2025, Sumter's population has now swelled to 119,221. It won't be long before Sumter Co. passes us and joins Hernando Co. with a 2025 population of over 200,000. Hernando

has also successfully demonstrated their skills successfully developing the Hernando Airport industrial park by the Suncoast Parkway exit at Spring Hill.

Now that the Suncoast Parkway is open and functional serving Citrus County, it provides a much-needed limited access transportation connection to Tampa Bay and the greater state. This has long been recognized as a critical driver to allow us to attract employers offering higher pay than our traditional service industries. Only the medical field has offered welcome relief on that front. Growth in the medical arena has been strongest in the central ridge Lecanto area, but again that is not industrial in nature, and it is yet another tool beyond industrial in our Citrus toolbox. Suffice it to say that today's industrial land uses are no longer smokestack polluting activities. These higher tech operations can provide jobs that are desirable prospects that Citrus County needs to court and welcome. This is where HIP can fill the niche and need.

SITE CHARACTERISTICS

The HIP Expansion site is 798.6 acres± located in four sections within Township Range 17-19 and 18-19, generally located in the SE quadrant of the US 41/CR 491 signalized intersection (see Aerial - Attachment 1). The expansion lands, like the original HIP 1 site, was a former 1890-1900s phosphate mining site and was traversed by railroad lines used to transport the hard rock phosphate extracted from the site. Once phosphate mining moved further south by the 1920s, sites from Dunnellon to Floral City fell out of use. The soil types 20, 54 and 55 on site are representative of the mining presence identified on the official USDA soils map (See Attachment 2). There appear to be several small wetland or water areas in the historical mine pits identified on the soils map for the proposed HIP expansion site, and these are labeled as 99. One is located on the southernmost boundary where the buffer is planned and an existing access easement to adjacent lands is found; the other is due west from the end of Tram Rd extending west toward US 41. Site planning and engineering around those areas will be necessary and can be accomplished according to the preliminary engineering report. Elevations range from a low of 18' to a high of 104' on the expansion site.

According to the Burrell Engineering report (see Attachment 5), the site appears to lie within a closed drainage basin, and dry retention systems can be created, based upon soil conditions at time of actual development. Given historical mining, significant regrading is expected at the time of development. Given the size of the site, utilizing good engineering practices, stormwater management can be accomplished without adverse impacts from the project and which will serve to protect adjacent properties and natural resources.

Citrus County Central Water and Sewer service is expected to serve this project given the recent extension of lines to this site above described to serve this HIP project.

SURROUNDING LAND USE AND ZONING

The new HIP expansion area is outlined in heavy bold black as shown on the FLU map of Comp Plan - Attachment 3 (3pp). According to the Citrus County Comp Plan, the site is currently predominately LDR, with one isolated block of RUR in the northern sector and then Agriculture along the south side of CR 491, then continuing S, the E/W major power transmission line is designated TCU. South of that, a small strip of Conservation exists on the private ownership lands under application (that appears to be inconsistent, as such is normally reserved to government owned lands).

All lands under application are proposed for IND land use. Neighboring properties are predominantly LDR, with a small triangle of CL to the east, and another small triangle of AG to the north and east by Tram Rd. where it intersects with CR 491. The same TCU is designated continuing eastward for the transmission line. To the immediate west is the existing HIP phase 1 and further west of US 41, both are designated IND. Otherwise, adjacent to the south and west is LDR and at our SE most point to the SE is MDR.

Attachment 4 (3 pp) is the current "zoning" under the Citrus Co. LDC Atlas, for the most mirrors the FLU comp plan map, except for the above-described FLU Conservation designation, and by LDC Atlas, is designated AGR - MH. All are proposed to be redesignated IND, as outlined in heavy black on Attachment 4 (3 pp). Remember this

IND is subject to the HIP policies of the Comp Plan expressly designed to minimize any potential offsite impacts.

As per Attachment 4, the surrounding LDC Atlas map designations to the north, east and south are LDR, RUR and AGR, all allowing Mobile Homes (MH), except for one small LDR that does not allow MHs. Again, based on the earlier application HIP 1, lands to the west are designated IND - subject to HIP policies in the Comp Plan, and then continuing west along with IND land uses further to the W across US 41. There is also RUR (MH) to the north of HIP 1 to 491.

The Conceptual Land Use Sector Plan (see Attachment 7) is very straight forward plan which calls for Tier II Industrial on the lands under application subject to a 75 ft buffer along all common boundaries with adjoining privately owned lands. Within the new lands under application, there is one new access added to CR 491, supplementing the existing two accesses of HIP 1 already approved (one to CR 491 and one to US 41). This means that there will be a total of 3 access points to serve HIP in its entirety. Tier II Land Uses are described in detail in the adopted policies of the Future Land Use Element, which have limited edits in the current application pending. Please refer to the strike-through and underlined version of changes proposed to be added to the Comp Plan policies applicable to the HIP expansion area under application (see Attachment 6).

CONSISTENCY AND COMPATIBILITY

Consistency with the adopted Comprehensive Plan is met through the proposed application revisions to the adopted policies of Objective 17.36 Holder Industrial Park (HIP) Sub Area Plan which are being amended to incorporate the new lands and by making revisions to allowable uses, the modification to the PSA, and replacement of the existing Sector Plan, by an updated Conceptual Land Use Sector Plan (dated 11/20/25). A strike-through and underline version was also provided in the 12/19/25 transmittal letter to Citrus Co. from Upchurch, Bailey and Upchurch, and is referred to as Attachment 6 of this report.

Furthermore, the revisions to the PSA exhibit incorporated, the area shown as burnt orange will infill the northern 30% portion of the expanded HIP site into the PSA running along 491 to Tram Rd (see Attachment 8). 70% of the site is already within the PSA. The requested change only incorporates this ownership and does not impose any requirements upon adjoining properties. The result is consistency with Objective 17.2, Policies 17.2.3 - 17.2.5 and 17.2.14 - 17.2.15 of the Comp Plan regarding PSA adjustments.

With the planned 75' perimeter buffer, the Sector Plan (Attachment 7) provided ensures consistency with Objective 17.15, and specifically Policy 17.15.9.

Finally, this project is consistent with and helps to implement the Economic Development Element, specifically Objectives 22.2 and 22.5, more particularly Policies 22.2.2, 22.2.5 and 22.5.2 and 22.5.5 (See Attachment 9). All references speak to facilitating business development and economic growth and job creation, which is the sole purpose of this application. All of this said, this application furthers the adopted Private Property Rights Element of the Citrus Co. Comprehensive Plan, Goal 11, Objective 11.1 and attendant supporting 4 policies. (See Attachment 10) Considering the historical use of this property for mining, the proposed use will provide a much enhanced land use with strong potential for future contemporary industrial land uses.

Compatibility is defined by the definition in F.S. 163.3164(9) in the Florida Community Planning Act of Florida which reads: "Compatibility means a condition in which land

uses or conditions can coexist in relative proximity to each other in a stable fashion over time, such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition." The 2025 phase 2 HIP Sector plan and its buffers ensure this is satisfied. It is noted that the approved 2019 HIP application and plan was found to be compatible with very similar abutting land uses on the north and south boundaries of the project.

On Attachment 7, the 11/20/25 Conceptual Land Use Sector Plan depicts the limited amount of actual adjoining developed residential homes shown as homes symbols. A total of 23 homes along over 2-3 miles of common boundary adjacency. From US 41 accessed by Shale Ct., an unpaved private road, there are 3 homes. Continuing further south, accessing US 41 via Village Place and Louie Place into the platted Golden Village subdivision, PB 8/p15, there are 6-8 homes adjoining. From Tram Road, within 3 unrecorded subdivisions; 3 homes are found within River Oaks Properties unrecorded subdivision, 5 homes exist within John K Dawson, unrecorded subdivision, and 1 home in Richard Malsnee unrecorded subdivision. Finally accessed from SR 200, in Tanglewood, a platted subdivision as PB 7/ P 111, there are 2 homes, and finally also from SR 200, 1 home in Apache Shores unrecorded subdivision. Of the total 23 homes, almost 1/2 are located from the US 41 accesses.

Out of respect for adjacent homeowners, this is the reason for the commitment to the denoted extensive 75' buffer along the entire perimeter of the new site to protect all the adjoining residents. This buffer is substantially comprised of existing densely wooded lands. Only in areas where vegetation is not dense enough to provide effective screening and buffering, will a planted buffer be provided, and so HIP will meet or exceed the county's Land Development Code. Finally, it should be noted that many of the adjoining lands are also heavily wooded and are larger lots which simply enhances the visual and other protections.

Because the anticipated end user of HIP expansion may be a single operation, the need for a formal PUD application was deemed redundant and unnecessary, given the safeguards built into the adopted HIP comp plan policies. Please note the restricted list of IND uses not allowed are currently adopted and have been added to in this

comprehensive plan amendment (See revised policy 17.36.3 *2.* and *3.* Note esp. Tier IIA and IIB- see Attachment 6). This ensures that what would traditionally be defined as heavy industry can never be developed within HIP.

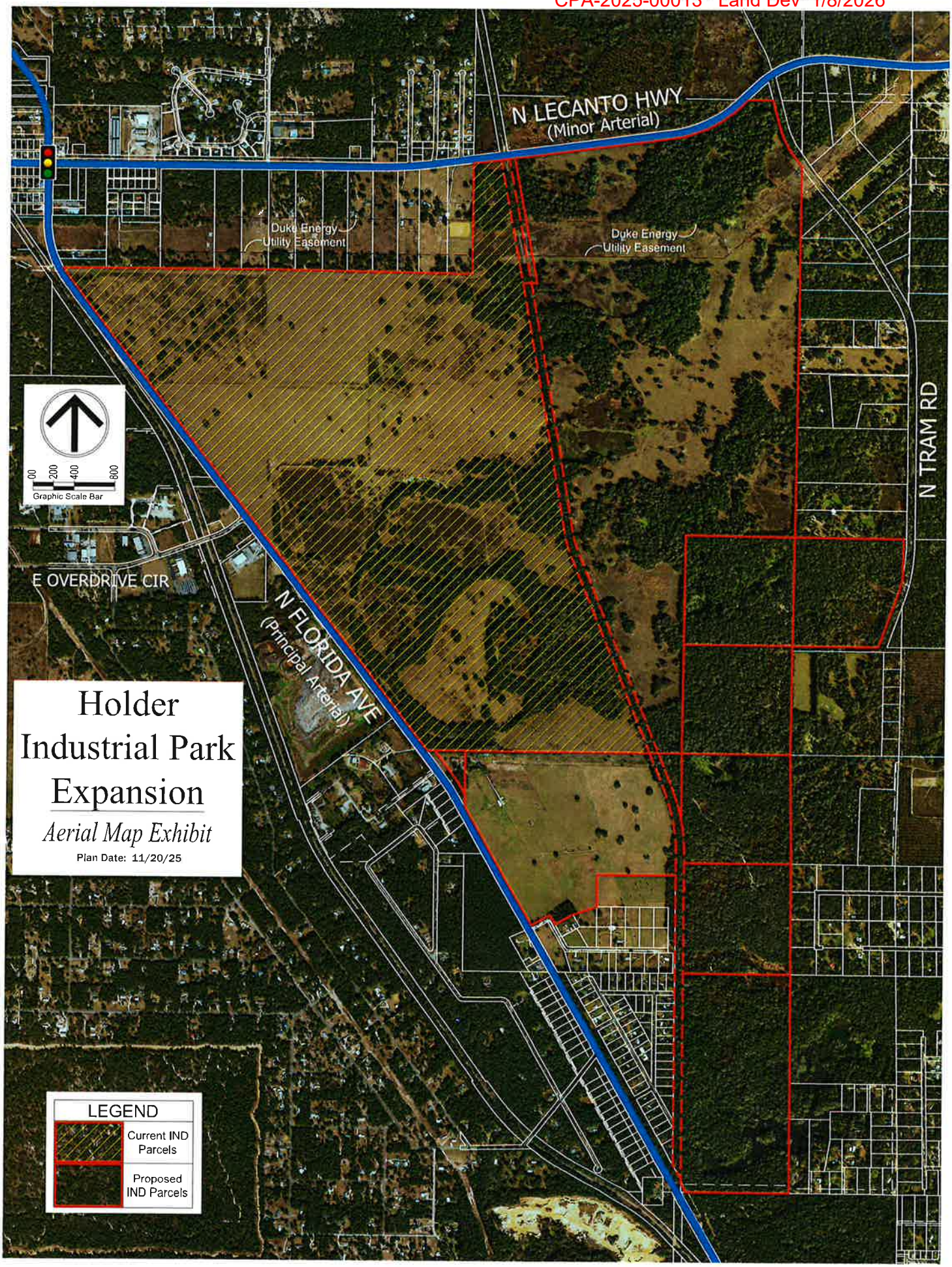
CONCLUSIONS

The use of a Comprehensive Plan Land Use Sector Plan, dated 11/20/25 (Attachment 7) adopted into the Comp Plan, and the revised policies as reflected in Attachment 6, this proposal provides a much higher degree of security to address any associated impacts and as such applies throughout the HIP properties once adopted. It further provides assurance that changes cannot be made easily. This is a large-scale amendment as would be any future change, so this requires a higher degree of review by state and regional agencies as well.

It is therefore my professional planning opinion that this application with its buffer and policies ensures more than adequate safeguards to allow its approval.

Attachments to Avis Marie Craig Planning Report 12/31/25

1. Aerial Photograph of site and general vicinity
2. USDA Soils Map – Citrus Co. GIS
3. Comp Plan FLU Maps (3 pp)
4. LDC Atlas Maps, commonly known as Zoning (3 pp)
5. Burrell Engineering report (dated 11/17/25)
6. Strike through and underline text amendments to Comp Plan Policies for HIP
7. 11/20/25 Conceptual Land Use Sector Plan to augment the earlier Phase 1 HIP Sector Plan with adjoining land use identified
8. PSA expansion map
9. Citrus Co. Economic Development Element, Goals, Objectives and Policies
10. Citrus County Private Property Rights Element, Goal, Objective and Policies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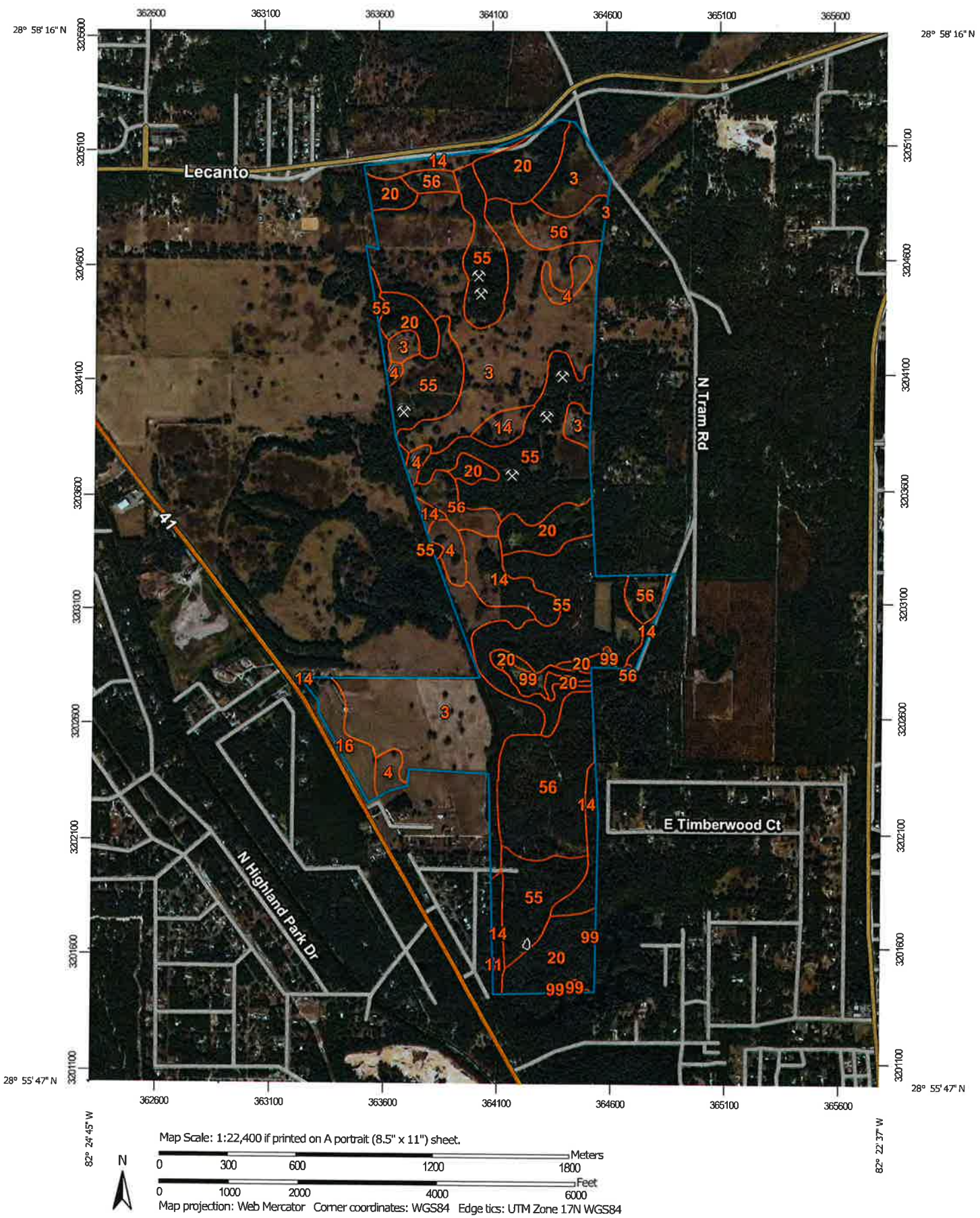
Graphic Scale Bar
Holder
Industrial Park
Expansion
Aerial Map Exhibit
Plan Date: 11/20/25
LEGEND
Current IND Parcels
Proposed IND Parcels

Soil Map—Citrus County, Florida

ATTACHMENT 2



Map Scale: 1:22,400 if printed on A portrait (8.5" x 11") sheet.

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Meters: 0 300 600 1200 1800

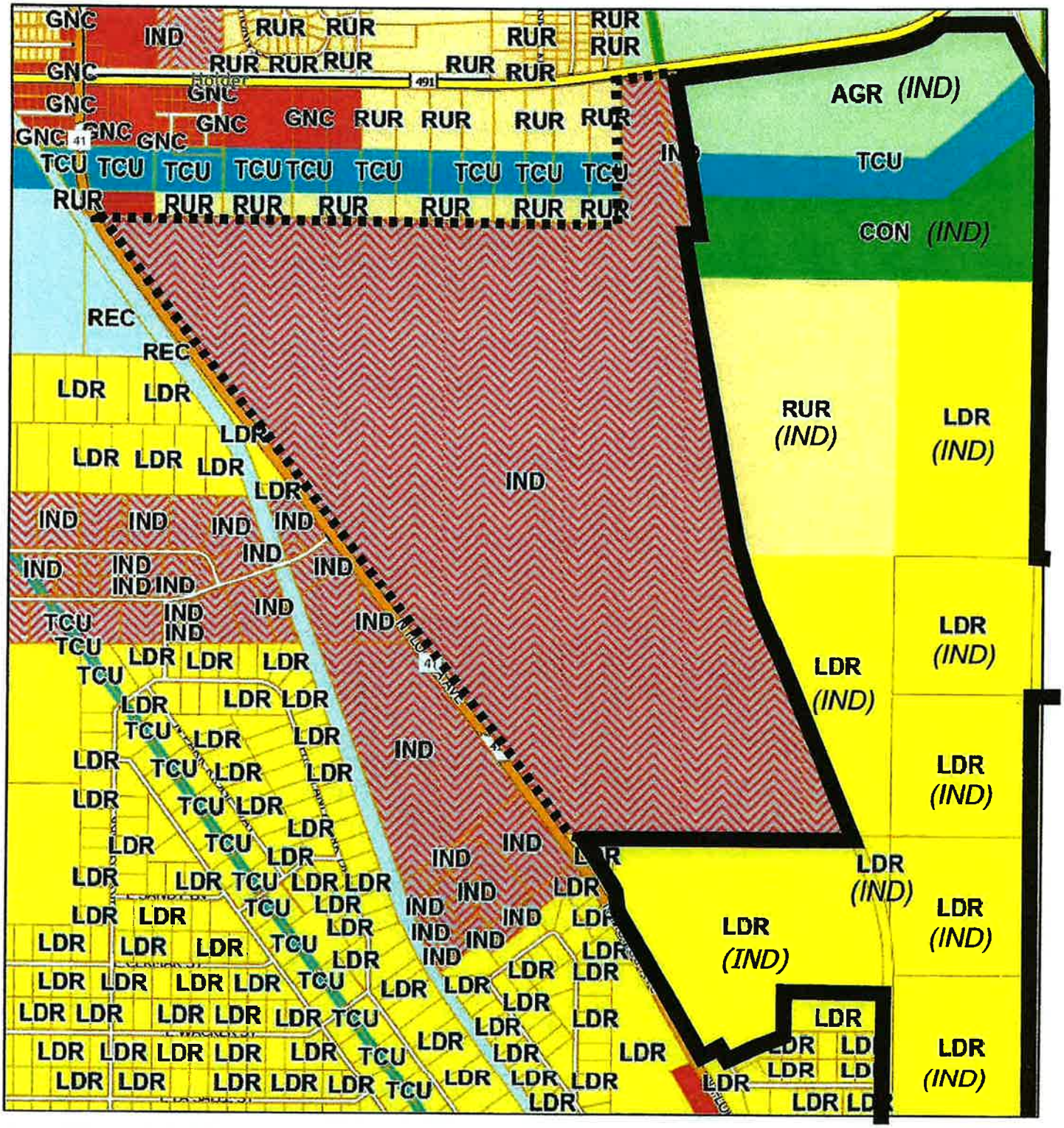
Feet: 0 1000 2000 4000 6000

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

EXISTING & PROPOSED LAND USE NW

ATTACHMENT 3 (3PP)

(IND) = Proposed Industrial



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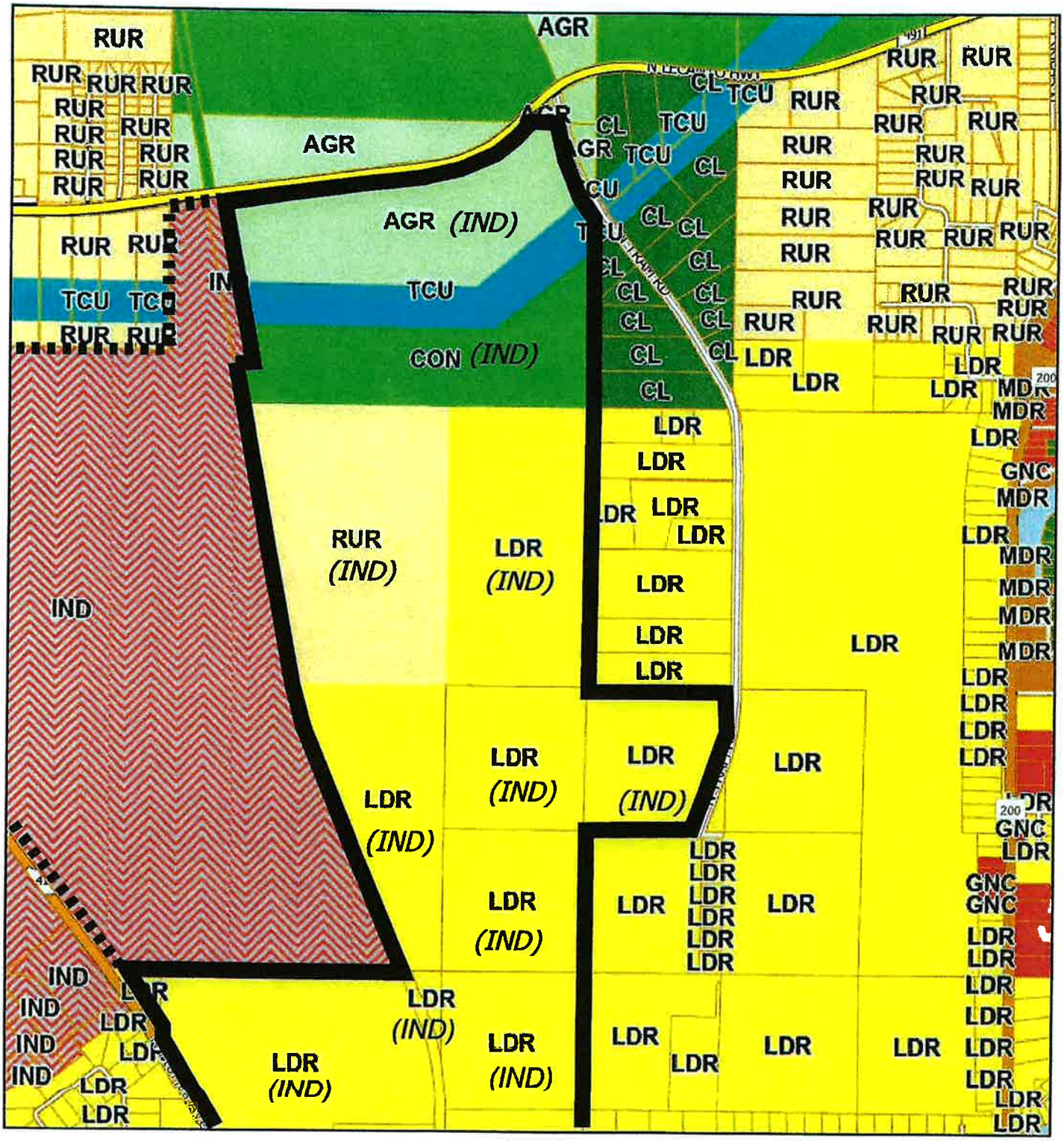
- CONSERVATION
- GENERAL COMMERCIAL
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- RECREATION
- RESIDENTIAL MIXED USE
- RURAL RESIDENTIAL
- TRANSPORTATION/ COMMUNICATION/ UTILITIES
- Easements
- Lots

Esri Community Maps Contributors, Citrus County GIS Division, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Citrus County
Esri Community Maps Contributors, Citrus County GIS Division, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US

EXISTING & PROPOSED LAND USE NE

(IND) = Proposed Industrial



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- CONSERVATION
- GENERAL COMMERCIAL
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- RURAL RESIDENTIAL
- TRANSPORTATION/ COMMUNICATION/ UTILITIES
- Easements
- Lots

Esri Community Maps Contributors, Citrus County GIS Division, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Citrus County
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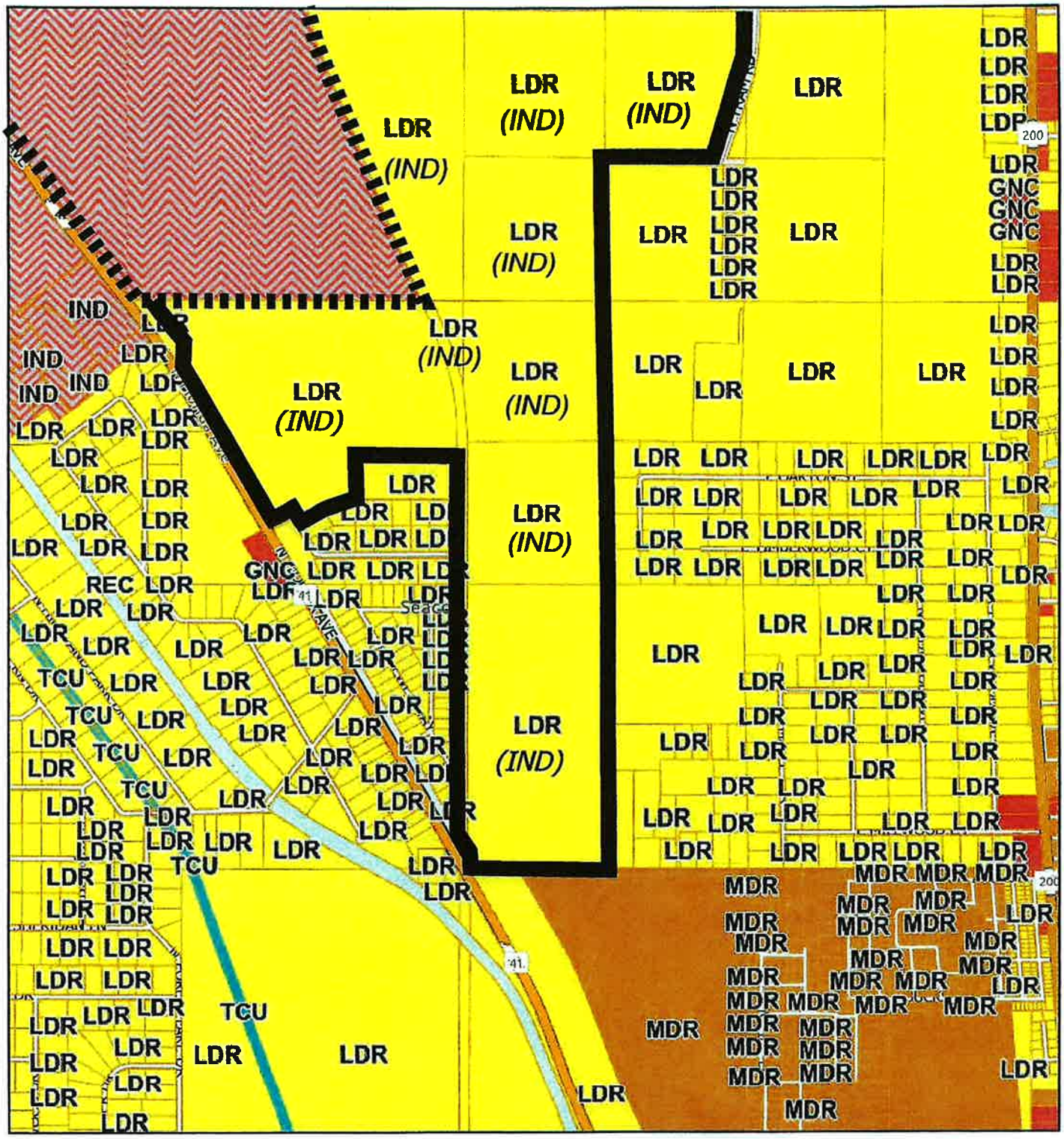
EXISTING & PROPOSED LAND USE S

(IND) = Proposed Industrial



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Landuse

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- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- RECREATION
- RURAL RESIDENTIAL
- TRANSPORTATION/ COMMUNICATION/ UTILITIES
- Easements
- Lots

Esri Community Maps Contributors, Citrus County GIS Division, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Citrus County

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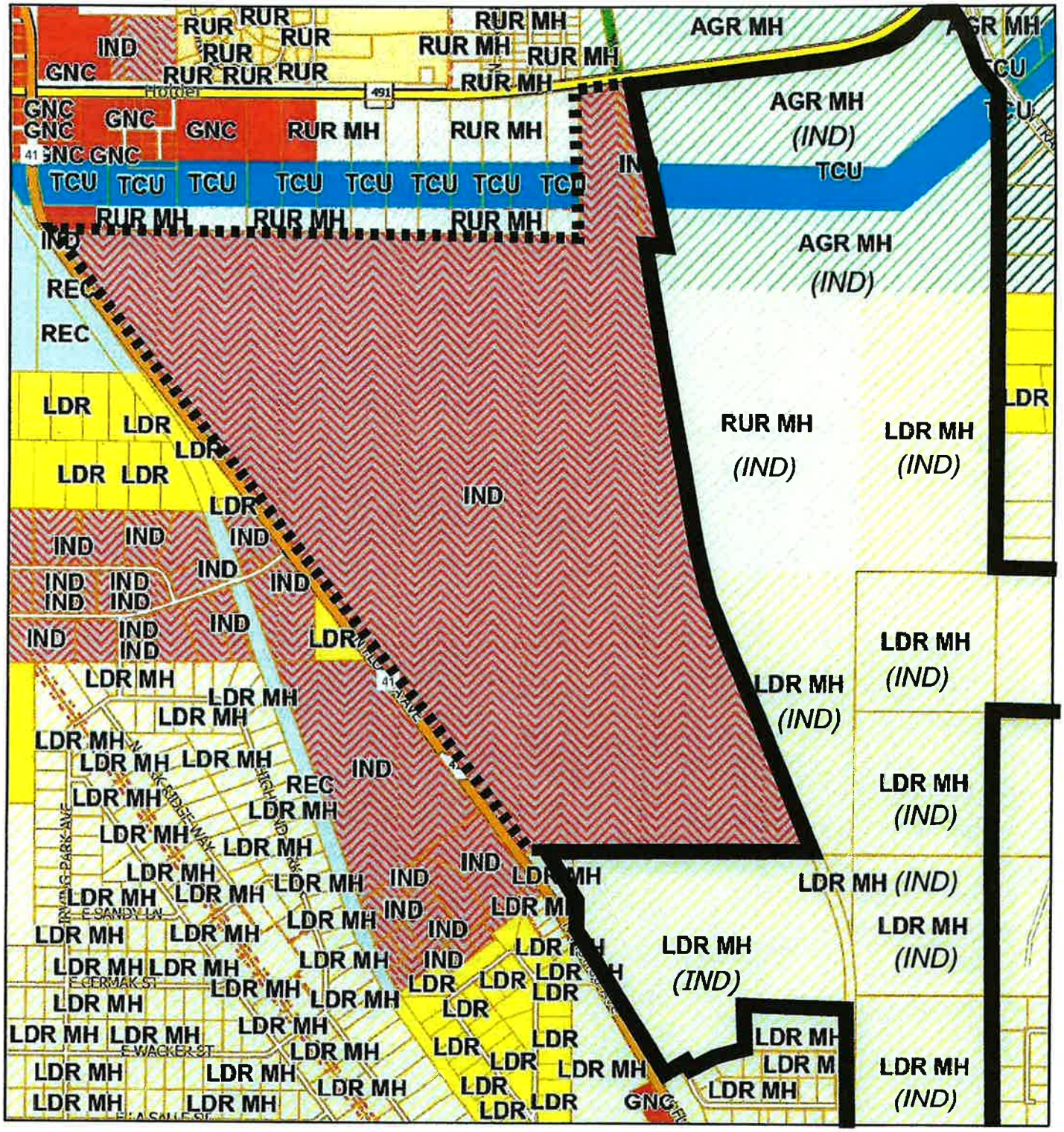
EXISTING & PROPOSED ZONING MAP NW

(IND) = Proposed Industrial



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0 0.2 0.4 0.8 km

Zoning

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- LOW-INT.COASTL-LAKES-MH ALLWED
- CONSERVATION
- GENERAL COMMERCIAL
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- LOW DENSITY RES - MH ALLOWED
- PLANNED DEVELOP. RESIDENTIAL
- RECREATIONAL
- RURAL RESIDENTIAL
- RURAL RESIDENTIAL - MH ALLOWED
- TRANSPORT/COMMUNIC/UTILITIES
- Easements
- Lots

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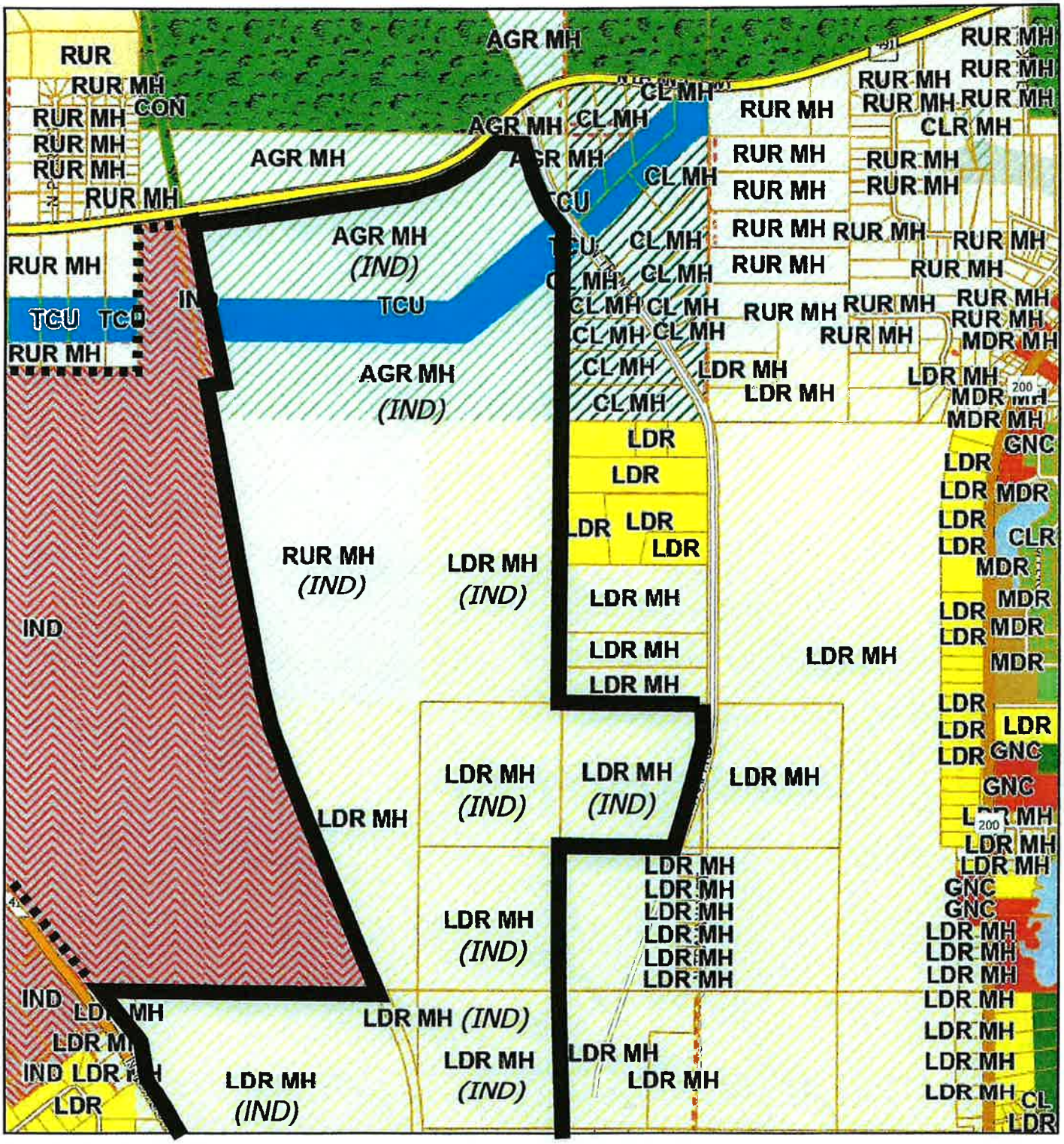
EXISTING & PROPOSED ZONING MAP NE

(IND) = Proposed Industrial



11/21/2025, 10:39:00 AM

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Zoning

- AGRICULTURAL - MH ALLOWED
- LOW INTENSITY COASTAL & LAKES
- LOW-INT.COASTL-LAKES-MH ALLWED
- COASTAL LAKES RESIDENTIAL
- COASTL/LAKES RESDNTL-MH ALLWED
- CONSERVATION
- GENERAL COMMERCIAL
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- LOW DENSITY RES - MH ALLOWED
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSTY RES - MH ALLOWED
- RURAL RESIDENTIAL
- RURAL RESIDENTIAL - MH ALLOWED
- TRANSPORT/COMMUNIC/UTILITIES
- Easements
- Lots

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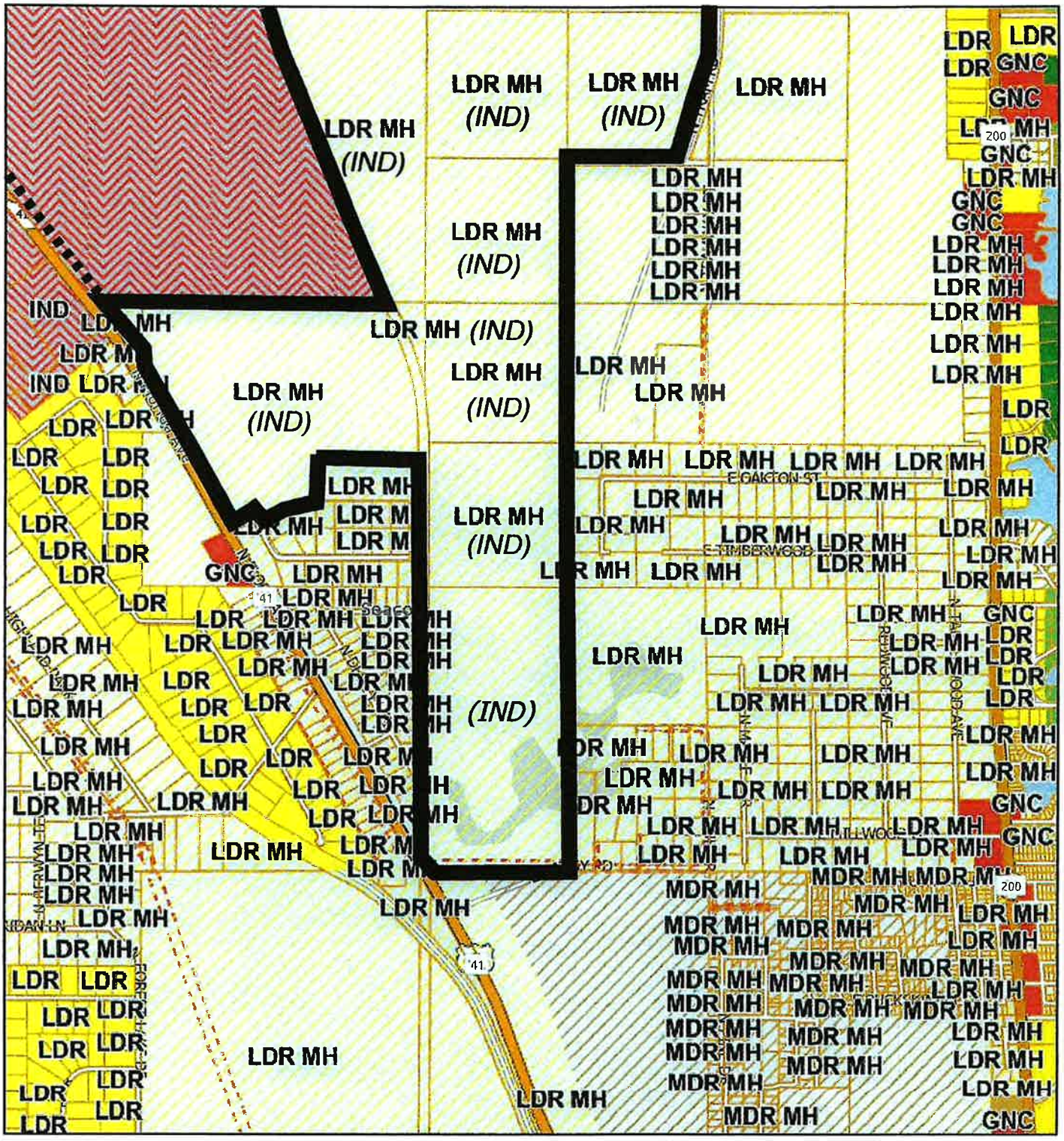
EXISTING & PROPOSED ZONING MAP S

(IND) = Proposed Industrial



11/21/2025, 10:39:49 AM

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0 0.2 0.4 0.8 km

Zoning

- LOW INTENSITY COASTAL & LAKES
- COASTAL LAKES RESIDENTIAL
- COASTL/LAKES RESDNTL-MH ALLWED
- GENERAL COMMERCIAL
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- LOW DENSITY RES - MH ALLOWED
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSTY RES - MH ALLOWED
- PLANNED DEVELOP. RESIDENTIAL
- RURAL RESIDENTIAL - MH ALLOWED
- Easements
- Lots

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BEI BURRELL ENGINEERING, INC.
CIVIL ENGINEERING

12005 N. FLORIDA AVE.
DUNNELLON, FL 34434
PH. 352-489-4144
FAX 352-489-4741

November 17, 2025

Sharon Hummerhielm, Exec VP
The Deltona Corporation
8014 SW 135th St Rd
Ocala, FL 34473-6807

Subject: Holder Industrial Park (see attached legal description)
Analysis of Drainage, Water and Wastewater Facilities
BEI Project 19-47

Dear Mr. Stillwell:

As requested, Burrell Engineering, Inc. has conducted a drainage facilities and public facilities analysis as required by the Citrus County Board of County Commissioner's Administrative Regulation (A.R.) 13.08-2. on the referenced site. The site comprises several adjacent parcels and is approximately 798.59 ac in size and is in Section 34, Township 17, Range 19, as well as sections 3, 5 and 10, Township 18, Range 19. It is bordered by CR 491 on the north, by the Holder Industrial Park Phase 1 on the west side, vacant property on the east and residential lots on the south. The analysis includes a physical inspection of the site, and a review of available data produced by various public agencies. The analysis is limited to the specific areas of concern discussed in the A.R., as outlined below:

1. *DRAINAGE FACILITES*

   a. *Soils evaluation, demarcation, and preliminary hydrogeology:*

      Onsite soils are a mixture of Candler fine sand, 0 to 5% slopes, Candler fine sand, 5 to 8% slopes, Lake fine sand, 0 to 5% slopes, Arredondo fine sand, 0 to 5% slopes, Lake clayey surface, 0 to 5% slopes, Udorthents (overburden from mining activities),0 to 5% slopes along with pits and water bodies. According to the SCS Soil Survey for Citrus County, Candler sands are nearly level, gently to moderately sloping excessively drained with a SHWT greater than a depth of 80 inches throughout the year. Lake fine sands are nearly level gently sloping excessively drained with a SHWT greater than a depth of 80 inches throughout the year Arredondo sands are nearly level gently sloping well drained with a SHWT greater than a depth of 72 inches most years. Lake clayey surface is nearly level gently sloping excessively drained with a SHWT greater than a depth of 72 inches throughout the year. Undorthents are nearly level gently sloping manmade soils. Drainage ranges from poor to excessively drained. The pits are manmade pits most likely from previous phosphate mining.

      Based on the current Southwest Florida Water Management District (SWFWMD) criteria for stormwater systems, the site drainage will most likely need to be designed as dry retention systems, depending on the actual SHWT

determined from soil borings. These types of systems are commonly used and thus should not pose an impediment to the proposed development.

b. *Topography of the existing site, proposed changes to topography and their impact on adjacent properties including abutting roads:*

The proposed site has significant topographic variation and most likely lies within a closed drainage basin. As such, the drainage design associated with site improvements is most likely "volume dependent". A typical design for a closed basin would consist of calculating the pre-development discharge volume to offsite areas for the 100yr-24hr storm event and constructing a stormwater management system that attenuates the post-development runoff volume so that the pre-development discharge volume is not increased. Based upon the soil conditions found on this parcel, a drainage design meeting these requirements can be created utilizing a dry retention drainage system.

Proposed changes to the topography (when and if the site is developed) would most likely be significant due to the relatively steep slopes on portions of the site. The modifications would also include the creation of additional impoundment areas to serve as drainage retention areas for the new impervious area created. All the above appears to be obtainable on this site.

c. *If within a floodplain, floodplain compensation needs and the ability of the site to accommodate same:*

Attached is an excerpt from the National Flood Insurance Program Flood Insurance Rate Map (FIRM) panels 12017C0208D and panel 12017C0209D . As can be seen from the map, most of the property lies within flood zone X, however there are several areas listed as being in numbered flood zones. These areas appear to be predominantly onsite and as such can be modified easily with on-site drainage facilities. Areas that are partially offsite would have to be designed so there would be no increase in flooding offsite.

d. *Any impact to either onsite or adjacent wetlands or surface waters:*

The proposed site does appear to have several small wetland areas within the project area based on the National Wetlands Inventory Map. However, the wetland areas would have to be verified by an environmental scientist and if they are found to be regulated wetlands any development would have to avoid impacts in accordance with the Southwest Florida Water Management District and Citrus County requirements.

e. *Ability of the site to accommodate all stormwater generated by improvements of a 25 year/24-hour storm event:*

The proposed development has enough room onsite to construct drainage retention areas sufficient to store and treat the stormwater runoff from a 25

year/24-hour storm to meet the County and Water Management District requirements.

f. Any modification to existing drainage flows from adjacent property either developed or vacant:

Based upon the above and by utilizing good engineering practices, this site can be designed to have no adverse impact to drainage flows coming from, or onto, adjacent properties. Should runoff from offsite areas flow into the proposed site in the pre-development condition these flows will either be accommodated into the drainage design or routed around the site to maintain pre-development flow patterns.

2. *ABILITY OF THE SITE TO SUPPORT AN ONSITE SANITARY SEWER DISPOSAL SYSTEM AND ONSITE WATER FACILITY*

WASTEWATER DISPOSAL

Wastewater service is available to the site from the County's central wastewater collection system via a sanitary sewer lift station and force main currently under construction on the north side of CR 491 just east of the intersection of US 41. Therefore, most likely the site would be required to construct a sanitary pump station and connect to the lift station under construction.

WATER SERVICE

Central water is also available to the site on the north side of CR 491 in the same approximate location as the sanitary lift station currently under construction, therefore connection to the central water supply system will be required for this project.

To the best of my knowledge, based on the intent of Citrus County Utilities to supply water and sewer service to its current and future customers, the County should have sufficient capacity to service this site with sewer and water utilities through a 15 to 20-year buildout.

I trust that this information is adequate to meet the indicated requirements of A.R. 13.08-2. However, if you have any questions, please do not hesitate to call. As always, we appreciate this opportunity to be of service to you.

Sincerely,

Burrell Engineering, Inc.

Troy E. Burrell, Jr, P.E.
Florida Registration 36044
President

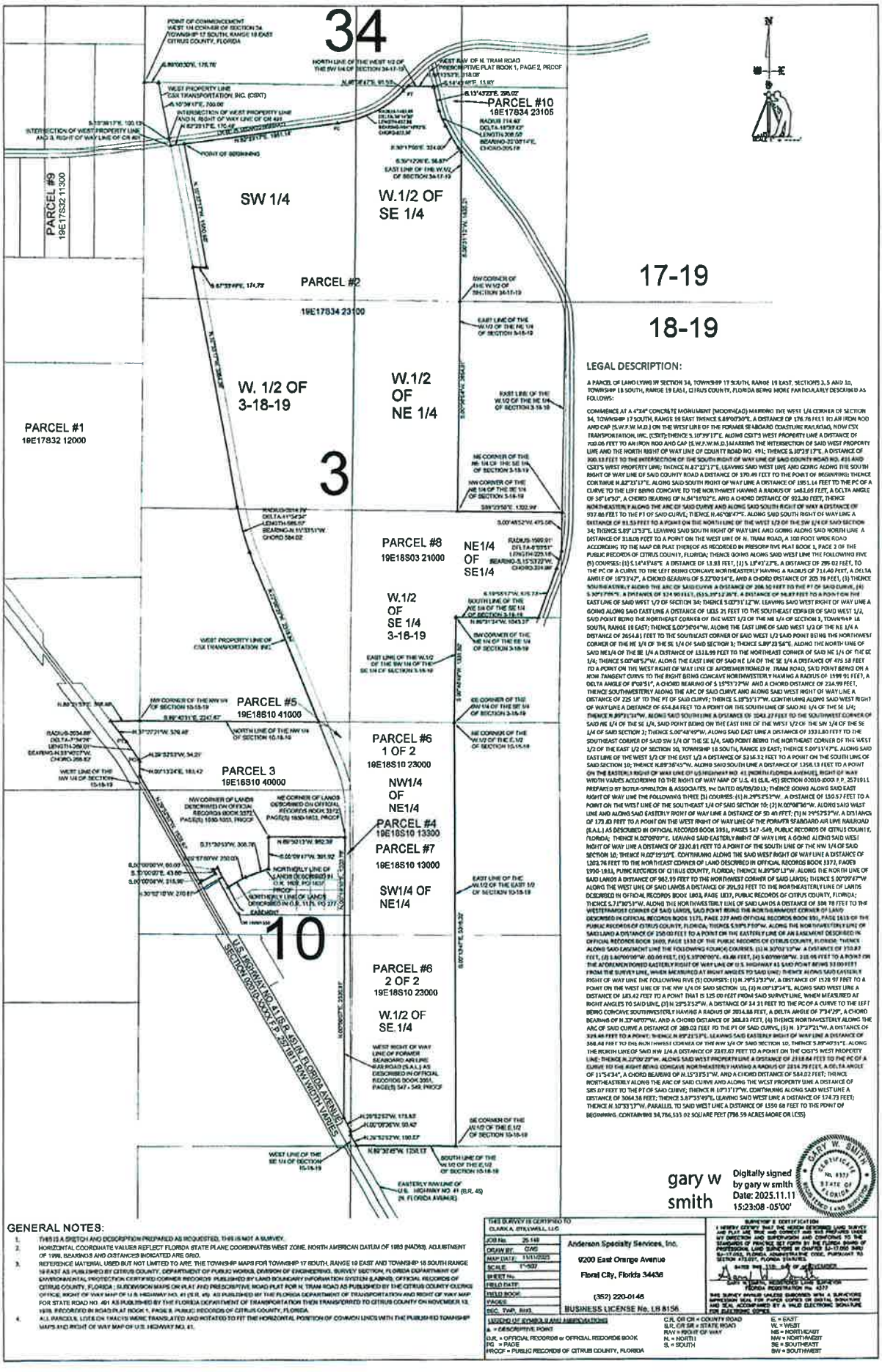
Troy E. Burrell, Jr., P.E.
State of Florida Professional Engineer,
License No. 36044

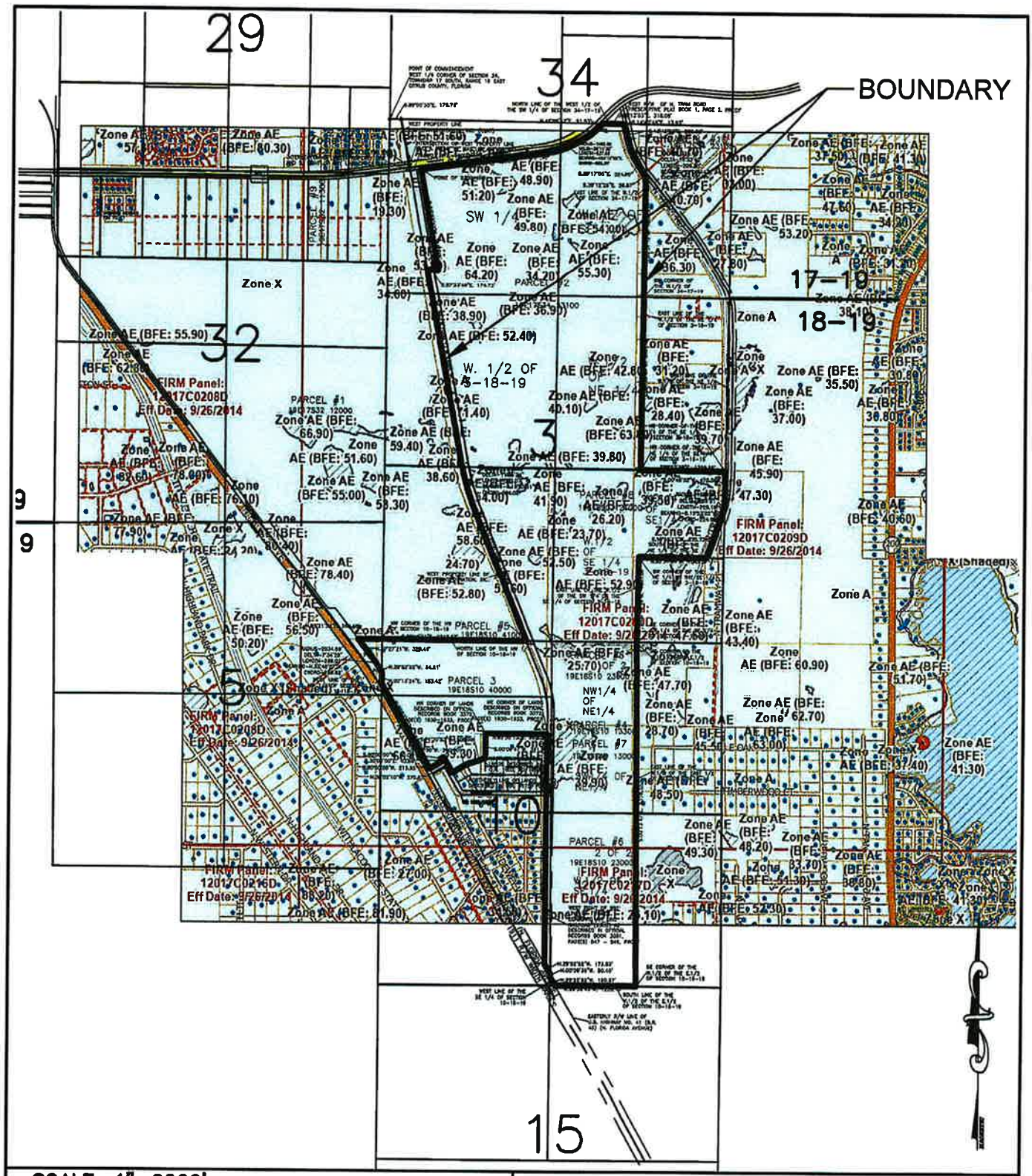
This item has been digitally signed and sealed by **Troy E. Burrell, Jr., P. E.** on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Digitally signed by Troy E Burrell Jr
Date: 2025.11.17 12:02:34 -05'00'


34
17-19
18-19
3
10
SW 1/4
W.1/2 OF SE 1/4
W. 1/2 OF 3-18-19
W.1/2 OF NE 1/4
NE1/4 OF SE1/4
W.1/2 OF SE 1/4 3-18-19
PARCEL #1
19E17832 12000
PARCEL #2
19E17834 23100
PARCEL #3
19E16S10 40000
PARCEL #4
19E18S10 13300
PARCEL #5
19E18S10 41000
PARCEL #6
1 OF 2
19E18S10 23000
PARCEL #6
2 OF 2
19E18S10 23000
PARCEL #7
19E18S10 13000
PARCEL #8
19E18S03 21000
PARCEL #9
19E17832 11300
PARCEL #10
19E17834 23105
NW1/4 OF NE1/4
SW1/4 OF NE1/4
W.1/2 OF SE.1/4
POINT OF COMMENCEMENT
WEST 1/4 CORNER OF SECTION 34, TOWNSHIP 17 SOUTH, RANGE 19 EAST CITRUS COUNTY, FLORIDA
POINT OF BEGINNING
WEST PROPERTY LINE CSX TRANSPORTATION, INC. (CSXT)
INTERSECTION OF WEST PROPERTY LINE AND N. RIGHT OF WAY LINE OF CR 491
WEST R/W OF N. TRAM ROAD (PRESCRIPTIVE PLAT BOOK 1, PAGE 2, PRCOF
NORTH LINE OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 34-17-19
EAST LINE OF THE W.1/2 OF SECTION 34-17-19
NW CORNER OF THE W.1/2 OF SECTION 34-17-19
EAST LINE OF THE W.1/2 OF THE NE 1/4 OF SECTION 3-18-19
EAST LINE OF THE W.1/2 OF THE NE 1/4 OF SECTION 3-18-19
NE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 3-18-19
NW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 3-18-19
SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SECTION 3-18-19
NW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 3-18-19
NE CORNER OF THE W.1/2 OF THE E.1/2 OF SECTION 10-18-19
EAST LINE OF THE W.1/2 OF THE EAST 1/2 OF SECTION 10-18-19
SE CORNER OF THE W.1/2 OF THE E.1/2 OF SECTION 10-18-19
SOUTH LINE OF THE W.1/2 OF THE E.1/2 OF SECTION 10-18-19
WEST LINE OF THE SE 1/4 OF SECTION 10-18-19
EASTERLY R/W LINE OF U.S. HIGHWAY NO. 41 (S.R. 45) (N. FLORIDA AVENUE)
WEST PROPERTY LINE OF CSX TRANSPORTATION INC.
EAST LINE OF THE W.1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 3-18-19
NW CORNER OF THE NW 1/4 OF SECTION 10-18-19
NORTH LINE OF THE NW 1/4 OF SECTION 10-18-19
WEST LINE OF THE NW 1/4 OF SECTION 10-18-19
NW CORNER OF LANDS DESCRIBED ON OFFICIAL RECORDS BOOK 3372, PAGE(S) 1030-1033, PROOF
NE CORNER OF LANDS DESCRIBED ON OFFICIAL RECORDS BOOK 3372, PAGE(S) 1030-1033, PROOF
NORTHERLY LINE OF LANDS DESCRIBED IN O.R. 1629, PG 1837, PROOF
NORTHERLY LINE OF LANDS DESCRIBED IN O.R. 1115, PG 277
EASEMENT
U.S. HIGHWAY NO 41 (S.R. 45) IN FLORIDA AVENUE SECTION 0010-0000 P.P. 2571911 R/W WIDTH VARIES
WEST RIGHT OF WAY LINE OF FORMER SEABOARD AIR LINE R.R. ROAD (S.A.L.) AS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE(S) 547 - 549, PROOF
SE CORNER OF THE NW 1/4 OF THE E.1/2 OF SECTION 10-18-19
N.F.D.
S.F.D.
N.89°30'03"E. 175.76'
S.13°43'23"E. 295.02'
S.14°43'49"E. 13.93'
R=1959.01'
Δ=14°39'51"
L=501.21'
CB=S.15°53'22"W.
CH=499.86'
R=1959.01'
Δ=14°39'51"
L=501.21'
CB=N.15°53'22"E.
CH=499.86'
R=1959.01'
Δ=11°34'27"
L=395.57'
CB=N.11°35'51"W.
CH=394.92'
R=714.40'
Δ=16°59'07"
L=208.59'
CB=S10°08'14"E.
CH=207.84'
R=2034.89'
Δ=7°34'29"
L=269.01'
CB=N.33°50'57"W.
CH=268.82'
R=1959.01'
Δ=1°34'49"
L=54.04'
CB=N.25°52'57"W.
CH=54.04



SCALE: 1"=2000'

FLOOD MAP
HOLDER INDUSTRIAL PARK
CITRUS COUNTY, FLORIDA

DATE:	DRAWN BY:	CHECKED BY:	JOB NO.
11/17/25	N.D.P	T.E.B.	BASEJ00-00

BEI
BURRELL
ENGINEERING, INC.
CIVIL ENGINEERING
12005 N. FLORIDA AVE. DUNNELLON, FL 34434 PH. 352-489-4144 FAX 352-489-4741

Policy 17.34.3 The Overlay Tiers within the CR-491 Fixed Corridor Plan include the following related land use districts:

Overlay Tier	Related Land Use Districts
Regional Gateway	GNC, PSO, RMU, PSI
General Urban	GNC, PSO, RMU, HDR, PSI
Natural	CON*, REC*

* Residential uses are not allowed

Policy 17.34.4 Through Policy 17.34.7 Reserved

Interchange Management Areas

Objective 17.35 The County shall provide opportunities for non-residential development that is designed to promote traffic safety, ensure compatibility with surrounding land uses, and promote highway beautification within the Interchange Management Areas (IMA) of the Suncoast Parkway

Policy 17.35.1 The County shall adopt enhanced development standards within the Land Development Code for development within IMAs with specific emphasis on control of access, use of frontage roads or joint and cross access, specified driveway throat distances, separation of access from interchange ramps and other transportation planning concerns, unified landscaping for quadrants, enhanced buffering along roadway, pedestrian circulation, subdivision regulations, signage, and lighting.

GOAL - 17D **To establish a Subarea plan legal description, text of subarea land uses and subarea Master Plan map for the Holder Industrial Park (HIP) Subarea, consisting of ~~557.0~~1,370.60 acres (MOL), to include multiuse, industrial development project with related ancillary uses appropriate for the unique site characteristics applicable to Holder Industrial Park (HIP) Subarea and to minimize any development impacts both on and offsite.**

Holder Industrial Park (HIP) Subarea Plan

Objective 17.36 The purpose of the HIP is to provide a strategically located industrial park location within Citrus County with necessary infrastructure in place to increase industrial land uses in the County and provide a basis for future diversity of Citrus County economic growth The Holder Industrial Park (HIP) Subarea (Exhibit "B", Figure 10.37) ~~via the owner(s)~~ will be designed and ~~intended~~developed to achieve the following objectives:

a. Implement Goal 22 and Objective 22.-5 of the Economic Development Element (EDE) of the Plan.
b. Designate a HIP Subarea map within County Planned Service Area.
c. Provide specific Subarea land uses focusing on Industrial land uses appropriate for an industrial park which include meaningful and predictable standards and guidelines.
d. Define maximum development build out potential for the Subarea and its uses.
e. Protect onsite natural resources, preserve open space and onsite flood plain functions, and implement the County's Stormwater Protection Standards consistent with site and proposed HIP industrial use(s).
f. Ensure the necessary on and offsite infrastructure is in place at time of development per Obj. 22.-1 of Plan. s Economic Development Element.
g. Facilitate future joint public/private industrial projects in HIP consistent with Policy 22.-5.4 and Policy 22.-5-.5 of Economic Development Element which may include, at the discretion of the Board of County Commissioners, private placement bonds, local manufacturing program per F. S. 163.3252, where feasible, and/or a County Community Redevelopment District for the HIP Subarea district and redevelopment area(s) per F.S. 163.2517.

Policy 17.36.1 Subject to specific defined acreage ranges set forth in Policy 17.36.3 for each Subarea, the Holder Industrial Park (HIP) Subarea shall have the following maximum levels of residential development:

a. Total Residential acreage in Holder Industrial Park (HIP) shall be limited to ~~10~~25% of the total acreage at a total density ~~of eight (8)~~up to 12 units ~~per~~/acre. Clustered residential use shall be required. Clustered residential areas shall have minimum of thirty percent (~~30~~30%) open space and be centrally located in the Subarea district to provide multimodal access to surrounding onsite industrial, commercial and institutional uses: [1]
b. Applications for residential development in HIP Subarea IND Tier I and ~~II and~~ HIP Commercial shall primarily (i.e. a majority or greater) consist of workforce housing (as defined by F.S. 420.5095(3)(a) or the successor definition thereof);

Policy 17.36.2 The Holder Industrial Park (HIP) Subarea map with designated Subarea land uses of Commercial IND I and II tiers, ~~is~~as set forth in Figure 10.37a.

Integrated LDC land uses (such as a mix of Industrial, TCU, Commercial office and Residential and accessory uses) are allowed in the Commercial and Light Industrial (LIND) Tier I. Per Policy 17.36.5 below, such allowed use(s) may cross over between subarea map districts boundaries and shall be designed to encourage the capture of internal traffic and facilitate mixed use development.[2] [3]

~~In the Industrial Area (Tier II) applications for residential use shall be limited to workforce housing via the planned unit development process.~~

Policy 17.36.3 The following land uses are allowed in Holder Industrial Park Subarea Plan and Tiers per attached map (Figure 10.37a):

1. Holder Industrial Park (HIP) - Commercial

This category designates those areas suitable for primary commercial development along U. S. Highway 41. LDC land uses of commercial, institutional, ~~multifamily,~~ office and multi-family residential uses are allowed in this category along with Light Industrial (LIND). The non-industrial uses are intended to support the primary industrial uses.

At build out, the following acreages shall control:

Industrial (Light) - up to seventy (70%).
Institutional/Commercial/Office - up to seventy (70%).
Residential - not to exceed forty (40%) of total acres.

2. Holder Industrial Park (HIP) - Industrial - Tier IIA and IIB

This land use category is intended for manufacturing, processing, storage, and warehousing, wholesaling, and distribution unless prohibited by Policy 17.45. The Industrial category allows for any industrial use or transportation, communication, utility use, which conforms to performance standards in the County Land Development Code Section, unless otherwise outlined in this Subarea Plan.

[1] Clustered for purpose of HIP Subarea shall mean "Cluster Residential Development: Development or subdivisions which maintains a significant portion of the development in common open space, where the

homes (multi-family attached units) are clustered on a portion of the site minimizing individual lot sizes, or concentrating the housing units, allowing for higher percentages of open space overall. Such reduces paving, utility and service costs for the community.

[2]"Crossover" as used herein means the ~~Θ~~[one (1) project boundaries] are located across a Tier boundary line.

[3] The HIP, GNC and LIND Tier I boundary lines are conceptual. Such ~~at~~a development may be modified in location but size and percentage of buildout may not vary.

~~At build out, the following acreages shall control:~~

~~Industrial (Light) - up to fifty (50%).~~
~~Institutional/Commercial/Office - up to seventy (70%).~~
~~Residential - not to exceed twenty (20%) of total acres.~~

~~2. Holder Industrial Park (HIP) - Industrial - Tier II~~

~~This land use category is intended for manufacturing, processing, storage, and warehousing, wholesaling, and distribution unless prohibited by Policy 17.45. The Industrial category allows for any industrial use or transportation, communication, utility use, which conforms to performance standards in the County Land Development Code Section, unless otherwise outlined in this Subarea Plan. Residential uses shall be limited to workforce housing.~~

At build out, the following acreages shall control:

Industrial Use - up to ninety (90%)

~~Residential Use - (Workforce) - not to exceed ten (10%).~~
TCU, Light Industrial - not to exceed thirty (30%) acres.

Tier II industrial uses may not ~~crossover~~cross over into Tier I or Commercial Tier. IND Tier IIA or IIB uses are not allowed in LIND Tier I or Commercial Tier. To maintain internal site plan compatibility the HIP IND Tier boundaries are fixed in location per Figure 10-37a.

3. Holder Light Industrial Park (HIP) - Tier I

This category designates those areas suitable for light industrial uses and related commercial development within the HIP Subarea Plan. These uses include light industrial uses, light manufacturing, commercial uses, residential uses, personal services, and professional services and support facilities for the immediate population. ~~Below are allowed uses within the HIP Tier I:~~

Below are allowed uses within the HIP Tier I and HIP Tier IIA and IIB:

- LIND Industrial Uses as outlined in the LDC
- Information Processing
- Processing Facilities (subject to a 500 ft. setback from residential areas)

- Boat Repair & Sales
- Data Center Utilities
- Dry Boat Storage Facilities

- Retail Shops
- Freight or storage yards (Truck/Bus terminals require Conditional Use approval)
- Manufacturing, including boats and craft industries
- Data Storage
- Warehousing (associated with light manufacturing)
- ~~Multi-Family Residential Uses – clustered multifamily (eight (8) units/acre)~~
- ~~No crossover of Tier II LIND uses are allowed in IND Tier I~~

At build out of Tier I, the following acreages shall control:

Light Industrial - not to exceed ~~eight~~eighty (80%)
Residential - less than ~~ten (10~~twenty (20%). See HIP map for primary location (Figure 10-37)

Institutional/Commercial - not to exceed twenty (20%); commercial uses shall not exceed 150,000 square feet

4. Transportation Communication & Utility

This land use category allows for those uses directly related to transportation, communications, and utilities; it also accommodates service and storage related facilities and substations necessary to support ~~such~~

all HIP uses. There is no land use cap on such. It is allowed in all HIP Tiers. Power generation facilities, and cell towers~~, and substations~~ are restricted to IND Tier II. Telecommunications towers, antennas, and Small Wireless facilities shall comply with the standards in the LDC in relation to sites located in the IND land use district.

5. Targeted Industries

In accord with Citrus County 201 8 Economic Development Plan ("Plan"), the developer of the HIP subarea shall attempt to coordinate land uses to facilitate the Plan.

Policy 17.36.4 Recreational uses and open space ancillary and secondary[4] to and tied to HIP uses shall be allowed in all HIP Tiers. See Policy ~~17~~17.45 for prohibited Recreational Land Uses.

[4] Secondary and Accessory Use(s) are defined by LDC Section 1-500 (201-2)

Policy 17.36.5 The Holder Industrial Park (HIP) Subarea Tiers will have the following comprehensive development regulations:~~(~~

a. Development design within the Subareas shall comply with LDC standards for Large or Small Nonresidential Projects, and other applicable Citrus County LDC standards; provided however, that HIP projects which adopt standardized architectural designs for its development and building at time of permitting which meet or exceed LDC small and large nonresidential projects shall be exempt from LDC building design standards;
b. Development within Holder Industrial Park (HIP), including all roadways and stormwater construction, will be subject to platting requirements of the LDC;
c. Written cross access agreements between land uses to provide internal access shall be required;
d. LDC buffering shall occur on perimeter of the HIP unless such abut dedicated open space areas on Figure ~~10~~10-37; Buffering on the north boundary of HIP shall be thirty (30) feet in width-type D landscaping but no wall. LDC buffers on internal parcels may be waived if any integrated plan of development

[4] Secondary and Accessory Use(s) are defined by LDC Section 1.500 (201.2)

- (to include landscaping) is provided which meets or exceeds LDC buffering standards. Buffers shall be installed concurrent with development abutting the HIP perimeter.

e. The map areas designated in Figure 10-37 and the respective land use tiers are conceptual. At the time of plat or site plan approval map areas may be modified to accommodate an allowable use provided percentage of uses and acreages are proximate to the subarea text standards. An allowable use in two areas or tiers can be developed across the subarea map lines, subject to limitations elsewhere in this Subarea Plan.

f. Tier IIB setbacks and buffers shall be in accord with Exhibit B map will state such on map

Policy 17.36.6 **Utilities**

~~1. Upon the HIP development projects achieving a total of 1 7,500 gallons per day any and all of water or wastewater, then development therein within the Holder Industrial Park (HIP) must be served by central sewer and water. Any such new onsite central wastewater service shall provide for Advanced Wastewater Treatment and reuse capability per Objective 714 of the County? s Comprehensive Plan and comply with applicable State permitting requirements.~~

~~2. At time of development, utility concurrency per plan's standard shall be met for each parcel/project. (see HIP Policy 10.36.7)~~

All development in HIP shall be serviced by Central Water and Sewer. Electrical substations and energy storage are authorized in all Tier categories.

Policy 17.36.7

Concurrency

At time of development order or development permit" any intended use in HIP shall demonstrate land use plan and LDC concurrency compliance for stormwater4 wastewater and potable water.

Policy 17.36.8

Stormwater

The stormwater management system for Holder Industrial Park (HIP) shall be designed in accordance with all SWFWMD and Citrus County Land Use Plan Karst Sensitive Area policies. All development in the Holder Industrial Park Subarea shall utilize Best Management Practices for stormwater facility design and construction as identified in the publication "Protecting Florida Springs - Land Use Planning Strategies and Best Management Practices." In areas adjacent to floodplains or wetlands, low impact development practices shall be encouraged. Where appropriate drainage in HIP shall be phased for each onsite basin for the proposed uses and future uses in each basin with the intent of an integrated sitewide drainage plan.

Policy 17.36.9

Planned Service Area Amendment

Concurrent with the adoption of the HIP Subarea Plan and Text, the County's Planned Service Area and map shall be amended by a separate ordinance to incorporate the revised Figure 10-28 as outlined in ~~application~~ CPA-_19-01. as well as CPA 25-[TBD].

Policy 17.36.10

Transportation

a. Per Figure ~~1-0~~10-374 the HIP shall have three access points – two ~~(2) entrances – north~~ on County Road 491, one of which serves Tier IIA and ~~west~~one on ~~State Road~~US 41 ~~which shall be tied together by onsite collector road~~per existing map. Direct parcel access onto the internal collector by individual projects shall be limited to major uses of > 254000 sq. ft. of buildable use.
Subarea entrances shall initially be mitigated via acceleration-/deceleration and turning lanes at build out of HIP commercial or in five (5) years from the date of the first development order/platting approval (whichever occurs first). Signalization of the US 41 entrance shall be installed predicated FDOT mandate for such4 and signalization for the CR-491 entrance

shall be reviewed by the County and installed by the developer/permit holder(s) when trip generation is determined to warrant such per appropriate regulations.

b. Per EDE Policies 22.1, .2, .3, and .4, utilizing state/regional grants, impact fees, and/or an MSBU, the Developer will seek to expand offsite transportation facilities and key intersections such as US 41 /County Road 491 as warranted for the development.

~~such as US 41 /County Road 491 as warranted for the development.~~

c. At the respective time of FDOT expansion of US 41 ~~north~~North and County expansion of County Road 491, the owner/developer of HIP shall dedicate to the State of Florida ROW along east side of US 41 ~~for its~~and to the County along County Road 491, each for ROW expansion.

d. At the time of construction of each entrance road site to US 41 or County Road 491, concurrent with such the Developer shall construct a transit station at each entrance. Further, the main internal collection road shall have a multimodal trail to facilitate bike and pedestrian traffic between land uses.

e. At the time of FDOT expansion of US 41 North and County Road 491, the owner/developer of HIP shall dedicate sufficient ROW for a 200-foot-wide corridor.

f. At the time of development of HIP, the owner/developer shall consult with FDOT and Citrus County (as applicable) as to potential for onsite shared drainage for the noted road expansion projects. If viable, using best engineering practices, the parties shall enter into a separate development agreement codifying site shared drainage uses.

Policy 17.36.11 **Prohibited Land Use**

A. To maintain the internal compatibility and function of the HIP Industrial Park and to limit offsite impacts from adverse industrial use the following land uses are expressly prohibited in the below designated Industrial Tiers (Figure 10-37)

1. Single Family	IND Tiers I and II
2. Group Homes	IND Tiers I and II
3. Halfway Homes	IND Tiers I and II
4. Cemeteries	IND Tiers I and II
5. Nursing Homes/ACLF	IND Tiers I and II
6. Churches	IND Tiers I and II
7. Shooting Ranges	IND Tiers I and II
8. Camps/Retreat/Rec. Resorts	IND Tiers I and II
9. Truck S tops	IND Tiers I and II
10. Flea Markets	IND Tiers I and II
11. Funeral Homes	IND Tiers I and II
12. Taverns/Bars	IND Tiers I and II
13. Race Track/Outdoor Arena	IND Tiers I and II
14. Agricultural - Permanent	IND Tiers I and II
(Seasonal) Short term AG uses are allowed Provided no permanent structures are built	
15. Hotel/Motel	IND Tiers I and II
16. Restaurants	IND Tiers I and II

sfn 12.18.25

17. Solid Waste	IND Tiers I and II
18. Landfills	IND Tiers I and II
19. C/D	IND Tiers I and II
20. Slaughterhouse	IND Tiers I and II
21. Kennels	IND Tiers I and II
22. Prisons/Jails	IND Tiers I and II
23. Adult Entertainment Facilities	IND Tiers I and II
24. Wellfields	IND Tiers I and II
25. Airports	IND Tiers I and II
26. Cement Batch Plants	IND Tier I
27. RV Parks	IND Tiers I and II
28. Power Generation Facilities	IND Tier I
29. (Large Scale)	
30. Oil Refineries	IND Tiers I and II
31. Liquid Natural Gas (LNG) Plants	IND Tier I
32. Mining and Excavation	IND Tiers I and II

B. To maintain internal compatibility and function of HIP Industrial Park and to limit offsite and onsite impacts, the following land uses are prohibited in the HIP Subarea Commercial area.

Item Numbers 1 - 13 and 17 - ~~30~~31 listed above.

Policy 17.36.12 **HIP Infrastructure Financing Alternatives**

To provide necessary onsite and offsite infrastructure - water, sewer, transportation and communication; the County may consider the use of a(n) HIP Community Redevelopment District(s) (CRAK s) if applicable and/or redevelopment areas consistent with F.S. 163.2517; private placement bonds, statutory tax incentives for individual end users and/or enterprise zones and F.S. 163.3252 - local manufacturing program(s).

Policy 17.36.13 **Airspace Standards**

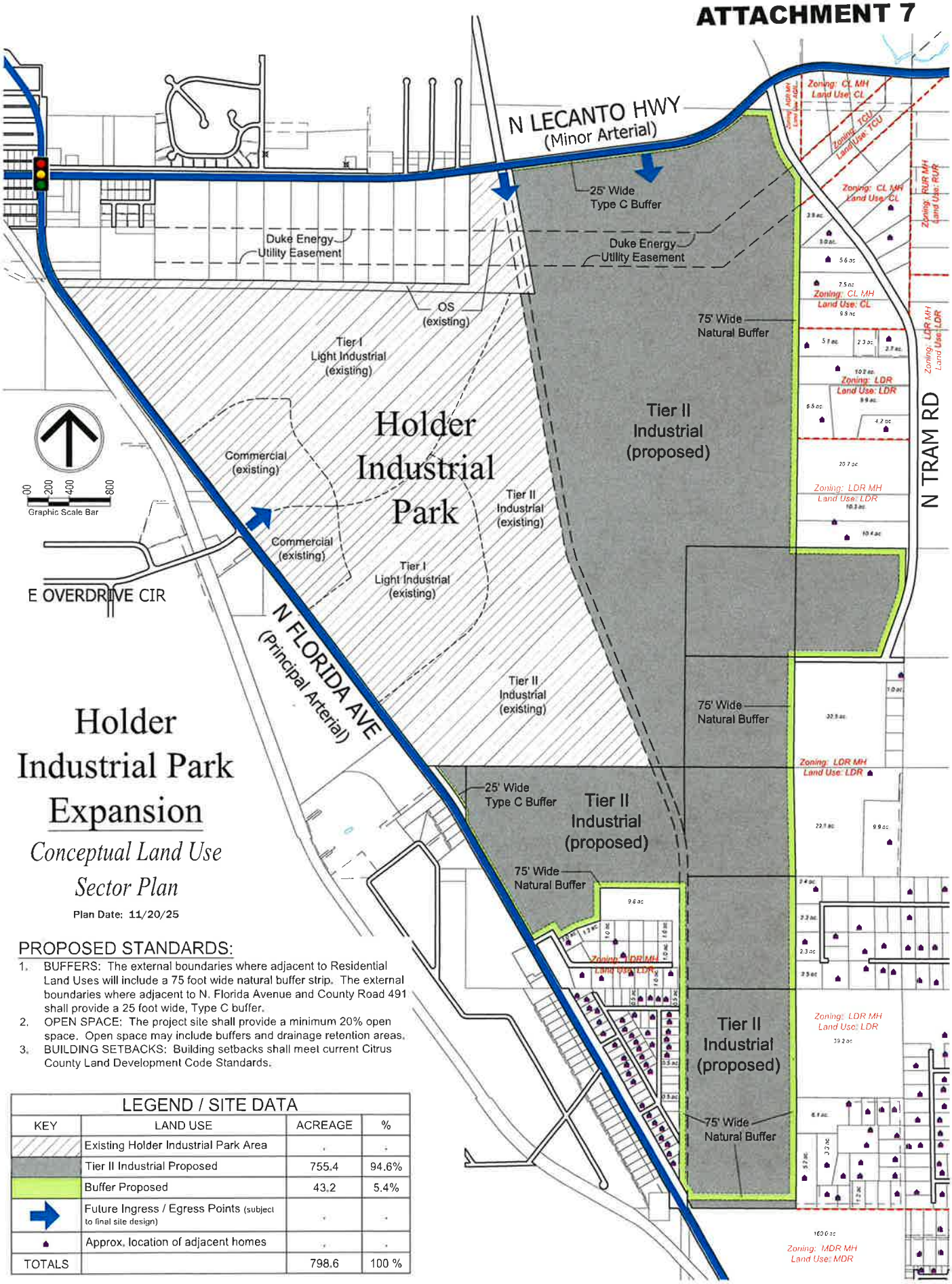
All users within HIP shall comply with the LDC standards outlined in LDC Section 7500, Airports - Adjacent Land Use Controls, or its successors in function.

~~Objective 17.37 Cardinal Mixed-Use (CMU) Future Land Use Map (FLUM) category~~

~~The Cardinal Mixed-Use (CMU) FLUM category is intended to promote mixed-use residential and non-residential land uses as well as economic development opportunities in an area designated as the Cardinal Street Interchange Management Area (IMA). At the Cardinal Street interchange of the Suncoast Parkway, the CMU FLUM category is authorized for use within the Economic Development Target Area~~

~~(EDTA) and IMA areas established in 2020 and as provided for and identified by the Citrus County Comprehensive Plan Future Land Use Element. Areas directly adjacent to the on/off ramps of the interchange are considered Economic Development Target Areas (EDTA's) and the emphasis will be on job creation, light industrial and transportation related land uses. For areas outside of the designated EDTA's, Mixed Use development is encouraged. Compact, concentrated, developed ....~~

ATTACHMENT 7



Holder Industrial Park Expansion

Conceptual Land Use Sector Plan

Plan Date: 11/20/25

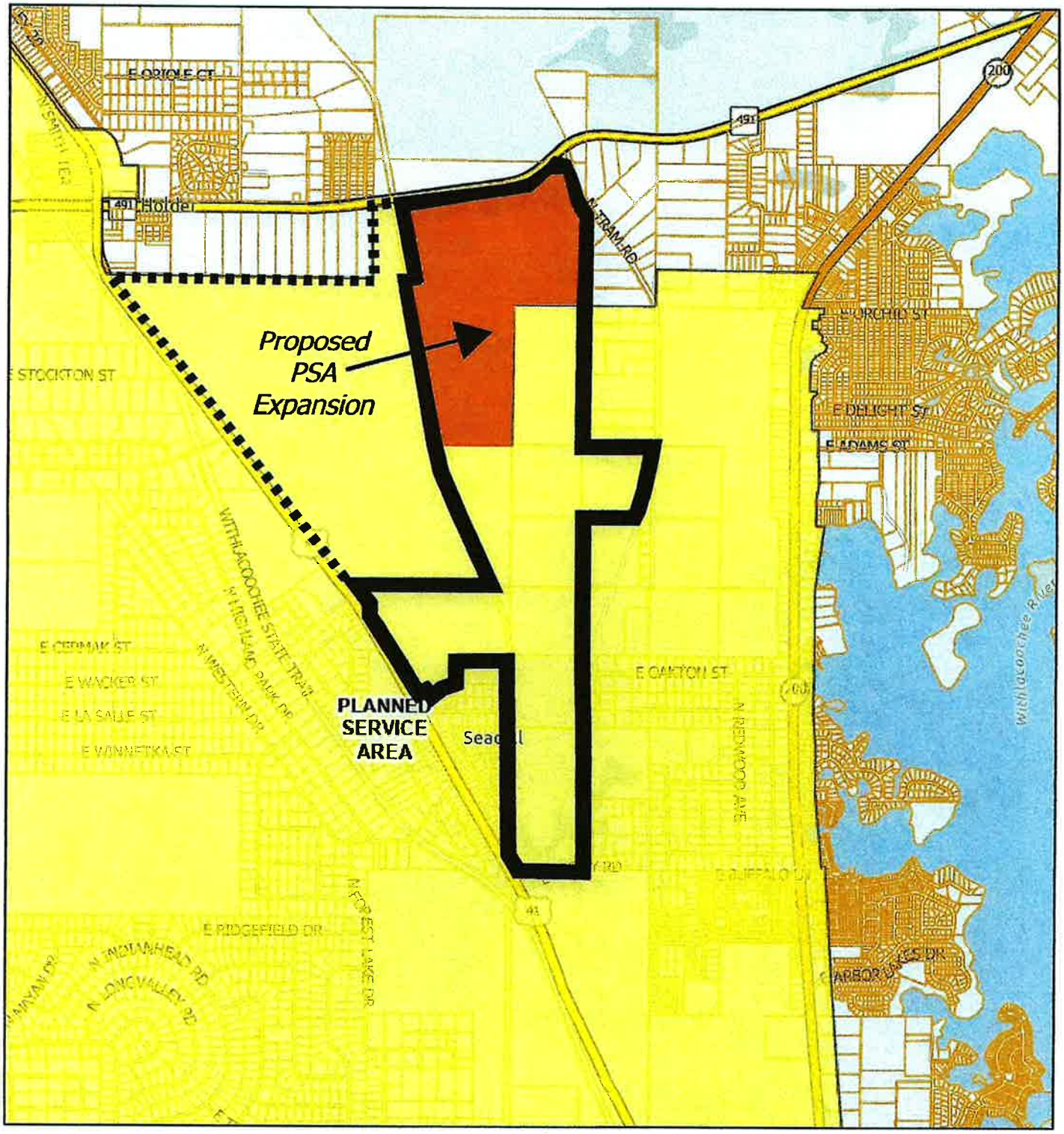
PROPOSED STANDARDS:

1. BUFFERS: The external boundaries where adjacent to Residential Land Uses will include a 75 foot wide natural buffer strip. The external boundaries where adjacent to N. Florida Avenue and County Road 491 shall provide a 25 foot wide, Type C buffer.
2. OPEN SPACE: The project site shall provide a minimum 20% open space. Open space may include buffers and drainage retention areas.
3. BUILDING SETBACKS: Building setbacks shall meet current Citrus County Land Development Code Standards.

LEGEND / SITE DATA			
KEY	LAND USE	ACREAGE	%
	Existing Holder Industrial Park Area	-	-
	Tier II Industrial Proposed	755.4	94.6%
	Buffer Proposed	43.2	5.4%
	Future Ingress / Egress Points (subject to final site design)	-	-
	Approx. location of adjacent homes	-	-
TOTALS		798.6	100 %

PLANNED SERVICE AREA

ATTACHMENT 8



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0 0.42 0.85 1.7 km

EXISTING PSA

Lots

PROPOSED PSA EXPANSION

Citrus County GIS Division, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Citrus County

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VII. GOALS, OBJECTIVES, AND POLICIES

GOAL #22 - Promote and maintain orderly and diversified economic growth, increased employment, and investment opportunities, while protecting the environment and current quality of life.

Infrastructure

Objective 22.1 The private sector has identified the lack of infrastructure as an impediment to opportunities for business creation and expansion. The analysis indicates that a limited amount of industrial and commercial acreage is serviced by central water and wastewater facilities. The County shall pursue the expansion of infrastructure to encourage business development.

Policy 22.1.1 The County will support the use of development agreements as a mechanism to fund infrastructure improvements and expansion.

Policy 22.1.2 The County will pursue reducing the cost of water and sewer utility hookups.

Policy 22.1.3 The County will utilize Municipal Services Taxing Units and Municipal Services Bond Units, deferred payments, and other innovative financing methods to fund infrastructure improvements.

Policy 22.1.4 The County will pursue grants and other programs available as a member of an Economic Development District to expand infrastructure for economic growth.

Permitting

Objective 22.2 An important factor in the success of economic development activities is the provision of County services, of which, permitting is a major component. The development and review process will be reviewed to eliminate unnecessary impediments to economic development.

Policy 22.2.1 The County will continue the use of preapplication conferences and preparation and distribution of guides, handouts, and other information on regulatory and permitting procedures affecting economic development to streamline and expedite the application review and permitting process.

Policy 22.2.2 The County will eliminate permits, inspections, or functions that duplicate or overlap state and/or federal permits, inspections or functions. This policy shall not preclude the adoption of County

regulations more stringent than state or federal regulations, if so desired, by the Board of County Commissioners (BCC).

Policy 22.2.3 The County will coordinate with representatives of the Economic Development Council (EDC) to disseminate information on existing and pending local legislation affecting economic development activities.

Policy 22.2.4 The County will assist the EDC in providing information to County firms that seek to expand, as well as businesses that wish to relocate to the County.

Policy 22.2.5 The County will review its existing regulations and rectify or eliminate conflicts that may exist to improve service and expedite permit processing.

Policy 22.2.6 The County will continue to provide improved and necessary services, and retain a position to facilitate business development.

Policy 22.2.7 The County will streamline the review and permit process to encourage the promotion of economic growth.

Tourism

Objective 22.3 The utilization of natural resources is an integral component of the local economy. The ecology of Citrus County's natural areas can support these activities if conducted in an environmentally responsible manner. Citrus County shall direct its tourism and promotional efforts to emphasize the County's multitude of natural resources.

Policy 22.3.1 The County will support and encourage the utilization of its natural resources in an environmentally responsible manner to promote economic development activity.

Policy 22.3.2 The County will consider tourism related partnerships with the managing agencies of public lands and the private sector, and encourage the establishment of tourism related infrastructure within public lands.

Policy 22.3.3 The County will explore the availability of grants or matching fund programs for the promotion, creation, enhancement, or expansion of tourism related activities.

Policy 22.3.4 The County will support and encourage the adequate funding for ecologically sound management of public lands.

Policy 22.3.5	The County will coordinate with the appropriate local, state, and federal agencies for the use of public lands in promoting all tourism, including ecotourism activities in the County.
Policy 22.3.6	The County shall support the development and maintenance of the Great Florida Birding Trail and shall target specific marketing efforts to the birding community worldwide.
Objective 22.4	The County shall improve access to fresh and saltwater beaches and shorelines for all residents and tourists.
Policy 22.4.1	In coordination with Objective 4.6, the County shall maintain and improve public access to fresh and saltwater beaches and shores.
Policy 22.4.2	The County shall establish a boat ramp and waterfront facilities improvement plan which shall take inventory of all existing facilities, determine future needs, and provide adequate funding for acquisition, construction, and maintenance.
Policy 22.4.3	The County shall develop procedures to facilitate the acquisitions of properties which contain special features and/or shoreline and water-use access, and establish criteria for selection and funding.
Policy 22.4.4	The public access study shall analyze and include provisions for providing and maintaining adequate public access sites; shall be consistent with the public access requirements of the 1985 Coastal Zone Protection Act, and shall include an analysis and requirements for adequate parking, vehicular access, public restrooms, and handicapped access.

Education and Training

Objective 22.4	The availability of a skilled labor pool is an important factor in industry attraction and expansion. Job placement is an important goal of educational facilities. The County, through its partnership with the EDC, shall assume the role of liaison between private industry and educational facilities to develop educational programs that fulfill private industry's work force needs.
Policy 22.4.1	The County, through its partnership with the EDC, will coordinate with educational institutions including, but not limited to, Citrus County School District, Central Florida Community College, and Withlacoochee Technical Institute, and the business community to encourage the development of educational programs, which provide students with skills matching the needs of local employers.

Policy 22.4.2	The County will utilize the County's various departments for internship opportunities, school visits, and presentations to educate students on the role of government in the local economy.
Policy 22.4.3	The County, through its partnership with the EDC, will encourage partnerships between existing and potential businesses and educational institutions to develop educational programs that will utilize new and existing technologies as they become available and widely utilized in the marketplace.
Policy 22.4.4	The County, through its partnership with the EDC, will encourage business and trade associations to develop apprenticeship programs with existing and potential businesses.
Policy 22.4.5	Reserved

Job Creation

Objective 22.5	The County, through its partnership with the EDC, will encourage job creation, diversified economic growth, and increased employment.
Policy 22.5.1	The County, through its partnership with the EDC, will encourage diversification and expansion of the tax base.
Policy 22.5.2	The County, through its partnership with the EDC, will encourage business attraction and expansion.
Policy 22.5.3	The County, through its partnership with the EDC, will encourage advertising, promotional activities, and other sales and marketing techniques to attract new businesses.
Policy 22.5.4	The County, through its partnership with the EDC, will encourage diversified economic growth.
Policy 22.5.5	The County, through its partnership with the EDC, will encourage job creation.
Policy 22.5.6	The County will use excess revenue from occupational license fees to oversee and implement this Element, including: • Providing matching funds to the EDC in accordance with the Agreement between the EDC and the County and/or • Other projects and programs approved by the BCC pursuant to the implementation of this Element

Senior Services

Objective 22.6	The County will ensure its senior citizens a high quality of life through its various policies and programs, through incentives to provide assisted and semi-assisted housing for the elderly, and through encouragement of the private sector to provide a broader range of services geared to the specific needs of the elderly and the frail elderly.
Policy 22.6.1	The County shall encourage state and local nursing programs to provide training in geriatric care and shall encourage the State University System and local and regional hospitals to establish a geriatric research facility in the County.
Policy 22.6.2	The County shall encourage multifamily housing and mixed use development where housing, shopping, recreation, medical, and other services and facilities are in close proximity, allowing senior citizens to perform needed and desired daily activities without the need to own an automobile or to drive to a destination.

Private Property Rights Element (Chapter Seven)

Overview: This Element is created pursuant to House Bill 59 (2021) as adopted by the Florida legislature (Chapter 2021-195). The legislation notes the following:

> *In accordance with the legislative intent expressed in ss. 163.3161(10) and 187.101(3) that governmental entities respect judicially acknowledged and constitutionally protected private property rights, each local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decisionmaking. (Chapter 2021-195, Laws of Florida).*

Citrus County utilizes a quasi-judicial process as codified in Sections 2-51 through 2-58, of the Citrus County Code to ensure due process for citizens and applicants during public hearings, and continues to comply with statutory public notice standards. The rights of citizens, as well as applicants, regarding these decisions are and will continue to be considered as outlined in the Land Development Code, the Comprehensive Plan, the County Code of Ordinances, and Florida Statutes.

Goal #11 -	**Establish and utilize a Private Property Rights Element, in compliance with Florida Statutes.**
Objective 11.1	Ensure that private property rights are considered in local decision-making, comply with Florida Statutes.
Policy 11.1.1	The County will consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases or mineral rights.
Policy 11.1.2	The County will consider the rights of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances including, but not limited to, this Comprehensive Plan, Land Development Code, and Code of Ordinances, as amended.
Policy 11.1.3	The County will consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property in accordance with Florida law.
Policy 11.1.4	The County will consider the right of a property owner to dispose of his or her property through sale or gift.

Board of County Commissioners
DEPARTMENT OF WATER RESOURCES
3600 W. Sovereign Path, Suite 292
Lecanto, Florida 34461-7788
(352) 527-7650 FAX (352) 527-7644
www.citrubocc.com

January 13, 2026

Clark A. Stillwell
Law Office of Clark A. Stillwell, LLC
VIA email to: caslaw@tampabay.rr.com

RE: Water/Sewer Concurrency Letter for Holder Industrial Site Expansion

Dear Mr. Stillwell:

Citrus County Utilities currently has both potable water and wastewater facilities adjacent to the above-refenced site. The public water system serving this vicinity is the Charles A. Black Water System (Public Water System ID. No. 609-4948), having a current permitted capacity of 14.544 million gallons per maximum day and a most recent maximum day flow of 10.507 million gallons. The county has a 12" diameter water main in the north right-of-way of CR-491 that may be suitable for service to the site. Should capacity in excess of the current system capacity be needed to serve the property, the developer would be required to upgrade the necessary systems to provide additional capacity. Depending on the volume of water needed, such upgrades might also require a modification of the County's Water Use Permit through the Southwest Florida Water Management District. As an alternative for high demand requirements, the developer may want to consider the use of reclaimed water, either through onsite treatment and reuse or through a return of reclaimed water from the County reclaimed water system.

Sewer service in the vicinity of the proposed site is provided by the County's Meadowcrest Wastewater Treatment Facility (Permit No.: FLA011845), having a current permitted capacity of 2.0 million gallons per annual average day. The county is currently constructing a wastewater pump station and 8" wastewater forcemain on the north side of CR 491 in the vicinity of the proposed development site. These facilities were intended as the point of connection for the existing Holder Industrial Stie. Should the site expansion require additional capacity, the developer would be required to upgrade the necessary systems to provide additional capacity.

Please let us know if this information is not responsive to your request.

Sincerely,

Ken Cheek – Director, Citrus County Department of Water Resources

cc: File

Outlook

[EXTERNAL]RE: Holder Industrial Park (HIP) Expansion

From Law Office <caslaw@tampabay.rr.com>
Date Mon 12/22/2025 12:46 PM
To Ken K. Cheek <ken.cheek@citrusbocc.com>; 'Sharon Hummerhielm' <sharonhum@bellsouth.net>; Sid Ansbacher <sfansbacher@ubulaw.com>
Cc Joanna L. Coutu <JOANNA.COUTU@citrusbocc.com>; Steven M. Baham <steven.baham@citrusbocc.com>

3 attachments (4 MB)
Subarea text a.pdf; Subarea text b.pdf; Florida Statutes.pdf;

WARNING: This email originated from an external Domain **DO NOT CLICK** unless you recognize the sender and know the content is safe.

Mr. Cheek:

I am in receipt of the applicant, Deltona's, concurrency letter on water and wastewater from my co-counsel, Sid Ansbacher. I recognize that request is for a large area with multiple potential industrial uses as defined by the HIP subarea Tier II text. A copy of revised subarea text is attached. Admittedly it is hard to define utility capacity demands over an extended buildout. To place such in proper context and assist in your response, I enclose FS 163.3180(2) on concurrency. Note, the issue is framed at either building permit or C/O. Citrus County Land Use Plan, Utility Element; objectives on concurrency codifies the noted statutory standard. The existing HIP Subarea Plan Policies expressly incorporate these utility concurrency tests to the HIP parcel development. The existing text, Policy 7.16.7, (and proposed text) states as follows:

Concurrency:

> At time of development order or development permit any intended use in HIP shall demonstrate land use plan and LDC concurrency compliance for stormwater, wastewater and potable water

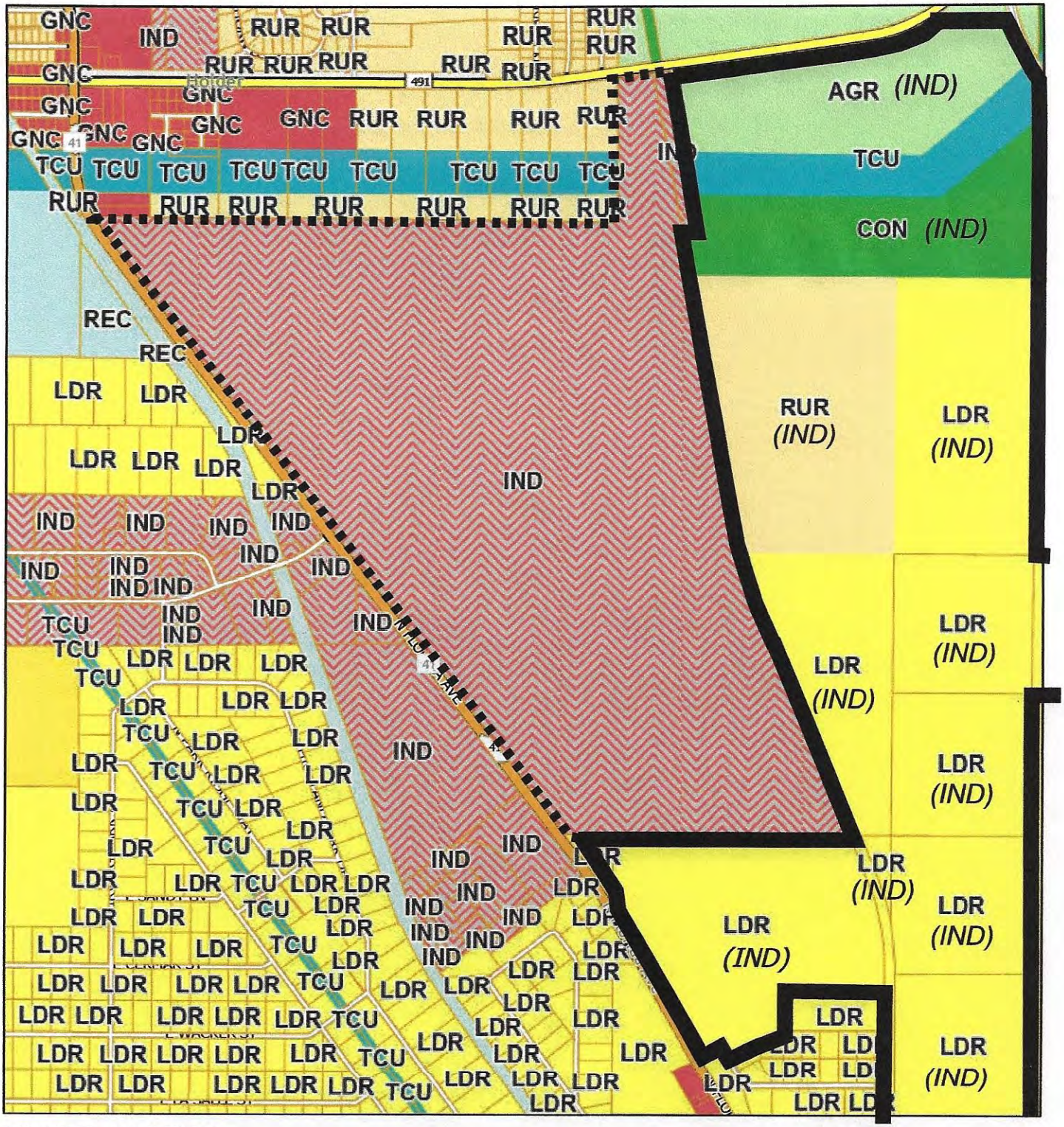
So as to County utility service capacity to the HIP parcels utility concurrency is assured to be met. Finally, I note that the revised text on utility service mandates central water and wastewater. Prior text which allowed limited, initial onsite utilities is deleted. Hopefully, the above assists in your response to Deltona's and Mr. Ansbacher's requests.

Thank you.

Clark A. Stillwell
Law Office of Clark A. Stillwell, LLC
(352) 212-8820

EXISTING & PROPOSED LAND USE NW

(IND) = Proposed Industrial



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Landuse

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- CONSERVATION
- GENERAL COMMERCIAL
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- RECREATION
- RESIDENTIAL MIXED USE
- RURAL RESIDENTIAL
- TRANSPORTATION/ COMMUNICATION/ UTILITIES
- Easements
- Lots

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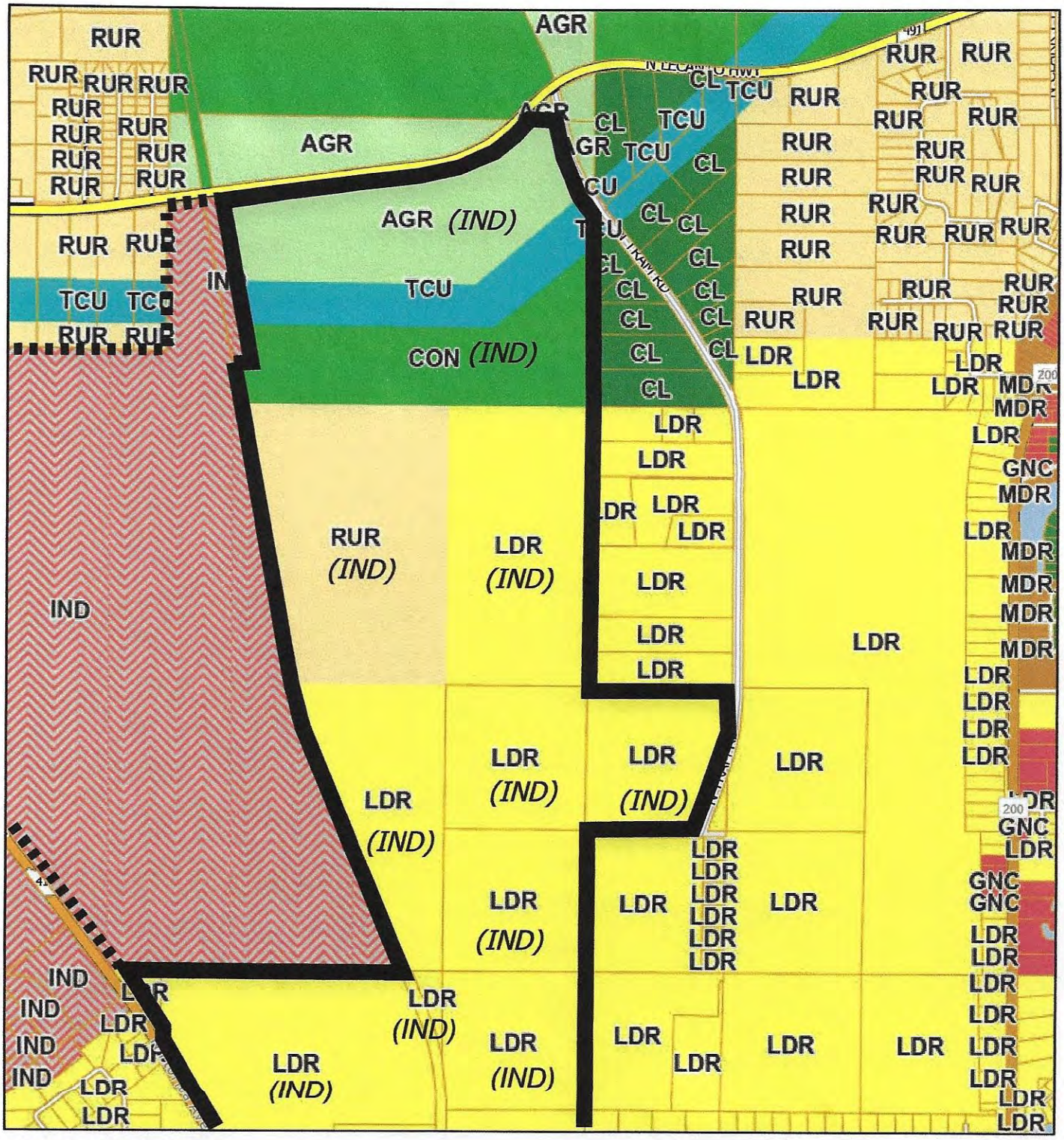
EXISTING & PROPOSED LAND USE NE

(IND) = Proposed Industrial



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Landuse

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- CONSERVATION
- GENERAL COMMERCIAL
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- RURAL RESIDENTIAL
- TRANSPORTATION/ COMMUNICATION/ UTILITIES
- Easements
- Lots

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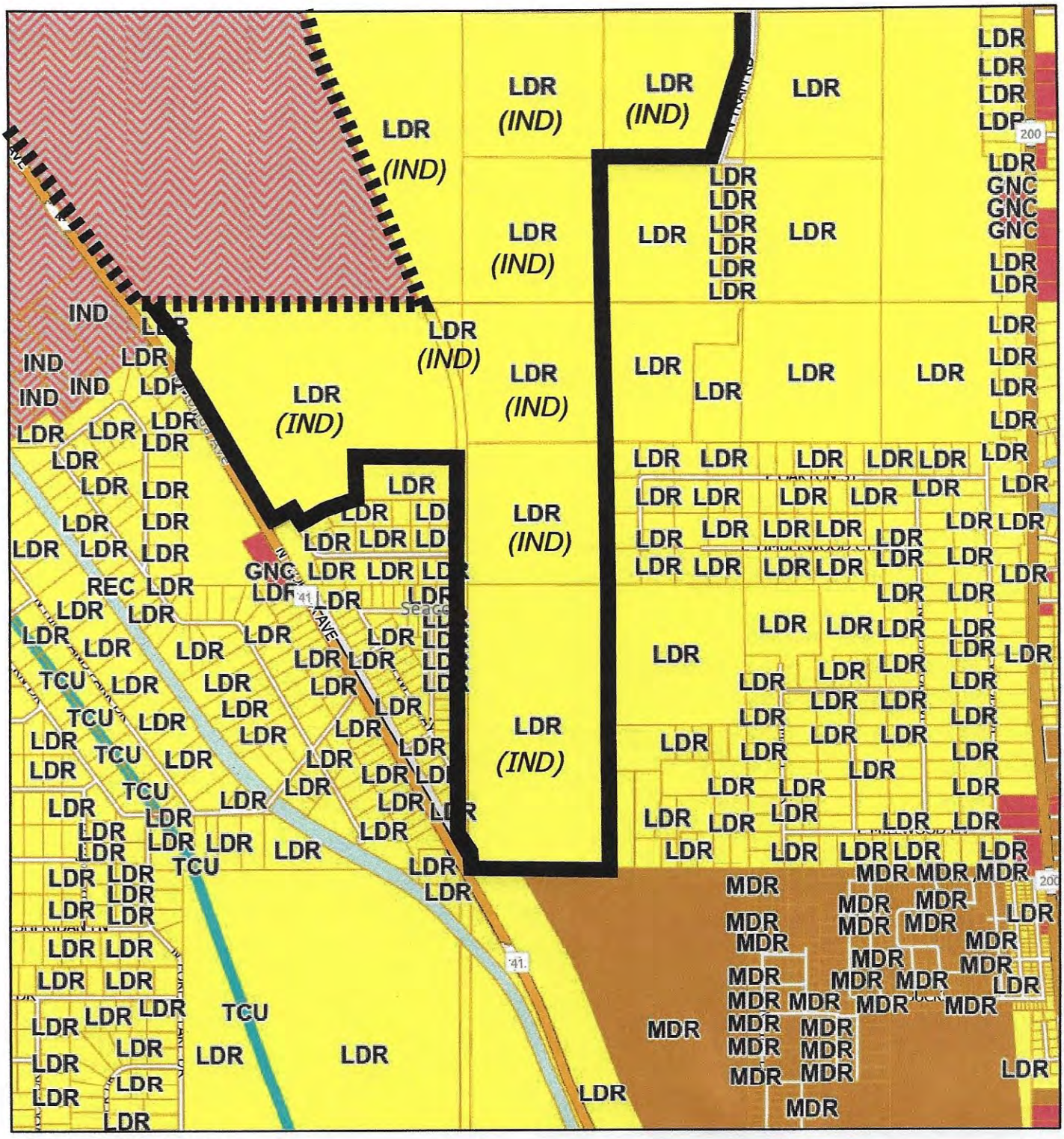
EXISTING & PROPOSED LAND USE S

(IND) = Proposed Industrial



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- RECREATION
- RURAL RESIDENTIAL
- TRANSPORTATION/ COMMUNICATION/ UTILITIES
- Easements
- Lots

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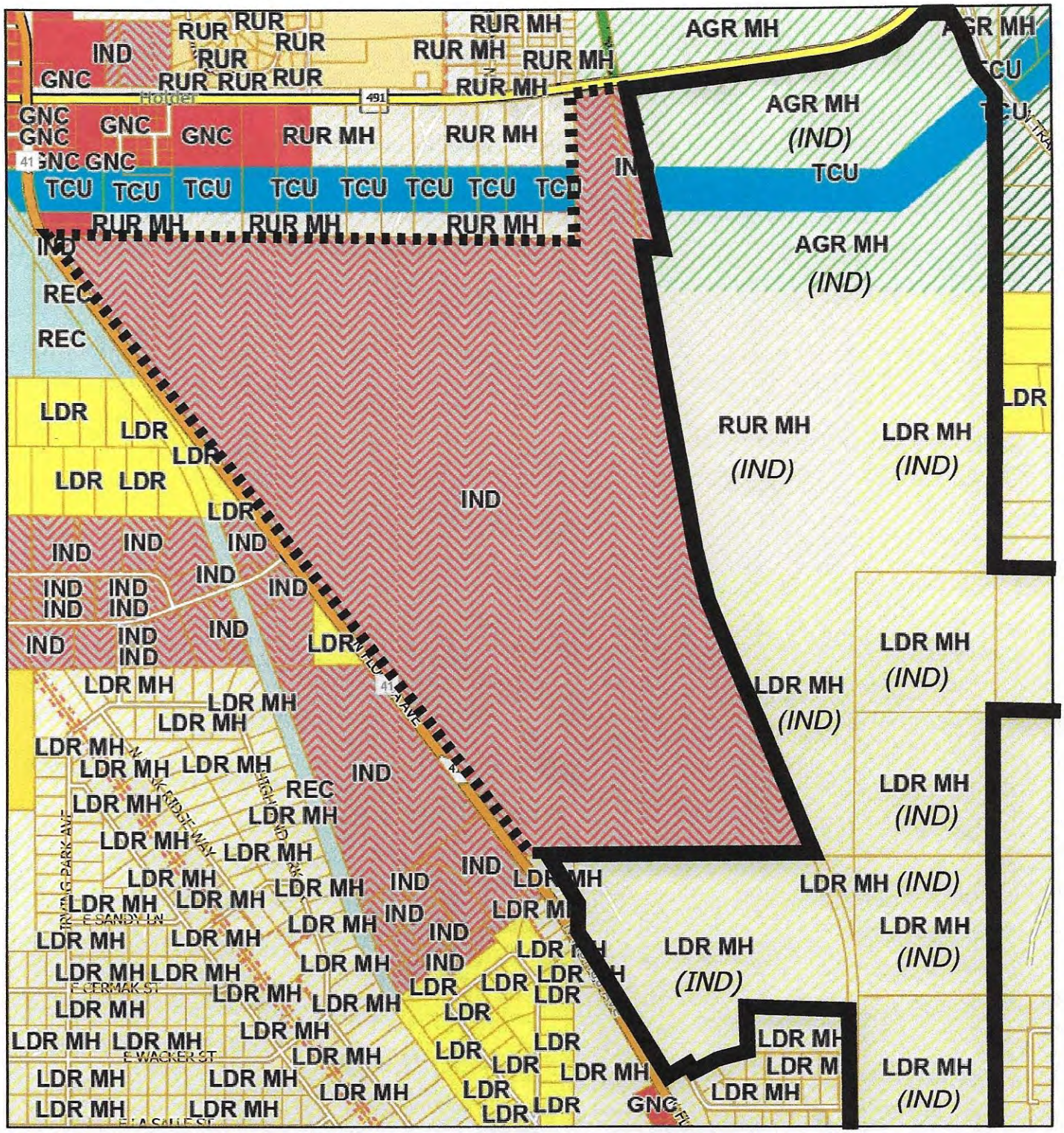
EXISTING & PROPOSED ZONING MAP NW

(IND) = Proposed Industrial



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Zoning

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- CONSERVATION
- GENERAL COMMERCIAL
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- LOW DENSITY RES - MH ALLOWED
- PLANNED DEVELOP. RESIDENTIAL
- RECREATIONAL
- RURAL RESIDENTIAL
- RURAL RESIDENTIAL - MH ALLOWED
- TRANSPORT/COMMUNIC/UTILITIES
- Easements
- Lots

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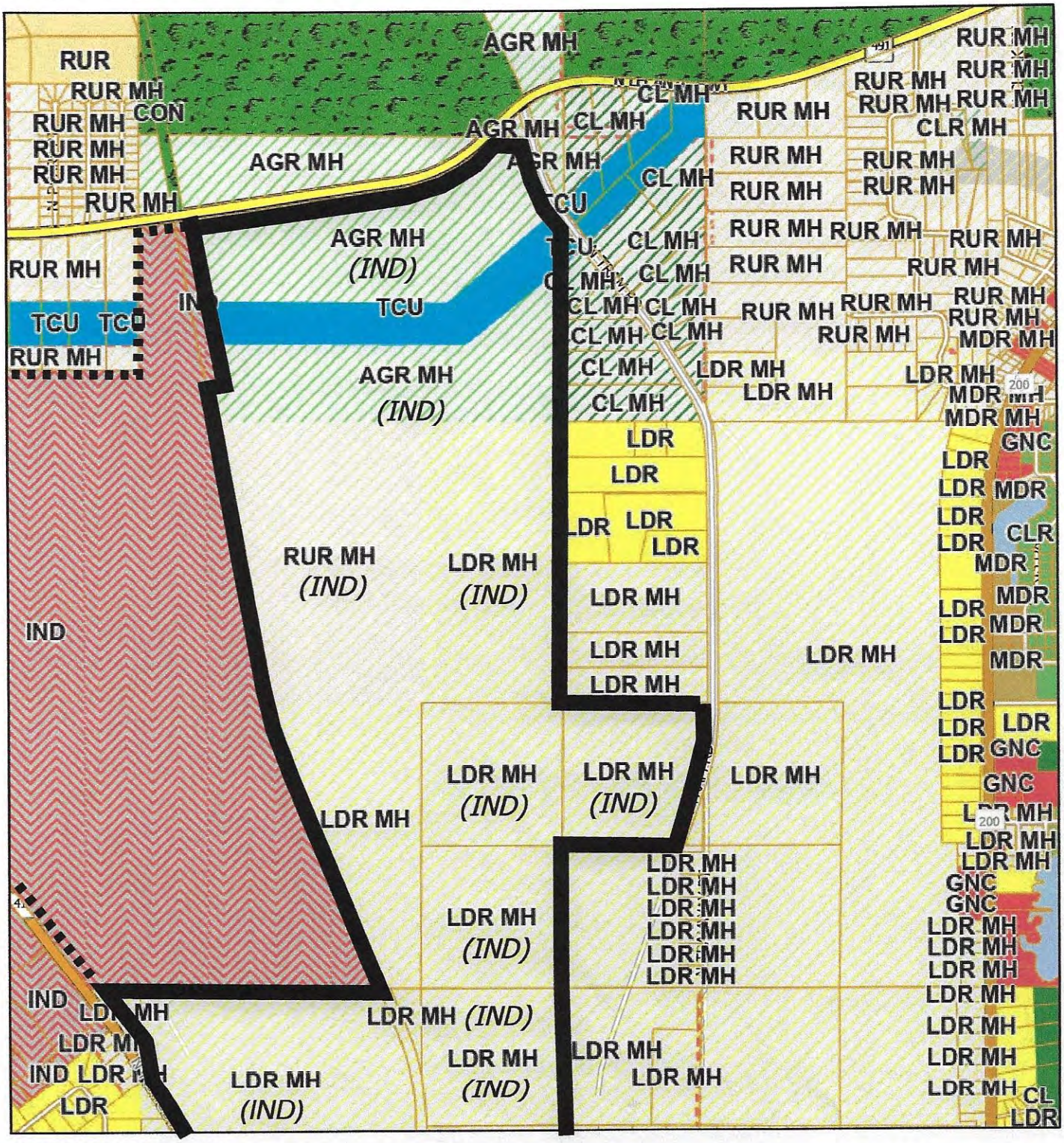
EXISTING & PROPOSED ZONING MAP NE

(IND) = Proposed Industrial



11/21/2025, 10:39:00 AM

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Zoning

- AGRICULTURAL - MH ALLOWED
- LOW INTENSITY COASTAL & LAKES
- LOW-INT.COASTL-LAKES-MH ALLWED
- COASTAL LAKES RESIDENTIAL
- COASTL/LAKES RESDNTL-MH ALLWED
- CONSERVATION
- GENERAL COMMERCIAL
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- LOW DENSITY RES - MH ALLOWED
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSTY RES - MH ALLOWED
- RURAL RESIDENTIAL
- RURAL RESIDENTIAL - MH ALLOWED
- TRANSPORT/COMMUNIC/UTILITIES
- Easements
- Lots

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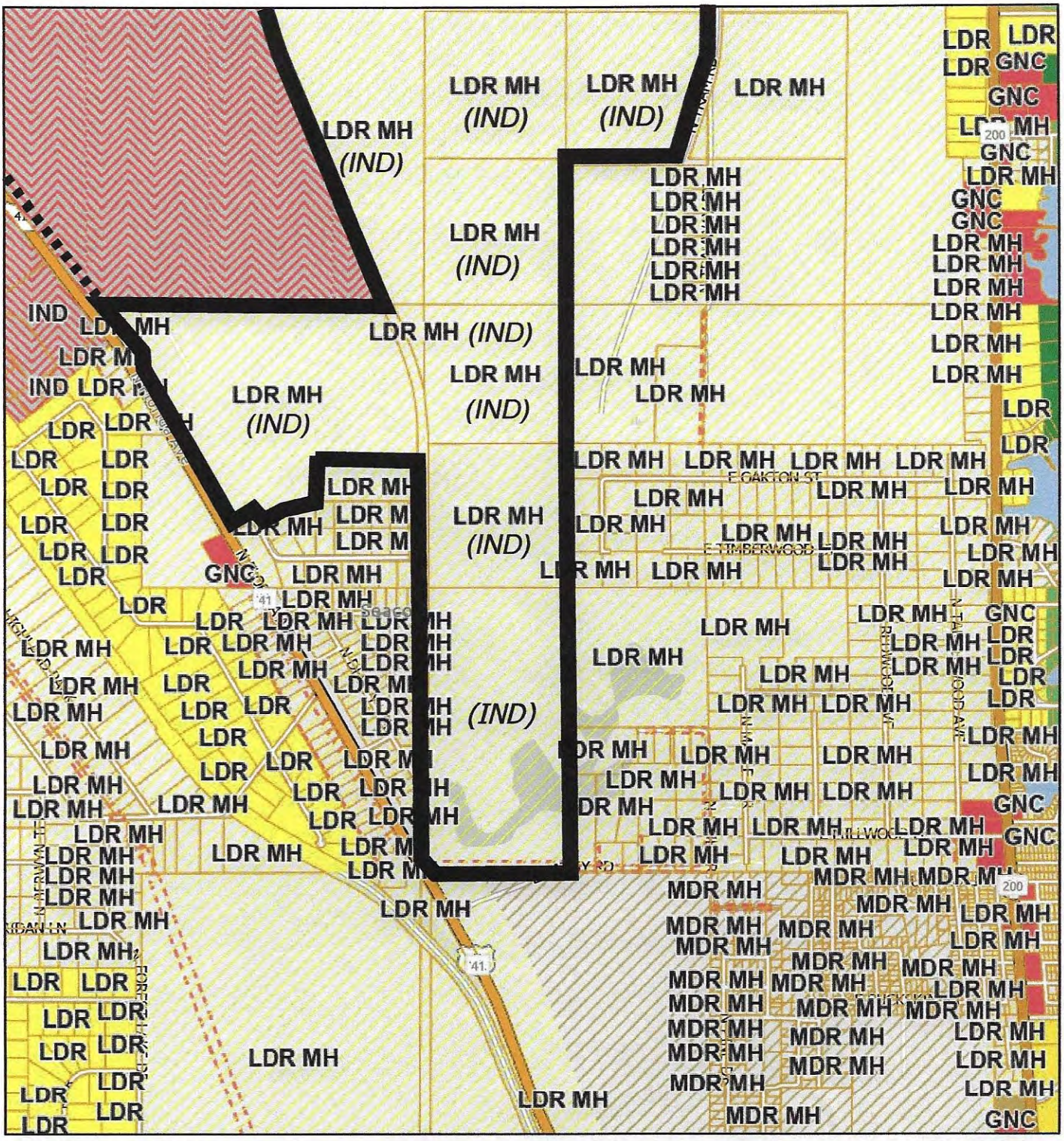
EXISTING & PROPOSED ZONING MAP S

(IND) = Proposed Industrial



11/21/2025, 10:39:49 AM

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Zoning

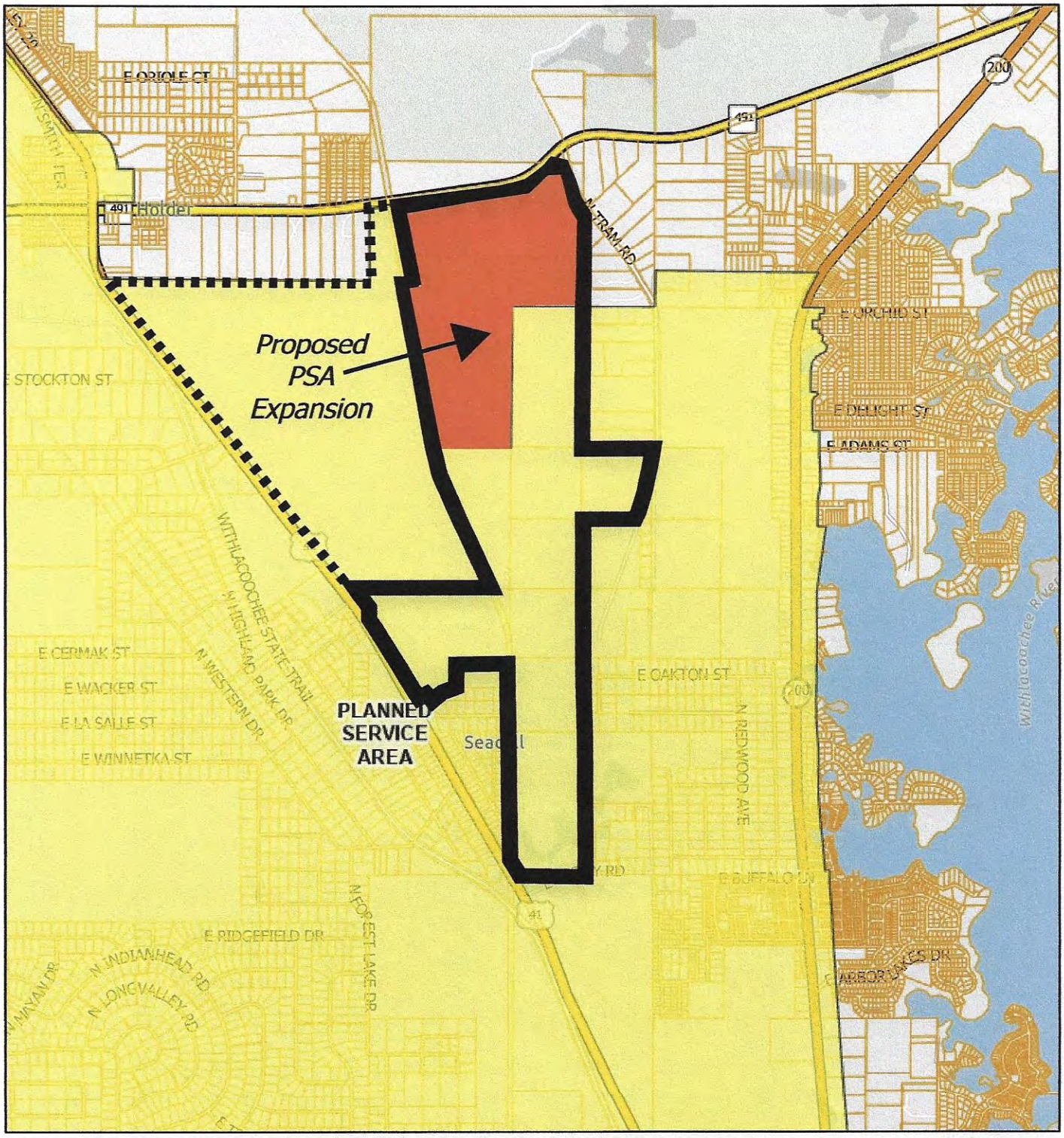
- LOW INTENSITY COASTAL & LAKES
- COASTAL LAKES RESIDENTIAL
- COASTL/LAKES RESDNTL-MH ALLWED
- GENERAL COMMERCIAL
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- LOW DENSITY RES - MH ALLOWED
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSTY RES - MH ALLOWED
- PLANNED DEVELOP. RESIDENTIAL
- RURAL RESIDENTIAL - MH ALLOWED
- Easements
- Lots

Esri Community Maps Contributors, Citrus County GIS Division, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Citrus County

Esri Community Maps Contributors, Citrus County GIS Division, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US

PLANNED SERVICE AREA



11/21/2025, 10:24:47 AM

1:36,112

0 0.25 0.5 1 mi

0 0.42 0.85 1.7 km

EXISTING PSA

Lots

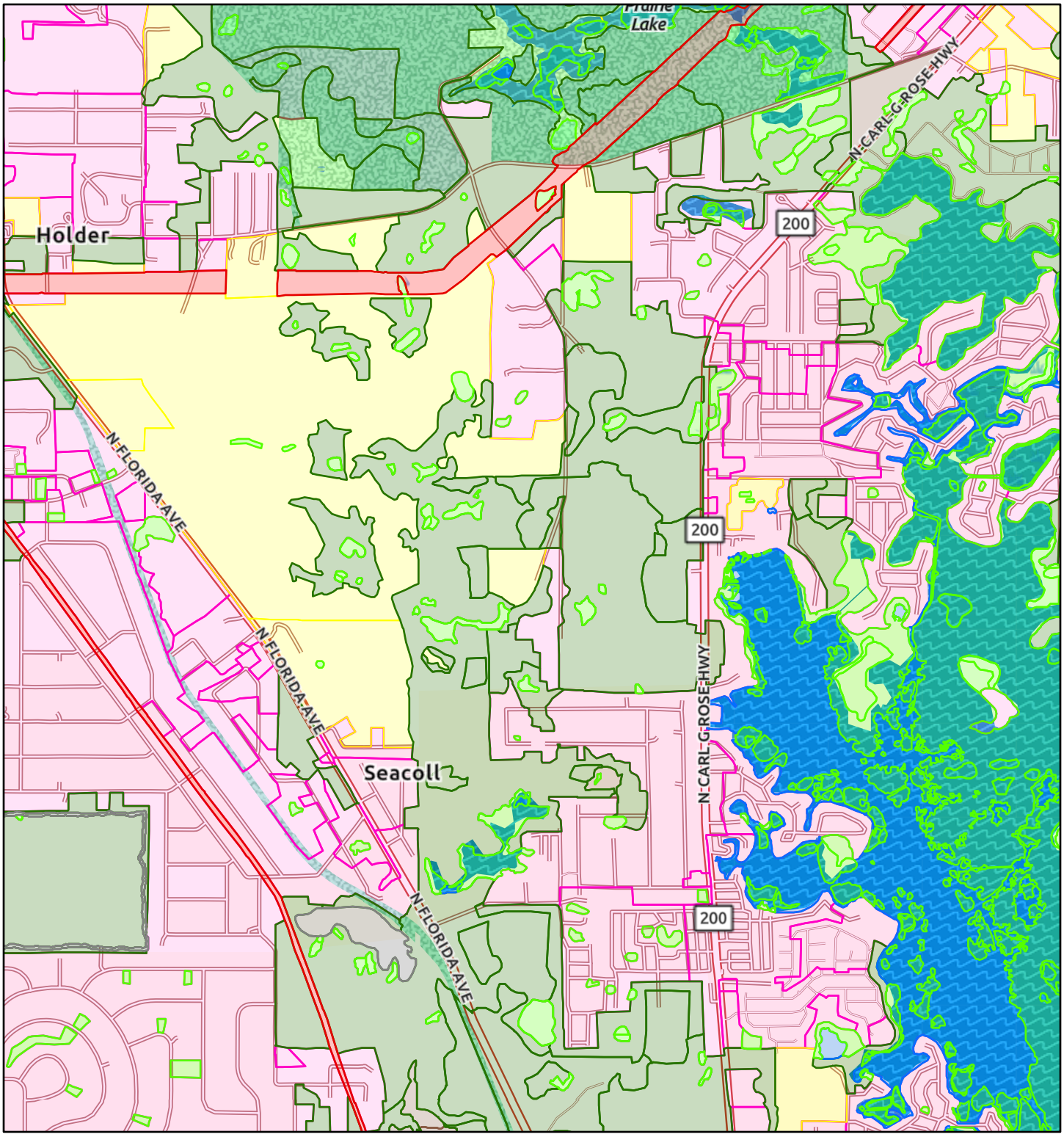
PROPOSED PSA EXPANSION

Citrus County GIS Division, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Citrus County

Esri Community Maps Contributors, Citrus County GIS Division, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

2023 Land Use Land Cover Map



11/26/2025, 10:05:10 AM

1:36,112

0 0.25 0.5 1 mi

0 0.42 0.85 1.7 km

2023 Land Use Land Cover

- Urban and Built Up
- Agriculture
- Rangeland
- Upland Forests
- Water
- Wetlands
- Barren Land
- Transportation, Communication, Utilities

Water Management Districts

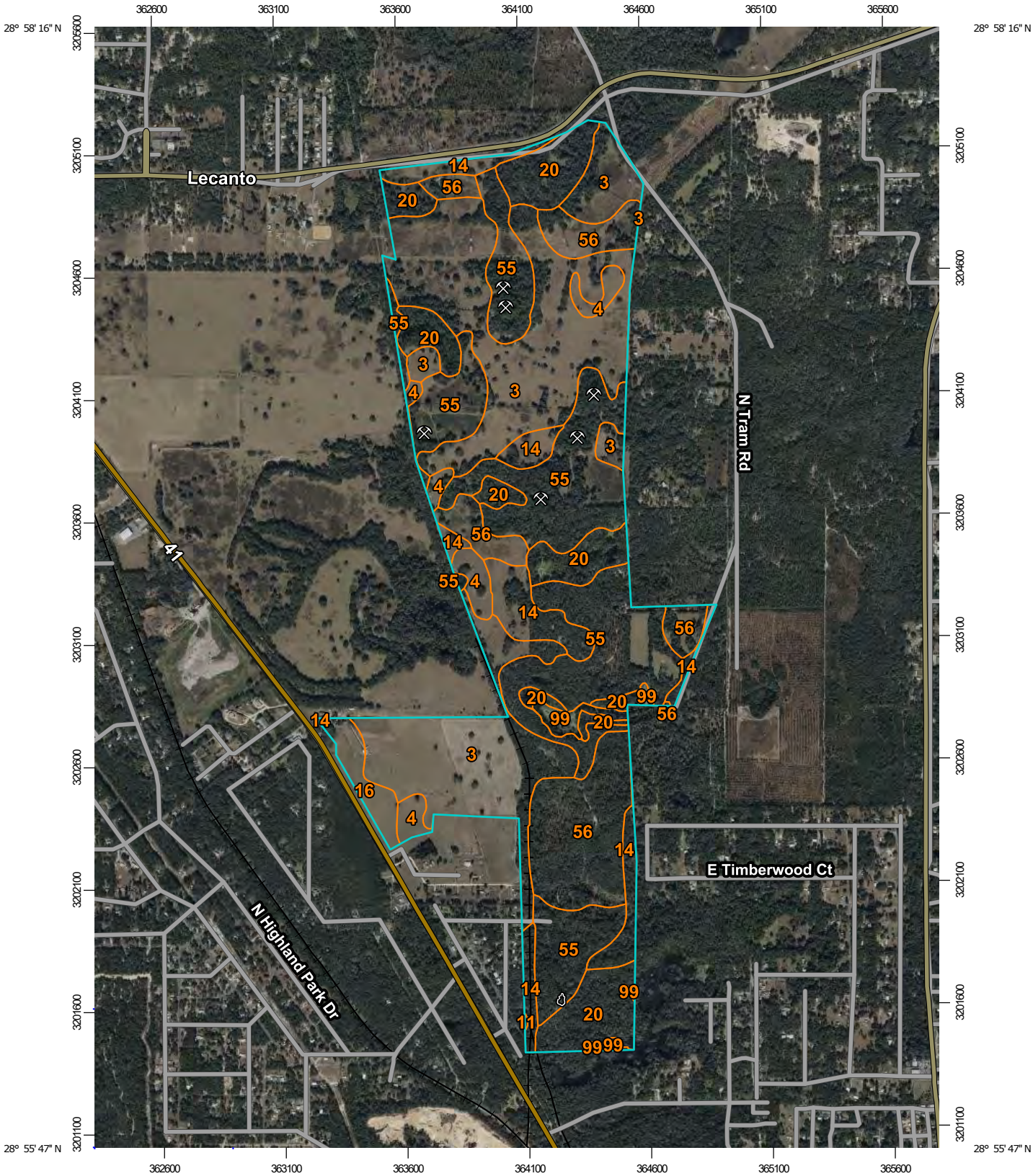
- Northwest Florida
- South Florida
- St. Johns River
- Suwannee River

WMD Boundaries

- Boundary
- State

Southwest Florida Water Management District, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Soil Map—Citrus County, Florida



Map Scale: 1:22,400 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 300 600 1200 1800

Feet: 0 1000 2000 4000 6000

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Citrus County, Florida
Survey Area Data: Version 25, Aug 28, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 6, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

CPA/AA-2025-00013 Land Dev. 12.8.25

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Candler fine sand, 0 to 5 percent slopes	249.4	33.5%
4	Candler fine sand, 5 to 8 percent slopes	21.2	2.8%
11	Tavares fine sand, 0 to 5 percent slopes	0.1	0.0%
14	Lake fine sand, 0 to 5 percent slopes	56.6	7.6%
16	Arredondo fine sand, 0 to 5 percent slopes	13.8	1.9%
20	Pits	90.7	12.2%
55	Udorthents, 0 to 5 percent slopes	206.9	27.8%
56	Lake, clayey surface, 0 to 5 percent slopes	97.4	13.1%
99	Water	8.5	1.1%
Totals for Area of Interest		**744.6**	**100.0%**

EXHIBIT "___"
Deltona Corporation Holder Industrial Park Expansion; Land Use Subarea Plan Text and GFLUM/LDC Atlas Amendments
Holder, Florida _____ acres (MOL)

I. Applicant Requests and HIP History:

In 2017, the HIP site was identified by a select committee of business, civic, and elected officials as the number 1 site in Citrus County for a large-scale industrial park. The site was reviewed by the County and the then-Florida Department of Economic Opportunity in application CPA/AA/PUD-16-09, which proposed a basic industrial district with limited details on intended uses. That application was denied.

Subsequently, in application CPA/AA 19-01 and 19-02, Deltona Corporation proposed:

1. HIP Subarea Plan text for 555 acres, m.o.l., with mapping defined uses;
2. Expansion of PSA boundaries; and
3. Redesignation of GFLUM and LDC maps into Industrial District subject to HIP Subarea text and maps.

After the County and DEO reviewed the 2019 application, Citrus County approved the HIP Subarea Plan.

In 2024, the HIP site received a $2 million dollars state grant to extend central utilities to the site. The utility improvements are currently under construction.

Given the availability of central utilities and expected market demand by the applicant, Deltona Corporation, proposes:

1. Expanded HIP Subarea by ___ acres of Tier II IND Uses with modified text changes;
2. Expanded PSA boundaries;
3. Revised HIP Subarea text and maps. As proposed, new acreage will be designated for Tier II Industrial uses; and
4. Redesignation of GFLUM and LDC Atlas maps for additional acreage converted to IND use subject to HIP Plan text and mapping.

II. Site Characteristics:

The subject parent parcel is _____ acres [to be adjusted] - see aerials attached as composite Exhibit "__"; it is vacant pasture land. Soils are identified in Exhibit "E". Flood zone is AE Exhibit "D-4". Site topography is mounded from spoils prior phosphate mining activities.

There exists two (2) isolated, wetland areas (ponds) onsite (see aerials – Exhibit "B"), which are manmade and isolated wetlands.

The parcel's west boundary is existing HIP Subarea. Across US 41 is an existing IND park and C&D facility. Northern boundary is a major power line and County Road 491. To the east of the parcel are large lot, residential lands. Parcels along the south boundary are primarily AG use – open pasture and large lot residential. With the exception of C&D facility and industrial park on west side of US 41, the area is rural in nature as noted. Currently, central utilities are being constructed to service HIP parcel.

III. Concurrency:

a. Stormwater – site is well capable of meeting state/local standards per buildout of HIP Subarea uses. See attached report – Exhibit "__".

b. Solid Waste - Per Citrus County Solid Waste discussions and permitting, the landfill has sufficient capacity through the planning period.

c. Utilities – Proposed Subarea text mandates onsite central utilities, which are currently under construction given 2024 State grant.

IV. Compatibility: The term is defined by F.S. 163.3164(9) which states:

> "Compatibility" means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

The initial HIP parcel was a result of Duke Energy study to locate long term major IND site in Citrus County. See Exhibit "__". The site's size provides for designating large open space and setbacks. The power line acts as such on the northern border. The western border is US 41, an arterial roadway. As noted residential areas to the north are physically separated by the power line and Subarea setback. Per Avis Craig (professional land use planner) report, there are limited homestead parcels proximate to the stie – balance are vacant. Primary access is off US 41 with two (2) access points on CR 491. Potential IND uses which could have offsite impacts are controlled by prohibited land uses in Subarea text and map. The cumulative impact of the overlay of all above factors is that the site is suitable for uses designated in the HIP IND Subarea text and meets the statutory test of compatibility.

V. Plan Consistency:

Pertinent Plan – Goals, Policies and Objectives are as follows:

CRITERIA	SITE COMPLIANCE
Planned Service Area	Amendment of PSA map makes HIP consistent with PSA.
Obj. 17.5, FLUE Policy 17.5.2 FLUE	Subarea approach is equivalent to traditional PD and allows for site flexibility.
Obj. 17.7 FLUE 17.7.2 and 17.7.31	Subarea text/map meets such.
Policy 17.15.9	Compatibility is achieved via parcel size and limitation of uses – see above text. Enhanced setbacks on south and east boundaries abutting residential.
Goal 22 EDE Policy 22.14 EDE Policy 22.2.4 EDE Policy 22.2.6 EDE Obj. 22.5 EDE Obj. 22.5.1 EDE Obj. 22.5.4	Designation of large, shovel ready IND park (with mixed use) implements all noted EDE text.

VI. CONCLUSION:

The expanded Holder Industrial Park Subarea Plan and Map is predicated on availability of central utilities, expected County growth and market demand. It provides site specific criteria for the HIP uses and sets maximum allowed build out. HIP map uses are centered towards US 41 entrance IND uses (not light) are located on interior of site and to east toward Tier II A and B areas. It should be recognized this is a long-term plan. It does not compete with existing local IND parks, rather supplements their deficiency in lack of size, central location, and utilities. The site development costs are tax neutral, i.e., no ad valorem tax dollars are intended to fund such.

As amended, the HIP is a long-term plan[1]. Implementation will be over the next 10-20 years. The intent is to create an industrial park on sufficient size to meet both local and regional demand. It adds to and supplements existing IND parks which service local industrial end users. To finance such – the HIP is intended not to utilize ad valorem tax dollars - rather rely on grants and the market. Finally, the HIP clearly facilitates and implements key goals of Citrus County 2018 Economic Development Business Plan and plan policies cited above.

[1] It meets the County needs in the planning period for future IND sites.

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461
Telephone: (352) 527-5239
TTY Dial 711
Web Address: www.citrusbocc.com

AUTHORIZATION

APPLICATION REQUEST: (check one)

_____Variance _____Conditional Use _____Minor Subdivision ____Lot Reconfiguration

_____Plat Vacation _____Street Vacation ___X__Comprehensive Plan Amendment

__X___Atlas Amendment __X___Other (specify): Holder Industrial Park Modification

LEGAL DESCRIPTION OF PROPERTY: See attached Legal Description

Section_____ Township _____ Range_____ Alternate Key #_____

Lot/Parcel_____ Block_____

Subdivision_____

I, Sharon Hummerhielm, Executive Vice President of the Deltona Corporation, owner of the above described property, authorize Sidney F. Ansbacher, Esq., of Upchurch, Bailey and Upchurch, a Fisher Tousey Firm, to serve as agent on my behalf for the purpose of making application for the proposed request. No further authorization is expressed or implied, than that which is described herein.

THE DELTONA CORPORATION

SIGNATURE:_____
PRINTED NAME: Sharon Hummerhielm
TITLE: Executive Vice President

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Sharon Hummerhielm, who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this 4th day of December, 2025.

_____
Notary Public - State of Florida

JACQUELINE VELA
MY COMMISSION # HH 335598
EXPIRES: February 6, 2027

Notary Seal

Outlook

[EXTERNAL]application CPA-2025-00012

From Susan Stocker <azstockers@gmail.com>
Date Tue 2/17/2026 2:12 PM
To Joanna L. Coutu <Joanna.Coutu@citrusbocc.com>

WARNING: This email originated from an external Domain **DO NOT CLICK** unless you recognize the sender and know the content is safe.

Dear Ms. Joanna Coutu,
As a resident of Citrus County, I would like to go on record objecting to application CPA-2025-00012. Do not change the zoning on this property to industrial. Thank you
Susan Stocker
1850 South Mandarin Terrace
Inverness, Fl 34450
Azstockers@gmail.com
(928)566-2277

Outlook

[EXTERNAL]Public Comment for Holder Deltona, CPA-2025-00012

From jfojoe@verizon.net <jfojoe@verizon.net>
Date Mon 2/9/2026 11:20 AM
To Joanna L. Coutu <joanna.coutu@citrusbocc.com>

WARNING: This email originated from an external Domain **DO NOT CLICK** unless you recognize the sender and know the content is safe.

Please add these three emails with the distribution and links/attachments to the public comments for Holder Deltona amendment request, CPA-2025-00012. I referenced the first of these three emails during "open to the public" of the regular BOCC meeting of Jan27, 2026 and will reference all three in the Feb10, 2026 meeting tomorrow. If there is some other process I must follow to document my public comment please let me know what that is.
thank you in advance,

joe hicks
919 691 0894

----- Forwarded Message -----
From: jfojoe@verizon.net <jfojoe@verizon.net>
To: Diana L. Finegan <diana.finegan@citrusbocc.com>; Janet A. Barek <janet.barek@citrusbocc.com>; holly.davis@citrusbocc.com <holly.davis@citrusbocc.com>; Jeff S. Kinnard <jeff.kinnard@citrusbocc.com>; Rebecca Bays <rebecca.bays@citrusbocc.com>
Sent: Saturday, February 7, 2026 at 04:41:37 PM EST
Subject: Cost Recovery & Ratepayer Protection Standards for Data Center Impacts - DC's Could Be Great for Citrus

I am following up on the letters I wrote earlier and addressed during open to the public. Those letters addressed six areas of action around regulation for data center implementation and an expanded letter about noise. In this letter I want to expand the cost recovery / ratepayer protection section.

I support efforts to attract high-quality economic development. I view the potential arrival of data centers in the County as a positive if implemented properly. These facilities can bring significant tax revenue, high-paying jobs, infrastructure improvements, and long-term growth that benefits our entire community. At the same time, I want to ensure that this growth is implemented in a way that protects the quality of life and health of nearby residents. In this letter I want to carefully address impacts if power concurrency is not mandated and how that could affect our environment and citizens.

Data centers can demand hundreds of megawatts of power, requiring costly grid upgrades (substations, transmission lines, transformers) that risk being funded by local ratepayers rather than the developer. This raises concerns about higher utility bills for households and businesses, especially during peak demand or after storms.

Power Infrastructure Planning: Planned Infrastructure verses Hyperscale Debacle

Grid Capacity Planning: Power requirements and a specific plan for maximum required MWh must be submitted as part of the approval package. Mandate proof that grid capacity is available or funded concurrently with construction. Implementation of power usage metrics are foundational for visibility to and enablement of noise, emission, emergency recovery and tax validation. Without County regulations to require power concurrency and regular monitoring of consumption, the County will fail to capture a main benchmark for sizing of the operation within. Without clear visibility to power consumption the County opens itself to a hyperscale debacle similar to that experienced in Memphis. https://youtu.be/3VJT2JeDCyw?si=oSQM7vlAAeRj8FDT

No Cost Shifting: Require the data center operator to fully fund all necessary infrastructure for implementation and upgrades (no cost-shifting to general ratepayers). Without regulation stipulating against cost-shifting costs for additional grid infrastructure can ultimately be passed to Citrus County rate-payers. Citrus County may actually be rich with electrical infrastructure and in "open to the public" on Jan 27, a Floral City resident probed why the Nuclear Power plant site might be something to consider. Is it possible that a proper amount of imagination might result in a revaluation of lost capital infrastructure and potentially sizeable ***tax benefit*** to the county? This potential benefit is expanded below.

Onsite Power Generation: Restrict generator operation to emergency use only (e.g., <50–100 hours/year total) and **prohibit non-emergency** applications like supplemental, peak, or peak-shaving operations. Specific County regulations that onsite power generation is for emergency use only prevents many major issues other communities have experienced. Loudoun's emergency only regulation is included in the appendix. The regulations in Loudoun County use dBA so I also provide a link to their dBA ordinance which stipulates no more than 55dBA regardless of the time of day. Recall in my letter to you about noise I referenced Prince William County who is moving to a much-preferred dBC regulation that mandates no greater than 52/47 day/night dBA or using 65/60 dBC.

DC's Could Be Great for Citrus

I believe these measures would allow Citrus County to successfully capture the substantial economic benefits of data center development while safeguarding the environment and residents. Citrus could be a very attractive Data Center host county. Beyond the initial build-out, data center equipment lifecycles are amazingly short and will bring recurring, seemingly constant business to the county in the form of retrofits and constant upgrades. Highly skilled, highly paid, specialists will want to stay, eat, and ultimately live near facilities which are pretty much in a constant upgrade/retrofit situation.

A 75-megawatt data center would fit into an 800-acre site provided the shape allows for correct setbacks. Such a data center could host a mid-size facility that could operate servers for multiple companies, cloud services, or even some AI workloads. It would bring substantial tax revenue to the County without needing to hike taxes on residents via mils or optional sales tax. Based on typical construction costs and Florida's property tax rules, such a facility might have a total assessed value of around $450 to $900 million, split between the land and building (about $150 to $300 million) and the high-value equipment inside like servers and cooling systems (about $300 to $600 million after depreciation). This would generate roughly $3 to $9 million in annual property taxes for the county. That's a significant influx of funds from a new revenue source that could cover shortfalls in other areas while helping keep residential property taxes stable and avoiding a sales tax increase.*

Thank you again for your attention to these recommendations. As noted in my first(six areas) and second(noise) letters, high quality DC tenants will embrace these areas of focus because they ultimately lower cost and improve reliability; low quality tenants will hate both the regulations and our environment.

Please let me know any questions.

Joe Hicks

Beverly Hills, FLA

919 691 0894

Appendix:

Loudoun ordinance that stipulates Generation for emergency use only: https://online.encodeplus.com/regs/loudouncounty-va-zo/doc-viewer.aspx?secid=859#secid-859

Loudoun dBA ordinance that stipulates 55dbA https://online.encodeplus.com/regs/loudouncounty-va-zo/doc-viewer.aspx#secid-1320

Prince William County preferred dBC regulation https://www.pwcva.gov/assets/2024-12/DRAFT%20ORDINANCE%2011.18.2024.pdf

Capex benchmarks: JLL's "2026 Global Data Center Outlook" forecasts average global costs at $11.3 million per MW for 2026 https://www.jll.com/en-us/insights/market-outlook/data-center-outlook

Citrus County millage rates (basis for tax revenue calculations): Citrus County Tax Collector's 2025 millage rates list the total general county rate at 8.9249 mills, which applies to assessed values for county-specific revenue shares. https://www.citrustc.us/services/taxing-authorities

Florida data center tax revenue examples (context for scaling): Consumer Energy Alliance's "Economic Benefit of Data Centers" estimates a 1 GW facility could generate over $400 million in annual state and local tax revenue in Florida, supporting proportional scaling for smaller projects. https://consumerenergyalliance.org/cms/wp-content/uploads/2025/10/CEA-FL_Data-Center-Toolkit.pdf

Florida tangible personal property tax assessment for data centers (depreciation and valuation methods): Florida Department of Revenue's "Standard Measures of Value: Tangible Personal Property Appraisal Guidelines" details cost-based valuation with depreciation schedules for equipment like computers (typically 5–6-year life). https://floridarevenue.com/property/Documents/paguide.pdf

*The annual property tax revenue range of roughly $3 to $9 million for Citrus County is based on the total assessed value of $450 million (low end) to $900 million (high end) multiplied by the county's 2025 general millage rate of 8.9249 mills (or $8.9249 per $1,000 of assessed value). For the low end: $450,000,000 × 0.0089249 = approximately $4.016 million, which rounds down conservatively to about $3 million after accounting for minor exemptions or adjustments. For the high end: $900,000,000 × 0.0089249 = approximately $8.032 million, which rounds up to about $9 million to reflect potential higher assessments or additional county levies. This calculation uses only the county-specific millage rate (not the full combined rate that includes schools and special districts) because the question focuses on the direct revenue Citrus County would receive to fund its own operations, roads, libraries, fire services, and more. The figures are rounded for simplicity and to account for real-world variations in final appraisals and any small incentives or adjustments

----- Forwarded Message -----
From: jfojoe@verizon.net <jfojoe@verizon.net>
To: Diana L. Finegan <diana.finegan@citrusbocc.com>; holly.davis@citrusbocc.com <holly.davis@citrusbocc.com>; Janet A. Barek <janet.barek@citrusbocc.com>; Jeff S. Kinnard <jeff.kinnard@citrusbocc.com>; Rebecca Bays <rebecca.bays@citrusbocc.com>
Sent: Wednesday, February 4, 2026 at 05:33:44 PM EST
Subject: Noise Standards for Data Center Impacts - DC's Could Be Great for Citrus

I am following up on the letter I wrote earlier and addressed during open to the public. That letter addressed six areas of action around regulation for data center implementation. In this letter I want to expand the noise section.

I support efforts to attract high-quality economic development. I view the potential arrival of data centers in the County as a positive if implemented properly. These facilities can bring significant tax revenue, high-paying jobs, infrastructure improvements, and long-term growth that benefits our entire community. At the same time, I want to ensure that this growth is implemented in a way that protects the quality of life and health of nearby residents. In this letter I want to carefully address permanent, 24-hour-a-day noise impacts, especially low-frequency noise, that could affect our environment.

Expanded Discussion: Noise and Low-Frequency Noise Impacts
Modern hyper-scale data centers operate continuously and generate heat that requires large cooling systems (large industrial fans, chillers, air-handling units, and often backup diesel generators). These systems produce a constant, droning sound that is very different from typical industrial or construction noise. The most problematic noise component is low-frequency noise (generally frequencies below 200–250 Hz, and especially below 100 Hz).

To understand how this noise is different from other noise, think of the deep bass you feel from a car stereo several blocks away—even when you can't hear the actual song or lyrics. That thumping bass travels much farther and passes through walls and windows far more easily than higher-pitched sounds. Low-frequency noise from data centers behaves the same way: it has several characteristics that make it uniquely difficult to control and uniquely harmful to nearby residents:

It travels long distances with little attenuation. Unlike mid- and high-frequency sounds, low-frequency noise does not lose energy quickly and can remain audible (or perceptible as vibration/pressure) 1–3 miles from the source under certain atmospheric conditions.

It penetrates buildings. Walls, windows, and standard insulation are relatively ineffective against low-frequency sound. Many residents report feeling the noise inside their homes even when windows and doors are closed.

It is poorly captured by standard A-weighted decibel (dB(A)) measurements. The A-weighting filter used in most noise ordinances (including Citrus County's Chapter 21) strongly discounts low frequencies. As a result, readings can appear to be in compliance while residents experience significant disturbance.

It causes widespread health and quality-of-life complaints. Studies and resident complaints near data centers associate chronic exposure to low-frequency noise with:
- Sleep disturbance and chronic fatigue
- Increased stress, anxiety, and irritability
- Headaches and migraines
- Elevated blood pressure and cardiovascular strain

- Difficulty concentrating
- Reduced property enjoyment and diminished property values

It is constant and inescapable. Unlike traffic, aircraft, or construction noise, data center noise does not stop at night or on weekends. The absence of any quiet period prevents recovery from the physiological stress it causes.

Standard A-weighted (dB(A)) measurements heavily filter out low frequencies to mimic human hearing of mid- and high-pitched sounds. C-weighted (dB(C)) measurements, by contrast, preserve far more of the low-frequency energy with minimal filtering. Because data centers produce dominant low-frequency noise from large cooling fans and HVAC systems, dB(C) readings give a much more accurate picture of the actual disturbance people experience—especially the deep rumble felt inside homes. For this reason, **C-weighting (or full octave-band analysis) is widely considered essential when assessing and regulating data center noise.**

Citrus County's current noise ordinance (Chapter 21) sets maximum L10 levels of 60 dB(A) daytime and 55 dB(A) nighttime at residential property lines. While these limits are helpful, they were not designed with large-scale, continuous, low-frequency industrial sources in mind. Many data center neighbors report that measured dB(A) levels remain "in compliance," yet the low-frequency component still creates serious livability and health issues. **The Citrus ordinance's reliance on A-weighted measurements alone will fall short in protecting residents** from this type of noise, and upgrading to include C-weighted or other low-frequency-specific criteria is needed to better reflect real-world impacts.

Lessons from Other Locations - Potential Data Center Noise Issues

The Atlas Power Data Center (Williston, North Dakota) is a well-documented case. Residents living near the facility have reported persistent low-frequency noise and infrasound that they describe as a deep, constant rumble or pressure sensation inside their homes. These complaints have included significant sleep disruption, stress, headaches, and other health effects — even in situations where conventional A-weighted noise measurements did not indicate a violation of local standards. These recurring issues highlight the limitations of current A-weighted standards and the need for more comprehensive low-frequency evaluation methods. See the Appendix for an example and some videos about how the wrong solution caused big problems, wasted money, and bad press.

Prince William County, Virginia offers another instructive case. Local regulations require professional noise studies both before construction and during operations to evaluate potential impacts on nearby homes. However, because the primary focus had been on A-weighted decibel readings, many residents and acoustical experts have reported that the low-frequency components are not adequately captured or addressed. This has led to ongoing disturbances and growing calls for stronger standards which include consideration of C-weighted limits or full octave-band analysis to better protect quality of life. The county's recent noise ordinance update draft and consultant presentation that are linked in the appendix reflect efforts to respond to these disturbances and improve protections.

Proactive Measures:
To protect residents and ensure Data Centers are compatible with surrounding neighborhoods, consider the following before advancing any comprehensive plan amendments, re-zoning, or development approvals related to data centers or similar high-intensity uses including Holder Industrial Park. Consider non project related overlay ordinances for the county.

Require third-party, independent noise modeling and measurement that includes full octave-band analysis (especially 31.5 Hz to 250 Hz bands) rather than relying solely on A-weighted dB readings.

Establish minimum separation distances (setbacks) that reflect the known propagation distance of low-frequency noise. If power concurrency is not available consider greater setback requirements of **up to 1-3 miles** depending on the frequencies being generated by hyper-scale facilities.

Require continuous noise monitoring with equipment capable of capturing low-frequency data, with clear enforcement thresholds and a rapid-response complaint resolution process. Ensure that enforcement is escalatory so that fines for violation cannot be built into the business model.

Implement low-frequency-specific criteria (for example, C-weighted dB(C) limits or specific octave-band thresholds) to supplement the existing A-weighted standards.

Implement power concurrency such that all power needed to operate is available prior to operation so that generators are only used in emergencies. Prohibit or severely restrict non-emergency generator operation near residential areas. Energy use visibility is included in the WUE metric described in my prior email and so its an easy metric to see, act upon, and enforce.

DC's Could Be Great for Citrus

I believe these measures would allow Citrus County to successfully capture the substantial economic benefits of data center development while safeguarding the health, peace, and property values of existing residents. I believe Citrus could be a very attractive Data Center host county. Beyond the initial build-out, data center equipment lifecycles are amazingly short and will bring recurring, seemingly constant business to the county in the form of retrofits and constant upgrades. Highly skilled, highly paid, specialists will want to stay, eat, and ultimately live near facilities which are pretty much in a constant upgrade/retrofit situation.

Thank you again for your attention to these recommendations. As noted in my first letter, high quality DC tenants will embrace these areas of focus because they ultimately lower cost and improve reliability, low quality tenants will hate both the regulations and our environment.

Please let me know any questions.

Joe Hicks
Beverly Hills, FLA
919 691 0894

Appendix
References:
Citrus County Code of Ordinances – Chapter 21 (Noise, Vibration and Air Pollution)
Municode Library

Municode Library

MunicodeNEXT, the industry's leading search application with over 3,300 codes and growing!

Atlas Power Data Center – Environmental Noise Complaints
https://invc.com/noise-control/atlas-power-data-center-environmental-noise-complaints

Prince William County – DCOAG Joint Meeting Team (JMT) Noise Ordinance Update Presentation (March 2025)
https://www.pwcva.gov/assets/2025-03/DCOAG%20JMT%20Noise%20Ordinance%20Update%20Presentation%2020250318.pdf

https://www.pwcva.gov/assets/2024-12/DRAFT%20ORDINANCE%2011.18.2024.pdf

----- Forwarded Message -----
From: jfojoe@verizon.net <jfojoe@verizon.net>
To: Diana L. Finegan <diana.finegan@citrusbocc.com>; Janet A. Barek <janet.barek@citrusbocc.com>; holly.davis@citrusbocc.com <holly.davis@citrusbocc.com>; Jeff S. Kinnard <jeff.kinnard@citrusbocc.com>; Rebecca Bays <rebecca.bays@citrusbocc.com>
Sent: Monday, January 26, 2026 at 09:01:15 PM EST
Subject: Standards for Data Center Impacts - DC's Could Be Great for Citrus

Enforceable Standards for Data Center Impacts: Water, Noise, Cost Recovery, Emissions, Light, and Emergency Resilience

Data centers can impose significant burdens on communities if not properly regulated, but counties can enforce scalable, performance-based standards to protect resources, residents, and long-term sustainability in areas like ours. Done properly data centers could be a real benefit to the county. Here are major areas of rule and penalty to communicate in advance as condition of approval or as county overlay. High quality DC tenants will embrace these areas because they lower cost and improve reliability, low quality tenants will hate both the regulations and our environment.

WATER USAGE Effectiveness (WUE) for Water Consumption

The most widely adopted and enforceable metric is Water Usage Effectiveness (WUE), which measures water consumption relative to energy use. It's scalable, data-driven, and ties water use to the facility's scale and performance.
Formula: WUE = Annual water consumption (in gallons) ÷ Annual IT energy usage (in kilowatt-hours, kWh).
Units: Gallons per kWh (gal/kWh).

Why it scales with size: Water use is normalized against energy consumed by IT equipment (servers, GPUs, etc.), which directly correlates with the data center's scale, compute power, and workload intensity. A larger facility with more servers or AI training racks will consume more energy (and thus allow more water under the same WUE limit), but it must maintain efficiency to comply.

Benchmarks from global AI leaders:

Microsoft: Leading in AI data centers with next-generation designs (starting August 2024) that achieve near-zero or zero evaporative water use through closed-loop chip-level

cooling, reducing fleetwide WUE significantly (e.g., from approximately 0.13 gal/kWh in 2021 to 0.079 gal/kWh average, with new facilities targeting near-zero).

Meta: Employs direct-to-chip liquid closed-loop cooling with dry coolers in typical designs, resulting in minimal operational water use (primarily for non-cooling needs like domestic/janitorial), with facilities like Beaver Dam, Wisconsin, projecting annual water use lower than two full-service restaurants.

This metric promotes efficient cooling approaches, as exceeding the limit could trigger fines, permit denials, or mandatory upgrades.

NOISE LIMITS & SETBACKS for Noise Pollution
Data centers generate constant noise from cooling fans, HVAC systems, and backup generators, often 60–90 dB at the source and audible over long distances, leading to resident complaints about sleep disturbance, stress, and health impacts. Counties can enforce standards through zoning ordinances, noise limits at property lines, and required mitigation.
Key enforceable elements:

Decibel limits: Set maximum levels at property boundaries or residential setbacks (e.g., 50–60 dBA daytime, 45–55 dBA or lower at nighttime, often tied to ambient levels with penalties for tonal or low-frequency noise from fans/generators).

Setbacks: Require data centers to be at least 200–1,000 feet from residential zones or homes (e.g., Fairfax County, VA, mandates 200 feet with barriers; some proposals extend to 1,000 feet).
Pre- and post-construction studies: Mandate acoustic assessments to verify compliance, with barriers, mufflers, enclosures, or site placement to reduce impacts.

Why it scales with size: Larger facilities with more equipment generate more noise, so limits apply per boundary measurement, requiring proportional mitigation (e.g., additional screening or quieter tech for bigger operations).

Exceeding limits can lead to fines, operational restrictions, or revocation of approvals.

FULL COST RECOVERY for Energy Infrastructure and Ratepayer Protection

Data centers can demand hundreds of megawatts of power, requiring costly grid upgrades (substations, transmission lines, transformers) that risk being funded by local ratepayers rather than the developer. In Florida, this has raised concerns about higher utility bills for households and businesses, especially during peak demand or after storms.

Key enforceable elements:

Cost allocation: Require the data center operator to fully fund all necessary infrastructure upgrades (no cost-shifting to general ratepayers).

Concurrency review: Mandate proof that grid capacity is available or funded concurrently with construction, per Florida growth management laws.

Tariff requirements: Tie approvals to compliance with SB 484 (2026), which directs the Public Service Commission to establish minimum service tariffs and prohibit subsidies for large-load customers.

Why it scales with size: Larger facilities impose greater demand and upgrade costs, so full recovery ensures proportional responsibility without burdening the community.

Failure to comply can result in denial of utility service agreements or revocation of development approvals.

EMISSIONS CONTROLS for Backup Generators and Air Quality

Backup diesel or natural gas turbines (often dozens per site) produce NOx, particulate matter, CO, and other pollutants during testing or outages. Chronic exposure risks respiratory issues, asthma, and smog—especially concerning near homes, schools, or sensitive ecosystems.

Key enforceable elements:
Runtime limits: Restrict generator operation to emergency use only (e.g., <50–100 hours/year total) and prohibit non-emergency applications like peak-shaving.

Emission standards: Require low-NOx burners, selective catalytic reduction, or equivalent controls compliant with EPA Tier 4 or better.

Monitoring: Mandate continuous air quality monitoring and public reporting of emissions data.

Why it scales with size: Larger sites with more generators produce higher cumulative emissions, requiring stricter controls and offsets proportional to capacity.

Violations can trigger fines, mandatory retrofits, or operational shutdowns until compliance is achieved.

LIGHTING & LIGHT POLLUTION
Data centers require outdoor lighting for security and operations, which can cause skyglow, light trespass into homes, and disruption to wildlife (e.g., nocturnal animals or migratory birds). Counties can require "dark sky" compliant designs to minimize unnecessary illumination.

Key enforceable elements:
Shielding and cutoff fixtures: Mandate fully shielded, downward-directed luminaires (e.g., DarkSky Approved standards) to prevent upward light and trespass.

Intensity and curfews: Limit footcandles at property lines (e.g., 0.05–0.1 fc at residential boundaries) and require motion sensors, timers, or dimming to reduce nighttime brightness.

Color temperature: Restrict to warmer CCT (<3000K) to lessen blue light impacts.

Why it scales with size: Larger facilities need more perimeter lighting for security, so standards apply per boundary or site plan, requiring efficient designs proportional to footprint.

Non-compliance can result in permit conditions, fines, or required retrofits.

HURRICANE RESILIENCE and EMERGENCY PREPAREDNESS

Hurricanes pose risks of prolonged outages, flooding, and grid instability. Data centers with large backup systems could compete for fuel or emergency resources, potentially delaying restoration for residents.

Key enforceable elements:
Hardened design: Require elevated critical equipment, flood-resistant structures, wind-rated enclosures (e.g., Category 5 standards), and redundant power pathways.

Priority curtailment: Mandate automatic load-shedding during grid emergencies to prioritize residential and essential services.

Fuel and backup planning: Require on-site fuel storage sufficient for extended outages, with spill prevention and emergency response plans.

Why it scales with size: Larger facilities consume more power and resources during recovery, so resilience measures must be proportional to load and footprint.

Non-compliance can lead to permit revocation or restrictions on operations during storm season.
Citrus County should adopt these integrated standards via comprehensive plan updates, zoning codes, and development agreements—leveraging tools like SB 484's local authority provisions—to balance potential economic gains against risks, ensuring decisions protect residents, wildlife, and long-term sustainability.

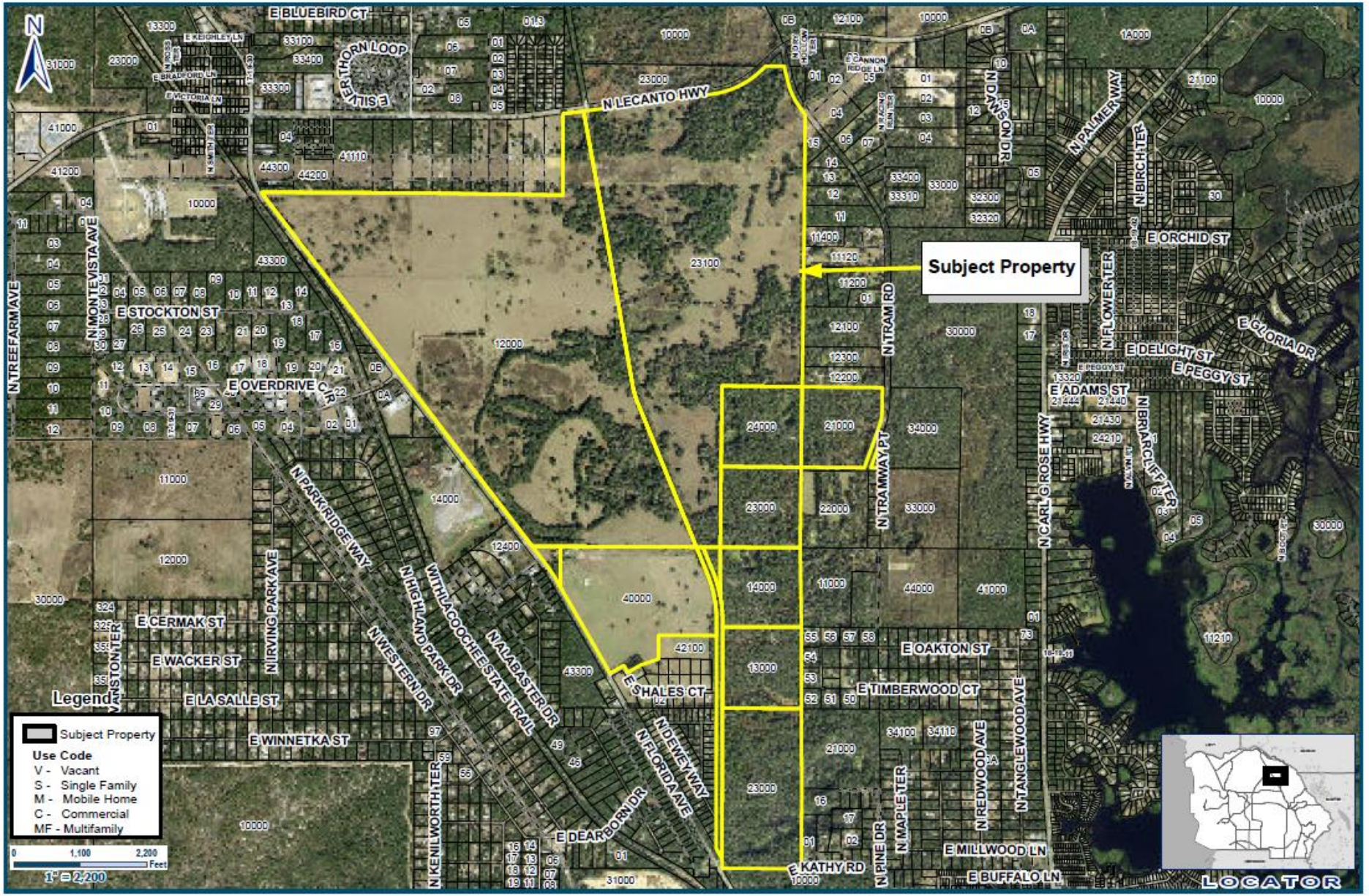
Thanks for your consideration in these areas.
Joe Hicks
9196910794

Sent from AOL on Android

CPA/AA/PUD2025-00013



Atty. Sidney F. Ansbacher for Deltona Corp.



Application #: CPA-AA-2025-00013	**Applicant: Attorney Sidney F. Ansbacher for the Deltona Corporation**
Proposal: Amend & expand a Subarea Plan (Holder Industrial Park)	**Location: 6651, 5631, 5645, 5619 N Florida Ave Hernando 7062, 6176, 6080 N Tram Rd Hernando 2555 E Kathy Rd Hernando**
LDC Atlas: AGR-MH; LDR-MH; RUR-MH; and TCU	**S-T-R - 02-21-20**

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : Susan O'Connell
Date: January 20, 2026
Source: Enterprise Geodatabase
Map Number: CPAAA202500013Aerial

The information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide current and accurate and complete out of the data it is printed. However, all information provided must be independently verified by the user.

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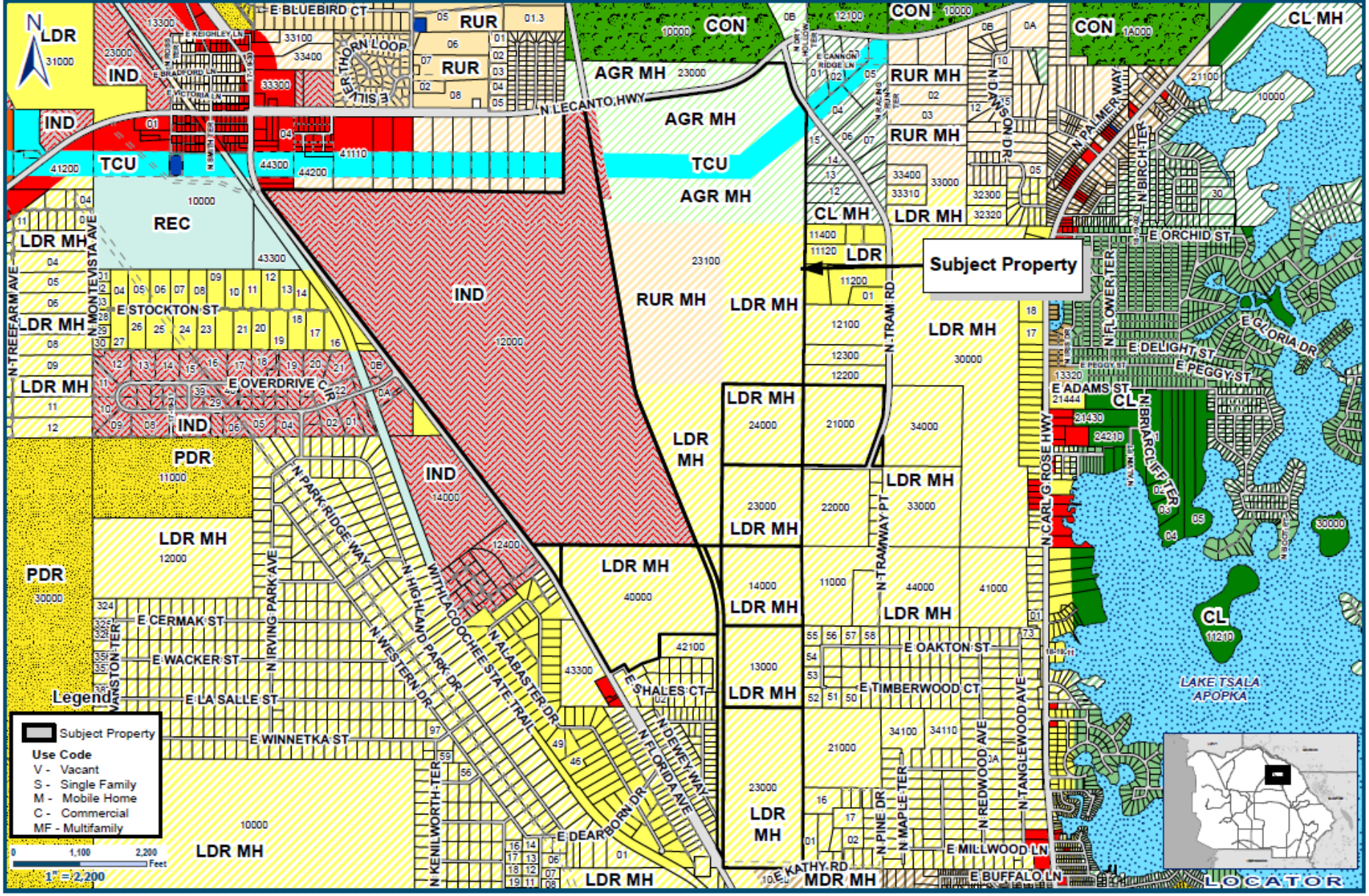

Application #: CPA-AA-2025-00013	**Applicant: Attorney Sidney F. Ansbacher for the Deltona Corporation**
Proposal: Amend & expand a Subarea Plan (Holder Industrial Park)	**Location: 6651, 5631, 5645, 5619 N Florida Ave Hernando 7062, 6176, 6080 N Tram Rd Hernando 2555 E Kathy Rd Hernando**
LDC Atlas: AGR-MH; LDR-MH; RUR-MH; and TCU	**S-T-R - 02-21-20**

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : Susan O'Connell
Date: January 20, 2026
Source: Enterprise Geodatabase
Map Number: CPAAA202500013Zoning

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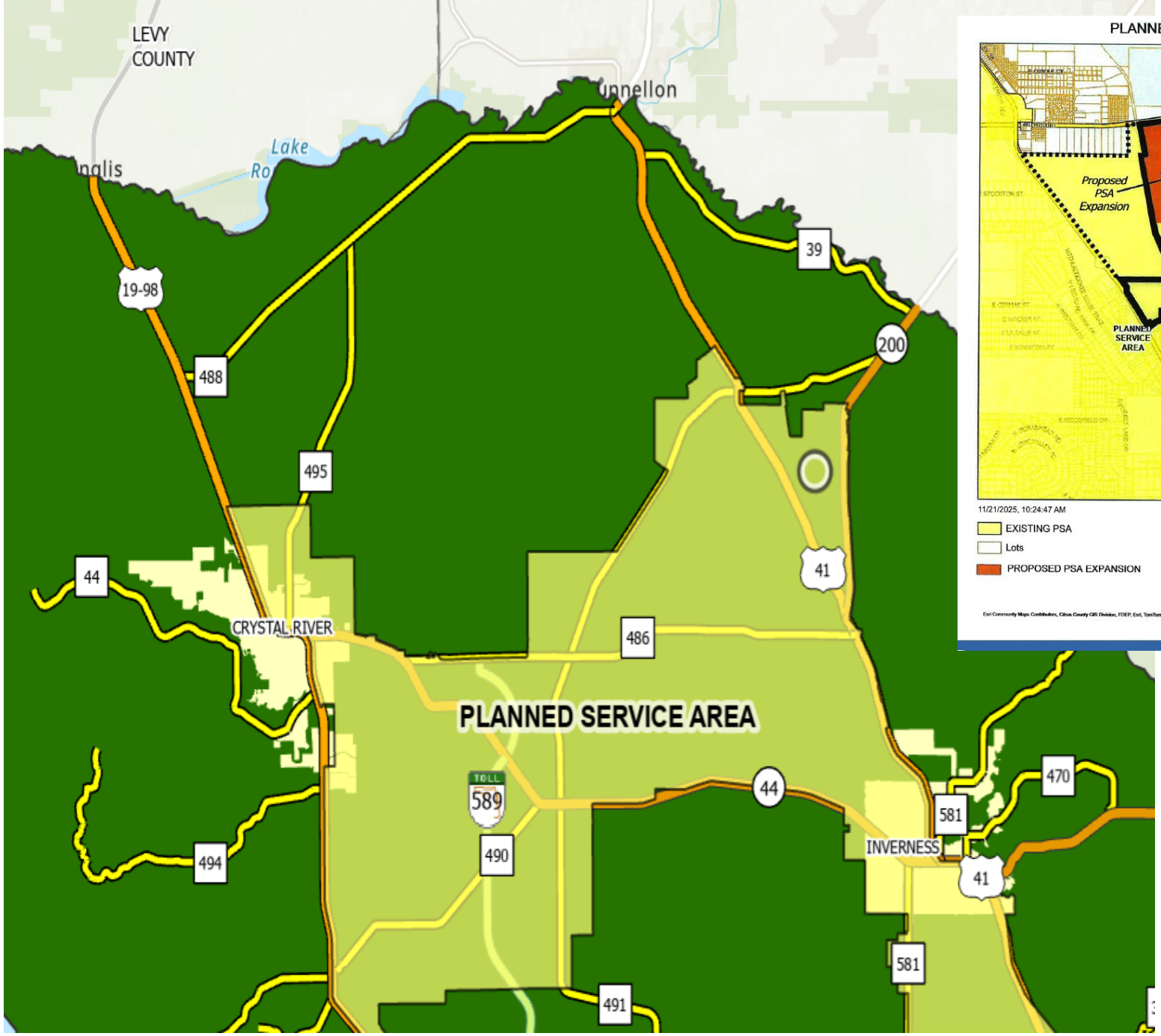
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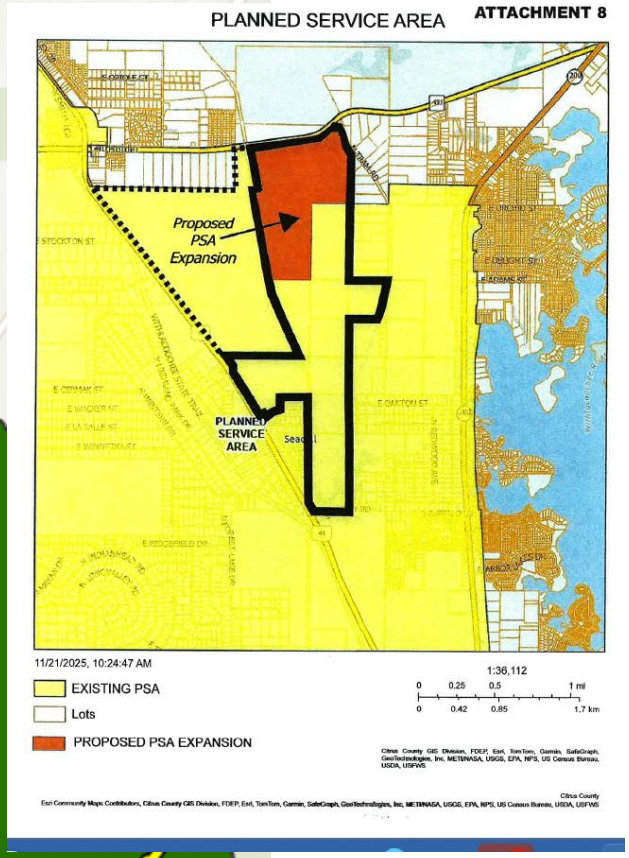
PLANNED SERVICE AREA
ATTACHMENT 8
Proposed
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Expansion
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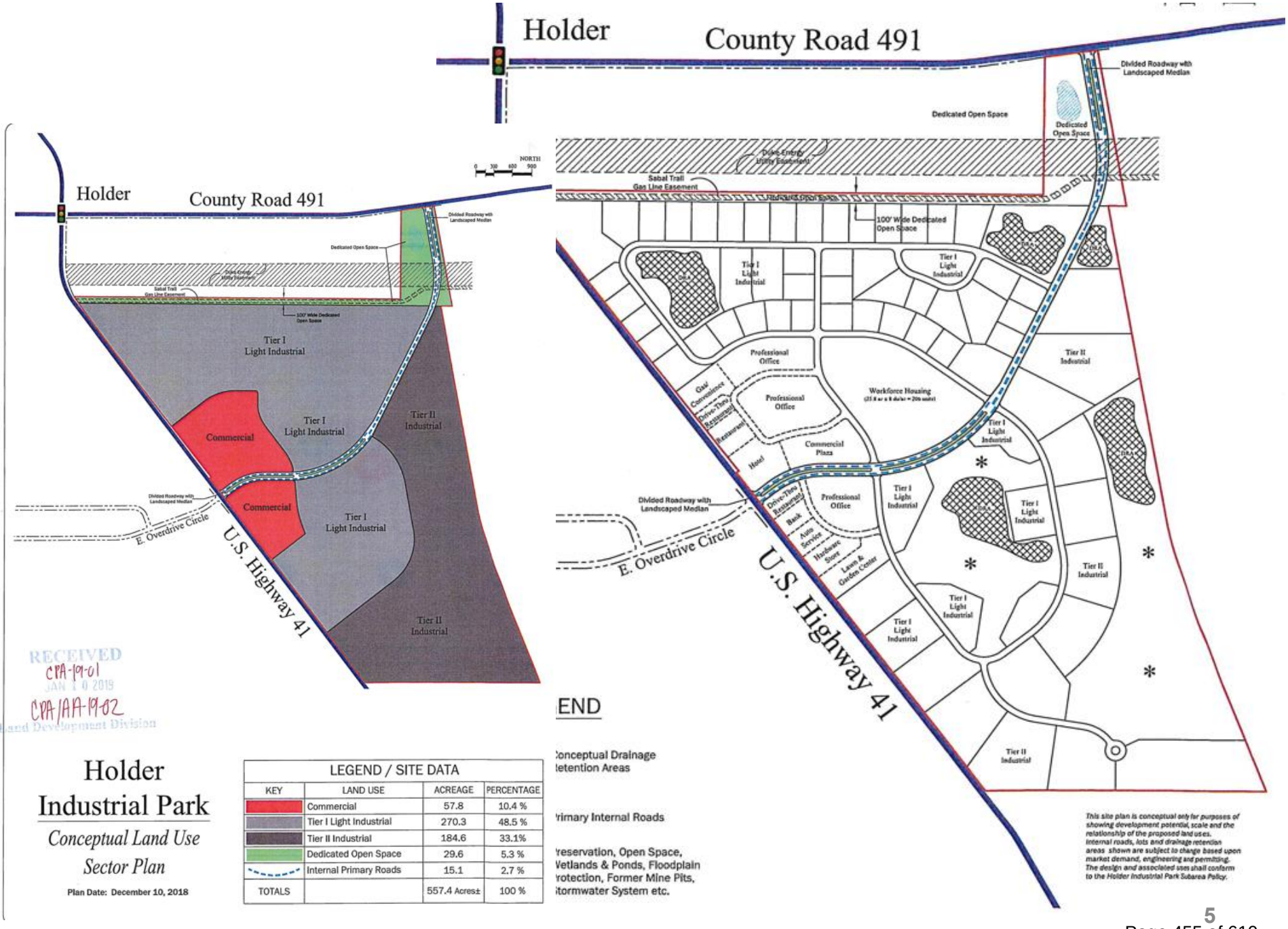
EXISTING PSA
Lots
PROPOSED PSA EXPANSION



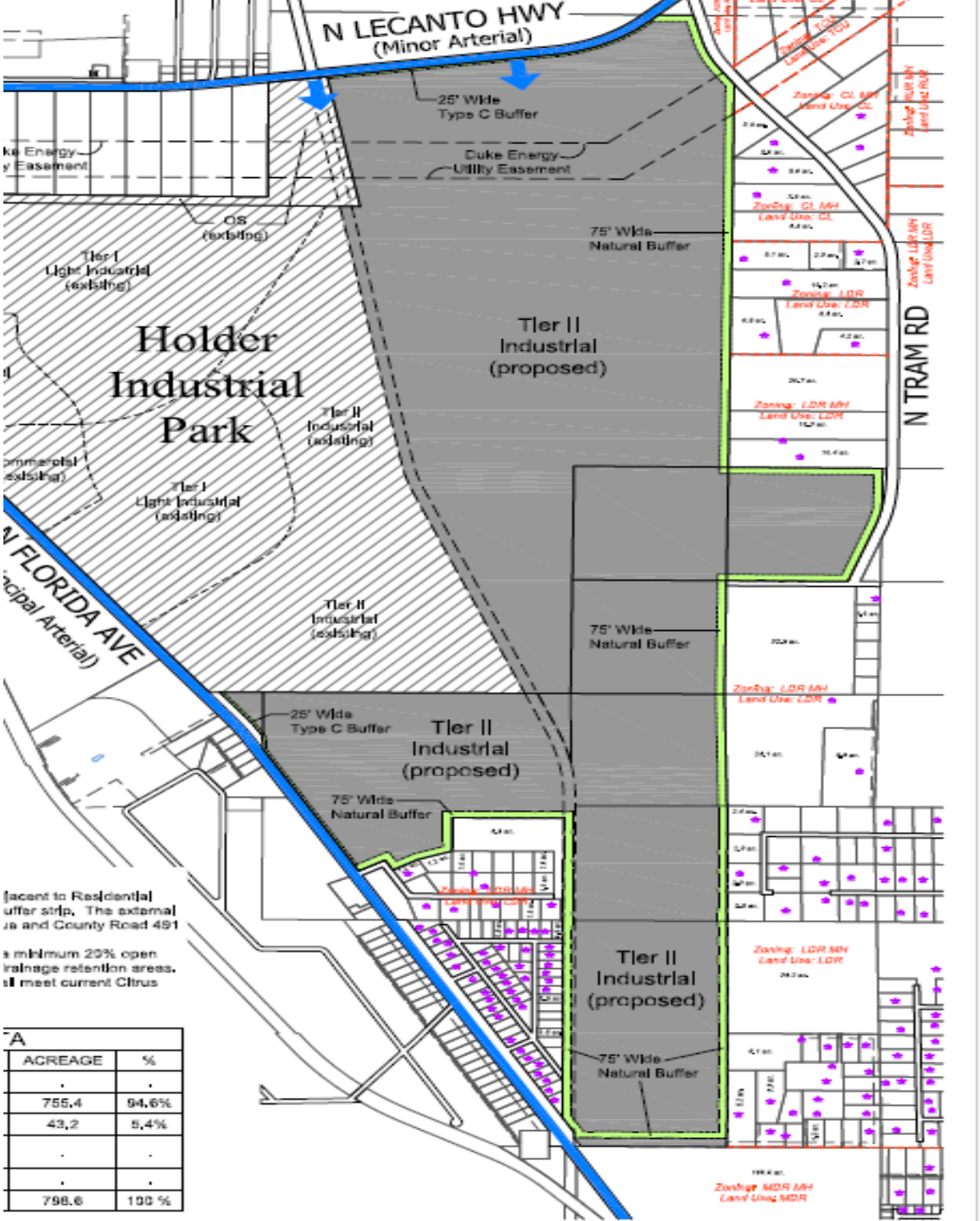
RECEIVED
CPA-19-01
JAN 10 2019
CPA/AA-19-02
Land Development Division

Holder Industrial Park

Conceptual Land Use Sector Plan

Plan Date: December 10, 2018

LEGEND / SITE DATA			
KEY	LAND USE	ACREAGE	PERCENTAGE
	Commercial	57.8	10.4 %
	Tier I Light Industrial	270.3	48.5 %
	Tier II Industrial	184.6	33.1%
	Dedicated Open Space	29.6	5.3 %
	Internal Primary Roads	15.1	2.7 %
TOTALS		557.4 Acres±	100 %



adjacent to Residential
buffer strip. The external
Hwy and County Road 491

a minimum 20% open
drainage retention areas.
shall meet current Citrus

TA

	ACREAGE	%
	.	.
	755.4	94.6%
	43.2	5.4%
	.	.
	.	.
	798.6	100 %

POLICY 17.36.1 Subject to specific defined acreage ranges set forth in Policy 17.36.3 for each Subarea, the Holder Industrial Park (HIP) Subarea shall have the following maximum levels of residential development:

a. Total Residential acreage in Holder Industrial Park (HIP) shall be limited to ~~10%~~ 25% of the total acreage at a total density of ~~eight (8)~~ up to twelve (12) units per acre. Clustered residential use shall be required. Clustered residential areas shall have minimum of thirty percent (30%) open space and be centrally located in the Subarea district to provide multimodal access to surrounding onsite industrial, commercial and institutional uses:[1]
b. Applications for residential development in HIP Subarea IND Tier I ~~and II~~ and HIP Commercial shall primarily (i.e. a majority or greater) consist of workforce housing (as defined by F.S. 420.5095(3)(a) or the successor definition thereof);

~~In the Industrial Area (Tier II) applications for residential use shall be limited to workforce housing via the planned unit development process~~.

Policy 17.36.3

Below are allowed uses within the HIP Tier I and HIP Tier IIA and Tier IIB:

- LIND Industrial Uses as outlined in the LDC
- Information Processing
- Processing Facilities (subject to a 500 ft. setback from residential areas)
- Boat Repair & Sales
- Data Center Utilities
- Dry Boat Storage Facilities
- Retail Shops
- Freight or storage yards (Truck/Bus terminals require Conditional Use approval)
- Manufacturing, including boats and craft industries
- Data Storage
- Warehousing (associated with light manufacturing)
- ~~Multi-Family Residential Uses – clustered multifamily (eight (8) units/acre)~~
- ~~No crossover of Tier II LIND uses are allowed in IND Tier I~~

1. All development in HIP shall be serviced by central water and sewer. Electrical substations and energy storage are authorized in all Tier categories.

2. Any additional capacity expansions necessary for sanitary sewer use in the HIP would require upgrade by the developer.

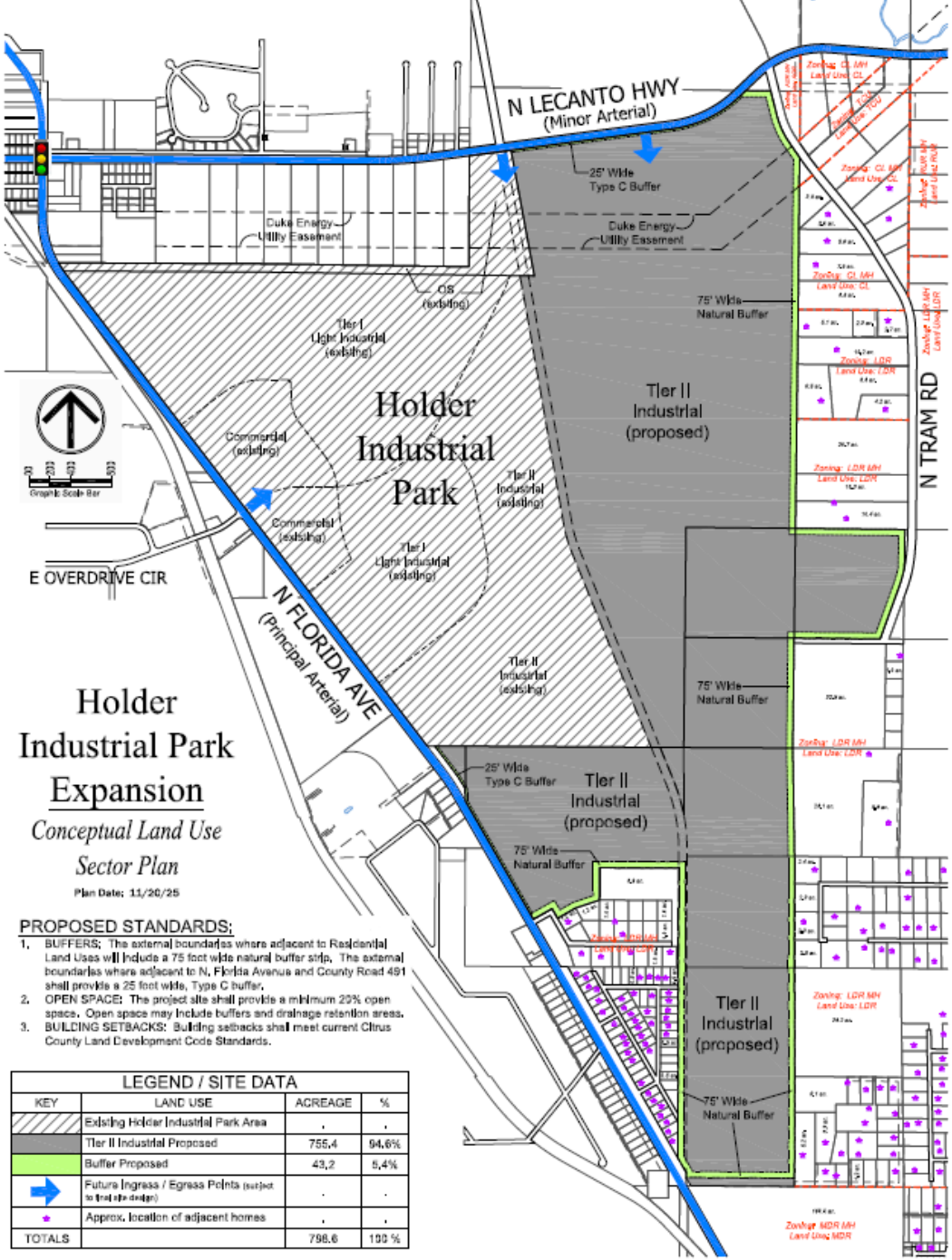
3. Should capacity in excess of the current water system capacity be needed, the developer would be required to upgrade the necessary systems to provide additional capacity (which may also require a modification of the County's Water Use Permit through SWFWMD). For more intensive water demand uses such as a data center, reclaimed water through onsite treatment and reuse must be utilized.

Policy 17.36.6 Utilities

- *House Bill 1007 (2026) –.* [Staff note – this bill, if adopted as currently proposed, would prohibit this application request. Items have been placed in bold that would, if adopted, be in conflict with this application as currently proposed].

    - ***Prohibits Future Land Use Element from combining "…any mix of uses intended to be used for a hyperscale data center, Hyperscale data center is very generally defined to be used to house, store or operate equipment for data and requires at least 25 mega watts for its operation.***
    - *Requires review by the Public Service Commission for a comprehensive plan amendment related to a data center*
    - ***"On or after July 1, 2026, a hyperscale data center, including a hyperscale data center property, is a prohibited use for all agricultural, conservation, environmental stewardship, mixed use, and residential land use categories in a local government comprehensive plan and agricultural zoning districts within an unincorporated area."***
    - *Requires a setback of at least 500 feet with Florida-friendly landscaping practices "which may include an ornamental barrier that must be the height of the tallest point of the hyperscale data center at the time construction of the hyperscale data center is completed".*

- ***"On or after July 1, 2026, a hyperscale data center may not be constructed or operated on: (a) land classified a agricultural land under s.192.461, (b) land that, at the time of the proposed reclassification, siting or construction, is located within 10 miles of an area of agricultural, recreational or conservation land use; (c) waters of this state, or any land that is located within 5 miles of waters of this state."***
- ***Requires public hearings for comp plan amendments for data centers be sent to property owners via certified mail within a 10-mile radius at least 30 days prior to the hearing.***
- *Creates Hyperscale Data Center Siting Board. On or after July 1, 2026, would require BOCC to publish a notice in Florida Administrative Register and notify each member of legislative delegation to County regarding approval of data center. Siting Board shall hold hearing no later than 30 days after notice published, and if not approved data center cannot be constructed and no appeal may be granted.*



Holder Industrial Park Expansion

Conceptual Land Use

Sector Plan

Plan Date: 11/20/25

PROPOSED STANDARDS:

1. BUFFERS: The external boundaries where adjacent to Residential Land Uses will include a 75 foot wide natural buffer strip. The external boundaries where adjacent to N. Florida Avenue and County Road 491 shall provide a 25 foot wide, Type C buffer.
2. OPEN SPACE: The project site shall provide a minimum 20% open space. Open space may include buffers and drainage retention areas.
3. BUILDING SETBACKS: Building setbacks shall meet current Citrus County Land Development Code Standards.

LEGEND / SITE DATA			
KEY	LAND USE	ACREAGE	%
	Existing Holder Industrial Park Area	.	.
	Tier II Industrial Proposed	755.4	94.6%
	Buffer Proposed	43.2	5.4%
	Future Ingress / Egress Points (subject to final site design)	.	.
	Approx. location of adjacent homes	.	.
TOTALS		798.6	100 %

Holder Industrial Park (HIP) Subarea Plan Text

(yellow highlights indicate changes proposed by applicant, blue highlights indicate changes suggested by staff)

GOAL 17D **To establish a Subarea plan legal description, text of subarea land uses and subarea Master Plan map for the Holder Industrial Park (HIP) Subarea, consisting of ~~557.0~~ 1,370.6 acres (MOL), to include multiuse, industrial development project with related ancillary uses appropriate for the unique site characteristics applicable to Holder Industrial Park (HIP) Subarea and to minimize any development impacts both on and offsite.**

OBJECTIVE 17.36 The purpose of the HIP is to provide a strategically located industrial park location within Citrus County with necessary infrastructure in place to increase industrial land uses in the County and provide a basis for future diversity of Citrus County economic growth. The Holder Industrial Park (HIP) Subarea (Exhibit "A", Figure 10.37) ~~via the owner(s)~~ will be designed and ~~intended~~ developed to achieve the following objectives:

a. Implement Goal 22 and Objective 22.5 of the Economic Development Element (EDE) of the Plan.
b. Designate a HIP Subarea map within County Planned Service Area. See Exhibit "B", Figure 10.37
c. Provide specific Subarea land uses focusing on Industrial land uses appropriate for an industrial park which include meaningful and predictable standards and guidelines.
d. Define maximum development build out potential for the Subarea and its uses.
e. Protect onsite natural resources, preserve open space and onsite flood plain functions, and implement the County's Stormwater Protection Standards consistent with site and proposed HIP industrial use(s).
f. Ensure the necessary on and offsite infrastructure is in place at time of development per Obj. 22.1 of Plan's Economic Development Element.
g. Facilitate future joint public/private industrial projects in HIP consistent with Policy 22.5.4 and 22.5.5 of Economic Development Element which may include, at the discretion of the Board of County Commissioners, private placement bonds, local manufacturing program per F.S. 163.3252, where feasible, and/or a County Community Redevelopment District for the HIP Subarea district and redevelopment area(s) per F.S. 163.2517.

POLICY 17.36.1 Subject to specific defined acreage ranges set forth in Policy 17.36.3 for each Subarea, the Holder Industrial Park (HIP) Subarea shall have the following maximum levels of residential development:

a. Total Residential acreage in Holder Industrial Park (HIP) shall be limited to ~~10%~~ 25% of the total acreage at a total density of ~~eight (8)~~ up to twelve (12) units per acre. Clustered residential use shall be required. Clustered residential areas shall have minimum of thirty percent (30%) open space and be centrally located in the Subarea district to provide multimodal access to surrounding onsite industrial, commercial and institutional uses:[1]
b. Applications for residential development in HIP Subarea IND Tier I ~~and II~~ and HIP Commercial shall primarily (i.e. a majority or greater) consist of workforce housing (as defined by F.S. 420.5095(3)(a) or the successor definition thereof);

POLICY 17.36.2 The Holder Industrial Park (HIP) Subarea map with designated Subarea land uses of Commercial, IND I and IND II tiers, ~~is~~ as set forth in Figure 10-37a.

Integrated LDC land uses (such as a mix of Industrial, TCU, Commercial office and Residential and accessory uses) are allowed in the Commercial and (LIND) Industrial Tier I.. Per Policy 17.36.5 below; such allowed use(s) may cross over between subarea map districts boundaries and shall be designed to encourage the capture internal traffic and facilitate mixed use development.[2] [3]

~~In the Industrial Area (Tier II) applications for residential use shall be limited to workforce housing via the planned unit development process~~.

POLICY 17.36.3 The following land uses are allowed in Holder Industrial Park Subarea Plan and Tiers per attached map (Figure 10.37a):

1. **Holder Industrial Park (HIP) – *Commercial***
This category designates those areas suitable for primary commercial development along US Highway 41. LDC land uses of commercial, institutional, ~~multifamily,~~ office and multifamily

[1] Clustered for purpose of HIP Subarea shall mean "Cluster Residential Development: Development or subdivisions which maintains a significant portion of the development in common open space; where the homes (multi-family attached units) are clustered on a portion of the site minimizing individual lot sizes, or concentrating the housing units, allowing for higher percentages of open space overall. Such reduces paving, utility and service costs for the community.
[2] "Crossover" as used herein means the [one (1) project boundaries] are located across a Tier boundary line
[3] The HIP GNC and LIND Tier I boundary lines are conceptual. Such at development may be modified in location but size and percentage of buildout may not vary.

residential uses are allowed in this category along with Light Industrial (LIND). The non industrial uses are intended to support the primary industrial uses.

At build out, the following acreages shall control:

Industrial (Light) – up to ~~fifty (50%).~~ seventy (70%)
Institutional/Commercial/Office – up to seventy (70%).
Residential –not to exceed ~~twenty (20%)~~ forty (40%) of total acres.

2. **Holder Industrial Park (HIP) – *Industrial – Tier II~~A and Tier IIB~~***
This land use category is intended for manufacturing, processing, storage, and warehousing, wholesaling, and distribution unless prohibited by Policy 17.45. The Industrial category allows for any industrial use or transportation, communication, utility use, which conforms to performance standards in the County Land Development Code Section, unless otherwise outlined in this Subarea Plan. ~~Residential uses shall be limited to workforce housing.~~

At build out, the following acreages shall control:
HIP
Industrial Use – up to ninety (90%)

~~Residential Use (Workforce) not to exceed ten (10%).~~

TCU, Light Industrial – not to exceed thirty (30%) acres.

Tier II industrial uses may not cross over into Tier I or Commercial Tier. IND Tier II~~A or IIB~~ uses are not allowed in LIND Tier I or Commercial Tier. To maintain internal site plan compatibility the HIP IND Tier boundaries are fixed in location per Figure 10.37a.

3. **Holder Light Industrial Park (HIP) – *Tier I***
This category designates those areas suitable for light industrial uses and related commercial development within the HIP Subarea Plan. These uses include light industrial uses, light manufacturing, commercial uses, residential uses, personal services, and professional services and support facilities for the immediate population. ~~Below are allowed uses within the HIP Tier I:~~

Below are allowed uses within the HIP Tier I and HIP Tier II~~A and Tier IIB:~~

- LIND Industrial Uses as outlined in the LDC

- Information Processing
- Processing Facilities (subject to a 500 ft. setback from residential areas)
- Boat Repair & Sales
- Data Center Utilities
- Dry Boat Storage Facilities
- Retail Shops
- Freight or storage yards (Truck/Bus terminals require Conditional Use approval)
- Manufacturing, including boats and craft industries
- Data Storage
- Warehousing (associated with light manufacturing)
- ~~Multi-Family Residential Uses – clustered multifamily (eight (8) units/acre)~~
- ~~No crossover of Tier II LIND uses are allowed in IND Tier I~~

At build out of Tier I, the following acreages shall control:

Light Industrial – not to exceed eighty (80%)
Residential – less than ~~ten (10%)~~ twenty (20%). See HIP map for primary location (Fig. 10.37)
Institutional/Commercial not to exceed twenty (20%); commercial uses shall not exceed 150,000 square feet

4. ***Transportation Communication & Utility***
This land use category allows for those uses directly related to transportation, communications, and utilities; it also accommodates service and storage related facilities and substations necessary to support ~~such~~ all HIP uses. There is no land use cap on such. It is allowed in all HIP Tiers. Power generation facilities~~,~~ and cell towers~~, and substations~~ are restricted to IND Tier II. Telecommunications towers, antennas, and Small Wireless facilities shall comply with the standards in the LDC in relation to sites located in the IND land use district.

5. **Targeted Industries**
In accord with Citrus County 2018 Economic Development Plan ("Plan"), the developer of the HIP subarea shall attempt to coordinate land uses to facilitate the Plan.

POLICY 17.36.4 Recreational uses and open space ancillary and secondary[4] to and tied to HIP uses shall be allowed in all HIP Tiers. See Policy 17.45 for prohibited recreational uses.

[4] Secondary and Accessory Use(s) are defined by LDC Section 1500 (2012)

POLICY 17.36.5 The Holder Industrial Park (HIP) Subarea Tiers will have the following comprehensive development regulations:

a. Development design within the Subareas shall comply with LDC standards for Large or Small Nonresidential Projects, and other applicable Citrus County LDC standards; provided however that HIP projects which adopt standardized architectural designs for its development and building at time of permitting which meet or exceed LDC small and large nonresidential projects shall be exempt from LDC building design standards;
b. Development within the Holder Industrial Park (HIP), including all roadways and stormwater construction, will be subject to platting requirements of the LDC;
c. Written cross access agreements between land uses to provide internal access shall be required;
d. LDC buffering shall occur on perimeter of the HIP unless such abut dedicated open space areas on Figure 10.37; Buffering on the north boundary shall be thirty (30) feet in width – type D landscaping but no wall. LDC buffers on internal parcels may be waived if any integrated plan of development (to include landscaping) is provided which meets or exceeds LDC buffering standards. Buffers shall be installed concurrent with development abutting the HIP perimeter. For high intensity uses such as data center or data center utilities, a minimum 100-foot buffer must be provided to adjacent lands outside of the HIP boundary.
e. The map areas designated in Figure 10.37 and the respective land use tiers are conceptual. At the time of plat or site plan approval map areas may be modified to accommodate an allowable use provided percentage of uses and acreages are proximate to the subarea text standards. An allowable use in two areas or tiers can be developed across the subarea map lines, subject to limitations elsewhere in this Subarea Plan.
f. Tier II~~B~~ setbacks and buffers shall be in accord with Exhibit B ~~map will state such on map~~, unless otherwise outlined in this document.
g. Noise standards throughout the HIP must meet all standards outlined within Chapter 21, Noise, Vibration and Air Pollution, within the Citrus County Code of Ordinances.

POLICY 17.36.6 **Utilities:**

~~1. Upon the HIP development projects achieving a total of 17,500 gallons per day any or all of water or wastewater, then development therein within the Holder Industrial Park (HIP) must be served by central sewer and water. Any such new onsite central wastewater service shall provide for Advance Wastewater Treatment and reuse capability per~~

~~Policy 5.3.16 of the County's Comprehensive Plan and comply with applicable State permitting requirements.~~

~~2. At time of development, utility concurrency per plan's standard shall be met for each parcel/project. (See HIP Policy 17.40)~~

1. All development in HIP shall be serviced by central water and sewer. Electrical substations and energy storage are authorized in all Tier categories.

2. Any additional capacity expansions necessary for sanitary sewer use in the HIP would require upgrade by the developer.

3. Should capacity in excess of the current water system capacity be needed, the developer would be required to upgrade the necessary systems to provide additional capacity (which may also require a modification of the County's Water Use Permit through SWFWMD).

4. For more intensive water demand uses such as a data center, reclaimed water through onsite treatment and reuse in a closed loop system must be utilized.

POLICY 17.36.7 **Concurrency:** At time of development order or development permit; any intended use in HIP shall demonstrate land use plan and LDC concurrency compliance for stormwater, wastewater and potable water.

POLICY 17.36.8 **Stormwater:** The stormwater management system for Holder Industrial Park (HIP) shall be designed in accordance with all SWFWMD and Citrus County Land Use Plan Karst Sensitive Area policies. All development in the Holder Industrial Park Subarea shall utilize Best Management Practices for stormwater facility design and construction as identified in the publication "Protecting Florida Springs – Land Use Planning Strategies and Best Management Practices." In areas adjacent to floodplains or wetlands, low impact development practices shall be encouraged. Where appropriate drainage in HIP shall be phased for each onsite basin for the proposed uses and future uses in each basin with the intent of an integrated sitewide drainage plan.

POLICY 17.36.9 **Planned Service Area Amendment:** Concurrent with the adoption of the HIP Subarea Plan and Text, the County's Planned Service Area and map shall be amended by a separate ordinance to incorporate the revised Figure 10-28 as outlined in application CPA-19-01 as well as application CPA-2025-00012.

POLICY 17.36.10 **Transportation**

a. Per Figure 10-37 the HIP shall have ~~two (2) entrances~~ three (3) access points ~~– north~~ two access points on County Road 491~~, one of which serves Tier IIA~~ and ~~west~~ one on ~~State Road 41~~ US 41 ~~which shall be tied together by onsite collector road~~ per existing map. Access points on County Road 491 must meet all access management standards and be approved by the County Engineer. Direct parcel access onto the internal collector by individual projects shall be limited to major uses of > ~~25,000~~ 254,000 sq. ft. of buildable use.

   Subarea entrances shall initially be mitigated via acceleration deceleration and turning lanes at build out of HIP commercial or in five (5) years from the date of the first development order/platting approval (whichever occurs first). Signalization of the US 41 entrance shall be installed predicated FDOT mandate for such, and signalization for the CR-491 entrance shall be reviewed by the County and installed by the developer/permit holder(s) when trip generation is determined to warrant such per appropriate regulations..

b. Per EDE Policies 22.1.2, .3 and .4, utilizing state/regional grants, impact fees, and/or an MSBU, the Developer will seek to expand offsite transportation facilities and key intersections such as US 41/County Road 491 as warranted for the development.

c. At the respective time of FDOT expansion of US 41 ~~n~~North and County expansion of County Road 491 the owner/developer of HIP shall dedicate to the State of Florida ROW along US 41 ~~for its~~ and to the County along County Road 491, each for ROW expansion.

d. At the time of construction of each entrance road site to US 41 or County Road 491, concurrent with such the Developer shall construct a transit station at each entrance. Further, the main internal collection road shall have a multi modal trail to facilitate bike and pedestrian traffic between land uses.

e. ~~At the time of FDOT expansion of US 41 North and/or County Road 491,~~ the owner/developer of HIP shall dedicate sufficient ROWfor a 200-foot wide corridor at the time of HIP development. A corridor alignment study is currently under way by Citrus County and there is a possibility that the "S" curve in County Road 491 towards the east end of the property will be removed with a future widening project. The developer will need to dedicate additional right-of-way

upon completion of the corridor alignment study should the study include the removal of the "S" curve.

f. At the time of development of HIP, the owner/developer shall consult with FDOT and Citrus County (as applicable) as to potential for onsite shared drainage for the noted road expansion projects. If viable, using best engineering practices, the parties shall enter into a separate development agreement codifying site shared drainage uses.

POLICY 17.36.11 **Prohibited Land Use:**

A. To maintain the internal compatibility and function of the HIP Industrial Park and to limit offsite impacts from adverse industrial use the following land uses are expressly prohibited in the below designated Industrial Tiers (Figure 10-37)

1. Single Family	IND Tiers I and II
2. Group Homes	IND Tier I and II
3. Halfway Homes	IND Tiers I and II
4. Cemeteries	IND Tiers I and II
5. Nursing Homes/ACLF	IND Tiers I and II
6. Churches	IND Tiers I and II
7. Shooting Ranges	IND Tiers I and II
8. Camps/Retreat/Rec. Resorts	IND Tiers I and II
9. Truck Stops	IND Tiers I and II
10. Flea Markets	IND Tiers I and II
11. Funeral Homes	IND Tiers I and II
12. Taverns/Bars	IND Tiers I and II
13. Race Track/Outdoor Arena	IND Tiers I and II
14. Agricultural – Permanent (Seasonal) Short term AG uses are allowed provided no permanent structures are built	IND Tiers I and II
15. Hotel/Motel	IND Tiers I and II
16. Restaurants	IND Tiers I and II
17. Solid Waste	IND Tiers I and II
18. Landfills	IND Tiers I and II
19. C/D	IND Tiers I and II
20. Slaughter house	IND Tiers I and II
21. Kennels	IND Tiers I and II
22. Prisons/Jails	IND Tiers I and II
23. Adult Entertainment Facilities	IND Tiers I and II
24. Wellfields	IND Tiers I and II
25. Airports	IND Tiers I and II
26. Cement Batch Plants	IND Tier I
27. RV Parks	IND Tiers I and II~~I~~
28. Power Generation Facilities (Large Scale)	IND Tier I

29. Oil Refineries IND Tiers I and II
30. Liquid Natural Gas (LNG) Plants IND Tier I
31. Mining and Excavation IND Tiers I and II

B. To maintain internal compatibility and function of HIP Industrial Park and to limit offsite and onsite impacts, the following land uses are prohibited in the HIP Subarea Commercial area.
Item No.'s 1-13 and ~~17-30~~ 17-31 listed above.

POLICY 17.36.12 **HIP Infrastructure Financing Alternatives:**
To provide necessary onsite and offsite infrastructure – water, sewer, transportation and communication; the County may consider the use of a(n) HIP Community Redevelopment District(s) (CRA's) if applicable and/or redevelopment areas consistent with F.S. 163.2517; private placement bonds, statutory tax incentives for industrial end users and/or enterprise zones and F.S. 163.3252 – local manufacturing program(s).

POLICY 17.36.13 **Airspace Standards:**
All uses within the HIP shall comply with the LDC standards outlined in LDC Section 7500, Airports – Adjacent Land Use Controls, or its successor in function.

DEPARTMENT OF GROWTH MANAGEMENT
2026 LARGE SCALE
COMPREHENSIVE PLAN AMENDMENT/ATLAS AMENDMENT
STAFF FINDINGS REPORT
TO THE
PLANNING AND DEVELOPMENT COMMISSION

APPLICATION NUMBER CPA/AA-2025-00013 – Attorney Sidney F. Ansbacher. for the Deltona Corporation

DATE: February 12, 2026

PREPARED BY: Joanna L. Coutu, AICP, Deputy Director; Dept. of Growth Management

Request to amend the Future Land Use Map of the Citrus County Comprehensive Plan, the Future Land Use Element (Chapter Ten) of the Comprehensive Plan, and to amend the Land Development Code Atlas of the Land Development Code.

FUTURE LAND USE MAP REQUEST:	**From:** AGR, Agricultural District; CON, Conservation District; LDR, Low Density Residential District; RUR, Rural Residential District; and TCU, Transportation/Communication/Utilities District **To:** IND, Industrial District, with a Subarea Plan (and to amend an existing Subarea Plan)
FUTURE LAND USE ELEMENT (CHAPTER TEN) REQUEST:	Amend and expand a Subarea Plan, entitled Holder Industrial Park (HIP), with related Goals, Objectives, and Policies to be located in the Future Land Use Element of the Citrus County Comprehensive Plan.
LAND USE ATLAS MAP REQUEST:	**From:** AGR-MH, Agricultural District with mobile homes allowed; LDR-MH, Low Density Residential District with mobile homes allowed; RUR-MH, Rural Residential District with mobile homes allowed; and TCU, Transportation/Communication/ Utilities District **To:** IND, Heavy Industrial District
LOCATION:	Sections 32 and 34, Township 17 South, Range 19 East, and Sections 3, 5, and 10, Township 18 South, Range 19 East, more specifically, the following parcels: • Sections 32 and 34, Township 17 South, Range 19 East, and Sections 3 and 5, Township 18 South, Range 19 East; Parcel 12000 (Alternate Key 1577357, address 6651 N Florida Avenue, Hernando) – Parcel 1 on Parcel Map Exhibit from applicant • Section 34, Township 17 South, Range 19 East, and Sections 3 and 10, Township 18 South, Range 19 East, Parcel 23100 (Alternate Key 2903333, address 7062 N Tram Road, Hernando) – Parcel 2 on Parcel Map Exhibit from applicant

	• Sections 5 and 10, Township 18, South, Range 19 East, Parcel 40000 (Alternate Key 3529238, addresses 5631 and 5645 N Florida Avenue, Hernando) – part of Parcel 3 on Parcel Map Exhibit from applicant • Section 5, Township 18 South, Range 19 East, portion of Parcel 12000 (Parcel 1 of Parcel Map Exhibit from applicant, address 5619 N Florida Avenue, Hernando) – identified as part of Parcel 3 on Parcel Map Exhibit from applicant • Sections 3 and 10, Township 18 South, Range 19 East, Parcel 13300 (Alternate Key 1588065, abandoned railroad right-of-way) – Parcel 4 on Parcel Map Exhibit from applicant • Section 10, Township 18 South, Range 19 East, Parcel 41000 (Alternate Key 2701510), Parcel 5 on Parcel Map Exhibit from applicant • Section 10, Township 18 South, Range 19 East, Parcel 23000 (Alternate Key 1588162, address 2555 E Kathy Road, Hernando) – portion of Parcel 6 on Parcel Map Exhibit from applicant • Section 10, Township 18 South, Range 19 East, Parcel 14000 (Alternate Key 1588162) – portion of Parcel 6 on Parcel Map Exhibit from applicant • Section 10, Township 18 South, Range 19 East, Parcel 13000 (Alternate Key 1588057) – Parcel 7 on Parcel Map Exhibit from applicant • Section 3, Township 18 South, Range 19 East, Parcel 23000 (Alternate Key 1587841) – portion of Parcel 8 on Parcel Map Exhibit from applicant • Section 3, Township 18 South, Range 19 East, Parcel 24000 (Alternate Key 1587841, address 6176 N Tram Road, Hernando) – portion of Parcel 8 on Parcel Map Exhibit from applicant • Section 3, Township 18 South, Range 19 East, Parcel 21000 (Alternate Key 1587841, address 6080 N Tram Road, Hernando) – portion of Parcel 8 on Parcel Map Exhibit from applicant
ACREAGE:	Existing Subarea Plan - approximately 557.4 acres Additional Subarea Plan and CPA/AA designation change – approximately 798.6 acres TOTAL Subarea Plan = 1,356 acres
SURROUNDING FUTURE LAND DESIGNATIONS:	North – AGR, Agricultural District; RUR, Rural Residential District; and CON, Conservation District South – LDR, Low Density Residential District; MDR, Medium Density Residential District East – AGR District; TCU District; CL, Low Intensity Coastal and Lakes District; and LDR District West – REC, Recreation District; LDR District; and IND, Industrial District
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:	North – AGR-MH, Agricultural District with mobile homes allowed; RUR-MH, Rural Residential with mobile homes allowed; and CON, Conservation District South – LDR-MH, Low Density Residential District with mobile homes allowed; and MDR-MH District, Medium Density Residential District with mobile homes allowed East – AGR-MH District; TCU, Transportation/Communication/Utilities District; CL-MH, Low Intensity Coastal and Lakes District wit mobile homes allowed; and LDR-MH District West – REC, Recreation District; LDR, Low Density Residential District; LDR-MH District; and IND, Industrial District

SURROUNDING EXISTING LAND USES:	North – Single-family residential homes and vacant residential lots; commercial stable; electrical power transmission lines corridor; N. Lecanto Hwy (CR-491) South – Single-family residential homes and vacant residential lots East – Single-family residential homes and vacant residential lots; Vacant residential acreage; N. Tram Road West – N. Florida Ave (US-41); Withlacoochee State Trail; single-family residential homes and vacant residential lots; industrial uses.
SOIL INFORMATION:	According to the *Soil Survey of Citrus County* (1988), the soil types in the area are Candler fine sand, 0 to 5 percent slopes and 5 to 8 percent slopes; Pits and Udorthents, 0 to 5 percent slopes. Limitations to building site development are limited to moderate for Candler fine sands areas (moderate based on slope). The Pits and Udorthents areas, usually previously mined areas, are difficult to categorize for development limitations since they vary greatly.
FLOOD ZONE:	The subject property appears to be primarily located in Flood Zone X, with multiple pockets of AE flood zone, as found on the Flood Insurance Rate Map 12017C0208D.

BACKGROUND and ANALYSIS –

There was a previous Comprehensive Plan Amendment/Atlas amendment application with a Planned Unit Development (CPA/AA/PUD-16-09) for this approximate site in 2016. That application proposed a Master Plan with various industrial uses over approximately 549 acres, and was denied by the BCC in October 2017.

In 2019, application CPA/AA-19-02 removed the PUD component, and instead added a Subarea Plan with related goals, objectives and policies, in the Comprehensive Plan. That application was approved by the BOCC for 557.4 acres on September 10, 2019. This application would add approximately 798.6 acres and amend the Subarea Plan goals, objectives and policies as outlined further in this report.

The subject property under application in 2019 was formerly used for agricultural purposes and also contains a variety of pits from previous phosphate mining. The proposed site is located both inside and outside of the Planned Service Area (PSA), and is part of a Corridor Planning Zone along both N. Florida Ave. and N. Lecanto Hwy. It lies in the Central Ridge area of the County. Application CPA-19-01 expanded the location of the PSA to include the entirety of the 2019 application site.

The expansion area contains some areas that appear to have been utilized for pasture lands but also contains areas with groves of trees. A portion of the site lies within the Planned Service Area, so the applicant has also submitted application CPA-2025-00012 to expand the Planned Service Area accordingly.

REQUEST FOR LAND USE CHANGE – Concurrency

a. Sanitary Sewer – The subject property is in the Citrus County Utilities Division service territory and a letter provided by the Department of Water Resources indicates service adjacent to the site. Specific impacts have not been provided, and while the existing Subarea Plan provided relief from central sewer requirements for certain uses/thresholds, this has been removed from the proposed text with this application. Any additional capacity expansion would require upgrade by the developer. Concurrency must be demonstrated at the time of permitting once specific uses are identified.

b. Potable Water – The subject property is in the Citrus County Utilities Division service territory and a letter provided by the Department of Water Resources indicates service adjacent to the site. Specific impacts have not been provided, and while the existing Subarea Plan provided relief from central water requirements for certain uses/thresholds, this has been removed from the proposed text with this application. Should capacity in excess of the current system capacity be needed, the developer would be required to upgrade the necessary systems to provide additional capacity (which may also require a modification of the County's Water Use Permit through SWFWMD). However, concurrency must also be demonstrated at the time of permitting.

   The Department of Water Resources has also noted the following, "As an alternative for high demand requirements, the developer may want to consider the use of reclaimed water, either through onsite treatment and reuse or through a return of reclaimed water from the County reclaimed water system."

c. Solid Waste – The property will utilize commercial solid waste collection with disposal in the Citrus County landfill.

d. Drainage – The subject property will be designed in accordance with County and/or State requirements, as applicable.

Consistency with Comprehensive Plan – The following Objectives and Policies are relevant to this application request:

Policy 10A.1.3 Ensure compatibility of development and development intensities with existing and planned transportation facilities.

Staff comment – *FDOT expressed concern with the previous applications for impacts to US-41 and SR-200, and those roads would be impacted with this application. While the County is currently undergoing study for widening to CR-491, there are no apparent widening plans for US-41 or SR-200 at this time. Proposed allowable uses range from those that may have significant traffic such as distribution centers to less traffic such as power generation facilities and substations.*

Policy 15.3.2 Spatial separation or buffering shall be required for all substations or other similar utility facilities.

Staff comment – *As proposed, substations (including those for a data center), and electrical power generation stations (including a solar farm, wind farm, etc.) could be allowable throughout the site. The existing Subarea restricted these uses (not including a data center) only to Industrial Tier II.*

Policy 17.2.4 Areas experiencing rapid development not properly served by utilities or other needed services may have further development postponed through legislation until the health, safety, and welfare of the public is ensured through the provision of services.

Staff comment – *The site is located outside of the Planned Service Area (PSA). Application CPA-2025-00012, a companion to this application, proposes to extend the PSA to include all of the application area. It is unclear if central water and/or sewer capacity will be adequate for the more intense uses, including the newly proposed data center use.*

Both the Florida legislature and the U.S. Congress have proposed multiple legislative bills addressing the use and siting related to data centers. At this time, consideration of this application may be premature since it has the potential to conflict with pending legislation (see further discussion later in this report).

Policy 17.2.5 New development located in the PSA shall be allowed only when central water and sewer are provided. For new residential land uses, this shall apply to developments of four units or greater per acre. Existing development must connect to central water and sewer systems when the services becomes available. Within the Planned Service Area, all new subdivision plats of 500 or more dwellings shall be required to connect to regional central water and regional central sewer.

Policy 17.7.3 All new industrial development shall be required to be served by central water and sewer facilities. Until such time as central services are available, in areas not currently served by central utilities, new IND uses shall be allowed subject to the following limitations:

- Provided no industrial waste is created which would enter wastewater flows; and
- The new IND use generates less than 1,000 gallons per day (gpd) in wastewater; and
- Any onsite wastewater system is an aerobic treatment unit (ATU) system; and
- The subject parcel shall have an adequate, permitted source of potable water for intended use; and
- The site is not located in the Coastal High Hazard Area (CHHA).

Policy 17.11.3 All new nonresidential development in the Corridor Planning Zone shall be serviced by a public central water and public sewer system having adequate existing capacity prior to the issuance of a Certificate of Occupancy....

Policy 19.5.3 The issuance of development orders and permits shall be predicated upon the availability of public facilities and services needed to support the development concurrent with the impacts of the development. Public facility and service availability shall be deemed sufficient if these facilities and services for a development are phased, and are available concurrent with the impacts of the development.

Staff comment – *As noted, central water and sewer are adjacent to the site but capacity may be limited depending on the proposed use(s). This application, if approved, would allow any of the uses identified in the subarea text. The applicant has suggested the use of onsite wells, which would be in direct violation of Policy 17.7.3 as well as other policies noted above.*

Policy 17.2.6 The County will ensure that the future land use plan provides for sufficient potable water supply and service as detailed in the 10-year Water Supply Facilities Work Plan.

Staff comment – *Central water is adjacent to the site, but the data center use proposed may require more water than is currently allowable within the County's water permit with SWFWMD. Pending State legislation outlines multiple water service criteria for data centers, a particularly heavy water user, and these items are not provided with this*

application. Reuse water, at a minimum, in a closed loop system within the site may be needed but may still require significant water supply from the County.

Policy 17.2.7 The County shall guide future development to the most appropriate areas, as depicted on the GFLUM, specifically those with minimal environmental limitations and the availability of necessary services.

Staff comment – *While the concept of an economic generator is desirable for the County, the location of this project in a rural area of the County where there are scattered wetlands and former mining pits without available infrastructure did not further this policy. This application would expand the Subarea and add in uses that may not be appropriate for this rural area.*

Policy 17.2.12 The County shall include in the County LDC requirements for nonconforming land uses to be buffered and meet performance criteria in accordance with a schedule which relates to redevelopment of a specific time frame, or require the amortization or phasing out over a specified period of time, nonconforming land uses. Where new development occurs making another use incompatible, that new development will be required to buffer and meet standards for development.

Policy 17.3.15 Where conflicting uses exist, buffering performance criteria shall be met as specified within the County LDC if any new development order is issued for work on the land containing the most intense use.

Policy 17.3.16 Special buffering and/or spatial separations shall be incorporated into the County LDC to buffer between residential areas and agricultural activities, including mining, industrial, or commercial operations having noise, dust, glare, odor, traffic, or other problems incompatible with residential uses.

Policy 17.7.4 All industrial development shall provide adequate buffering and landscaping as specified in the County LDC.

Staff comment – *The existing Subarea directly abuts residential land uses to the north, and the Subarea is now proposed to expand to also abut residential lands to the east and south (with US-41 to the west). A 75-foot undefined "natural" buffer is proposed on the west and south sides, with a 25-foot Type C buffer along CR-491 and US-41. A 30-foot Type D buffer without a wall was previously approved along the north boundary abutting existing residential lands, and this is not proposed for revision.*

Pending House Bill 1007 suggests a 500-foot setback from data centers to adjacent properties (and prohibits them outright on lands near conservation or water bodies).

Policy 17.15.10 The County recognizes that the character of the County is shaped in large part by its open spaces, trees, canopy roads, wetlands, and rural atmosphere. In order to maintain this character, the County shall encourage the preservation and permanent protection of open space in all new subdivisions.

Staff comment – *With the exception of a 20' "open space" area provided on the north side of the Subarea and natural buffers adjacent to residential lands, the text is silent as to*

preservation of open space for the various development types allowable. Impervious surface ratios are unspecified but could be assumed to be that of Industrial (70 percent).

Impacts to Affordable Housing: Workforce housing has been removed from the existing Subarea text in Tier II but would be allowed as multifamily use in Tier I and the commercial area. Single-family residential has been added to the list of prohibited uses, while multifamily residential has increased from eight dwelling units per acre to twelve dwelling units per acre.

Consideration of Subarea Plan

The applicant has provided numerous exhibits, and a Master Plan proposed to be added into the Comprehensive Plan as a revised Subarea Plan. The Comprehensive Plan (Future Land Use Element – Chapter Ten) currently contains several Subarea Plans including the existing one for reduced acreage. The applicant uses the acronym "HIP" throughout the documents to indicate the "Holder Industrial Park."

Along with the additional acreage, there are significant changes to the uses proposed within the revised Subarea Plan.

The applicant has provided a "Conceptual Land Use Section Plan" for the expansion area. While the existing Subarea outlined commercial, light industrial, and industrial areas, the expansion area would allow "industrial" as further defined in the subarea text.

The existing Subarea Text included some definitions of these listed areas but also provided great flexibility between the various areas and uses. LDC-defined land use districts such as GNC, LIND, and IND are occasionally referenced, however, the application included varying definitions that differ from the uses allowable in the LDC and/or Comprehensive Plan land use districts.

The expansion area, in contrast, would allow all industrial uses outlined in the subarea text for Tier II (formerly called Tiers IIA and IIB).

Land Use Categories. The land use categories throughout the application are discussed further here:

- Commercial – defined in revised Policy 17.36.3 as the following:

  This category designates those areas suitable for primary commercial development along US Highway 41. LDC land uses of commercial, institutional, office and multifamily residential uses are allowed in this category along with Light Industrial (LIND). The non-industrial uses are intended to support the primary industrial uses.

  The existing Subarea Plan provided indicates that the "commercial" uses would be placed immediately along US-41. The uses allowable in this section would include those currently allowable in the more intensive LDC land use districts of LIND, GNC, PSO, PSI, and HDR (residential density is proposed at twelve dwelling units per acre in proposed Policy 17.36.1, which is increased from the existing maximum density of eight dwelling units per acre). Single-family residential has been removed from this policy.

  The application includes a statement that "light industrial" can be used for up to 70 percent of the commercial acreage area (increased from 50% existing), while "institutional/commercial/ office" continues to be allowable for up to 70 percent of the commercial area.

- Tier I Light Industrial – defined in revised Policy 17.36.3 as the following:

  This category designates those areas suitable for light industrial uses and related commercial development within the HIP Subarea Plan. These uses include light industrial uses, manufacturing, commercial uses, residential uses, personal services, and professional services and support facilities for the immediate population.

  Allowable uses are proposed to be the same as those for Tier II, so that allowable and prohibited uses are the same throughout the industrial areas (see further use discussion below). However, proposed Policy 17.36.1 indicates that residential uses may be allowable in Tier I, while proposed and revised Policy 17.36.3 (section 3) has removed residential uses from the list of allowable uses in Tiers I and II so residential uses are unclear (but may be intending to allow multifamily workforce housing in Tier I and no residential in Tier II).

- Tier II Industrial – defined in revised Policy 17.36.3 as the following:

  This land use category is intended for manufacturing, processing, storage, and warehousing, wholesaling, and distribution unless prohibited by Policy 17.36.11. The Industrial category allows for any industrial use or transportation, communication, utility use, which conforms to performance standards in the County Land Development Code.

  Workforce housing appears to have been removed as an allowable use in the industrial Tier II areas, along with all residential uses.

  Proposed Policy 17.44 contains a list of prohibited land uses in Tiers I and II, which now make up the entire industrial park with the exception of the commercial area along US-41 in the existing park area.

- Transportation, Communication & Utility – defined in proposed Policy 17.36.3 as the following:

  This land use category allows for those uses directly related to transportation, communications, and utilities; it also accommodates service and storage related facilities and substations necessary to support all HIP uses. There is no land use cap on such. It is allowed in all HIP Tiers. Power generation facilities and cell towers are restricted to IND Tier II.

  Staff has concerns about the imprecise definition since such uses could include telecommunications towers (without further limitations such as height or type of tower), electrical generating facilities (regardless of size), LP gas facilities, tow yards, and many others. These uses are not identified on the Conceptual Sector Land Use Plan and therefore could be allowable anywhere throughout the Subarea.

  While the existing Subarea text restricts power generation facilities, cell towers and substations to IND Tier II, substations would now be allowable in any tier.

- New Uses Proposed in all tiers: Information Processing, Data Center Utilities, and Data Storage. These specific uses are not in the existing Subarea Plan and the intensity of such uses requires additional consideration. Data centers are a relatively new use, defined in one proposed legislation in the State of Florida as follows: "*Data center means a facility that primarily contains electronic equipment used to process, store, and transmit digital information…*" [SB 484, Florida legislature 2026].

It is well documented that such centers utilize significant amounts of electricity and water, and there are currently multiple pending bills in the Florida legislature regarding data center siting. Florida Governor DeSantis has recently expressed concern about "power-intensive data centers" in his recent 'State of the State" address. President Trump recently signed an Executive Order requesting one Federal standard for AI use including data centers, rather than allowing individual states to adopt policy. As of the date of this report writing, a bi-partisan bill entitled "Guaranteeing Rate Insulation" was just filed in the U.S. Congress concerning energy usage of data centers, one of many recent filings in Congress regarding data centers.

1000 Friends of Florida published a Special Report, dated February 2026, entitled "*Potential Impacts of Data Center Development on Florida Communities: Issues for State and Local Policymakers".* This report notes concerns about direct air quality, land use and quality of life, energy infrastructure, natural resources impacts, and water supply, among other topics.

A story published by news station WHYY regarding a proposed "Project Washington" data center in Delaware cited a report filed by the developer with the Department of Natural Resources and Environmental Control that outlined water use of up to 20 million gallons per year, with an additional one-time usage of 600,000 gallons for part of a closed loop cooling system. That story also notes that hyperscale data centers can consume up to 5 million gallons per day, and that closed loop systems can lead to more evaporation than conservation/reuse of the water. That story concludes that more research is underway, but may take some time to address and reduce data center cooling/water impacts.

At a recent BOCC hearing, the BOCC directed staff to draft LDC standards regarding data centers that address noise and other impacts. Research on data center noise impacts are still relatively new, with one community in Iowa drafting an ordinance earlier this month mandating 5-year noise monitoring for the life of the facility, but did not address more specific items such as noise frequency.

A summary of two of multiple pending bills in the Florida legislature as of the date of this writing:

- *Proposed House Bill 1007 (2026)* –. [Staff note – this bill, if adopted as currently proposed, would prohibit this application request. Items have been placed in bold that would, if adopted, be in conflict with this application].

    - ***Prohibits Future Land Use Element from combining "...any mix of uses intended to be used for a hyperscale data center, Hyperscale data center is very generally defined to be used to house, store or operate equipment for data and requires at least 25 megawatts for its operation.***
    - *Requires review by the Public Service Commission for a comprehensive plan amendment related to a data center*
    - ***"On or after July 1, 2026, a hyperscale data center, including a hyperscale data center property, is a prohibited use for all agricultural, conservation, environmental stewardship, mixed use, and residential land use categories in a local government comprehensive plan and agricultural zoning districts within an unincorporated area."***
    - *Requires a setback of at least 500 feet with Florida-friendly landscaping practices "which may include an ornamental barrier that must be the height of the tallest point of the hyperscale data center at the time construction of the hyperscale data center is completed".*

- *Prohibits County from knowingly entering into an agreement or contract for an economic incentive with an entity to support the siting, construction, powering, or operation of a hyperscale data center.*
- *Requires noise control methods for data centers located adjacent to or along a highway or upon request from an adjacent property owner*
- *Prohibits public utilities "rate fixing" regarding data centers and residential use fees.*
- *Requires consumptive use of water permits to be reviewed by a governing board at a public hearing when considered for a data center. Hearing must be held in local county with notices provided in 10-mile radius to property owners at least 30 days prior to hearing.*
- ***"On or after July 1, 2026, a hyperscale data center may not be constructed or operated on: (a) land classified a agricultural land under s.192.461, (b) land that, at the time of the proposed reclassification, siting or construction, is located within 10 miles of an area of agricultural, recreational or conservation land use; (c) waters of this state, or any land that is located within 5 miles of waters of this state."***
- ***Requires public hearings for comp plan amendments for data centers be sent to property owners via certified mail within a 10-mile radius at least 30 days prior to the hearing.***
- *Creates Hyperscale Data Center Siting Board. On or after July 1, 2026, would require BOCC to publish a notice in Florida Administrative Register and notify each member of legislative delegation to County regarding approval of data center. Siting Board shall hold hearing no later than 30 days after notice published, and if not approved data center cannot be constructed and no appeal may be granted.*

- *Proposed Senate Bill 484 (2026) – **bold text** outlines the purpose of the bill*

  - *Defines "large-scale data center., with monthly peak load of 50 megawatts or more.*
  - *Requires public service commission to develop minimum tariff and service requirements and prohibits shifting costs to "general body of ratepayers" due to demand. Public Service Commission must adopt rules regarding these standards by March 1, 2027.*
  - *Requires water management district to deny permit if proposed use is harmful to water resources in area and can only approve if multiple requirements including consistency with public interest; requires use of reclaimed water in lieu of all or a portion of proposed use of surface or groundwater when available and permitted. Applicants must also provide water conservation plan that incorporates recycling cooling water before discharge or disposal, implements leak detection and repair program, uses water efficient fixture and implements employee awareness and education program. Approval cannot be granted without hearing by water management district.*
  - *Contains this statement: "**It is the intent of the Legislature that the development and operation of large-scale data centers in this state be managed under a permitting framework that ensures the state's water resources are used in the public interest, in a manner that is not harmful to the water resources of this state, and consistent with local government zoning regulations and comprehensive plans**."*

The Florida legislative regular session is scheduled to end on March 13, 2026, and typical implementation of new legislation is on July 1, 2026. It may be premature to consider this application as proposed until there is more certainty about pending State and/or Federal legislation regarding data centers.

- Other Items

  - Existing Policy 17.36.10 says that the developer will dedicate land along US-41 to the State for roadway expansion. This has now been modified to include dedication of land to Citrus County for CR-491 widening, while adding an additional access point onto CR-491. The text language appears to provide this dedication when both US-41 and CR-491 are widened, rather than one or the other, but verbal discussion with the applicant indicates this was not the intent. As noted, CR-491 is currently under staff-level review for widening in this area, while staff is unaware of any plans for US-41 widening by FDOT at this time.

  - Existing Policy 17.36.12. contains this language, which is not proposed for revision:

    To provide necessary onsite and offsite infrastructure – water, sewer, transportation and communications; the County may consider the use of a HIP Community Redevelopment District (CRA) if applicable and/or redevelopment areas consistent with F.S. 163.2517; private placement bonds, statutory tax incentives for industrial end uses and/or enterprise zones and F.S. 162.3252 – local manufacturing program(s).

    Section 163.2517, Florida Statutes, would require the County to prepare a plan to describe urban infill and redevelopment objectives, and would not appear to be applicable to this vacant rural site which is not urban or redevelopment.

    Section 163,3252, Florida Statutes, suggests that the County adopt a Local Manufacturing Development Ordinance for the site based on a State model ordinance. Citrus County's existing Master Plan process (PUD) considers proposed impacts and addresses mitigation of impacts when warranted, so this process is already available to the applicant if desired, without the necessity for a new ordinance.

- The 2019 application included a "Duke Energy Site Readiness Program" report prepared for the subject property in October 2015. The report evaluated the subject property for potential development with regard to site characteristics, transportation, and utilities for industrial development. The report states that approximately 350 acres of the 2019 site area were "developable," although this standard is unclear. It notes that the weaknesses of the site are electric transmission lines that traverse the property in the northeast corner, a deep pit in the northeast corner, wetlands in the southeast and northeast of the property, and approximately 26.4 acres of Flood Zone AE on the property. In the report, the recommendations are to continue developing a Master Concept Plan while taking the easement, pit, wetlands, and flood zone into consideration, and creating and maintaining a buffer adjacent to the residential uses. That report also did not include the expansion area in this application.

Land Development Code (LDC) Standards. The Subarea Plan Text proposes to comply with platting and stormwater standards outlined in the LDC.

- Existing Policy 17.6.5 notes that large and small nonresidential LDC standards shall be complied with except "*...provided however that HIP projects which adopt standardized architectural*

designs for its development and building at time of permitting which meet or exceed LDC small and large nonresidential projects shall be exempt from LDC building design standards."

- Existing Policy 17.36.8 notes that stormwater standards will comply with Best Management Practices. Low Impact Development practices are encouraged but not mandated, as well as an integrated site-wide drainage plan. Proposed Policy 17.36.10(f) proposes "consultation with FDOT and Citrus County regarding the concept for onsite shared drainage for road expansion projects."

- Policy 17.43 outlines the allowable access points onto US-41 and CR-491, with an additional access point proposed onto CR-491. Direct access onto a yet unidentified internal collector roadway is limited to sites that contain at least 25,000 SF of buildable use (the applicant has verbally confirmed the typographical error of "254,000 SF").

- A Planning Analysis was provided with this application that makes reference to the data and analysis text of the Future Land Use Element that are discussed in Application CPA-2026-00012. It also states that the new plan poses no compatibility issues, although the site directly abuts occupied single-family residences and rural uses. In an attempt to address this incompatibility, the applicant added approximately seven acres to the east to move the CR-491 access point farther away from the existing residences in that area. The expansion area also contains isolated wetlands and flood zone areas.

  The applicant's Planning Analysis notes a reduction in overall Industrial lands in the County in support of this application. While staff acknowledges this reduction, these changes were made at the request of individual property owners to address market demand and not by Citrus County. Industrial uses, with the exception of large-scale Amazon-type warehouses, data centers, and similar uses, no longer require extensive acreage and can utilize much smaller footprints. The analysis notes that some areas, such as adjacent Marion County, have made a goal to attract these more large-scale users, but this attraction has also caused other concerns such as impacts to traffic, schools, and available housing which should not be overlooked.

SUMMARY OF AGENCY COMMENTS: The prior applications generated concern from the Florida Department of Transportation (FDOT) due to the lack of a transportation analysis and potential impacts to both US-41 and SR-200.

The Southwest Florida Water Management District (SWFWMD) also raised concern in the previous applications regarding the lack of potable water supply calculations for the proposed project as required in Florida Statutes. To date, staff have not received comments from other agencies regarding this new request.

Technical Services Division: Staff have reviewed the application and provides the following comments:

1. Stormwater management will be required to support any proposed development in accordance with Chapter Six of the Land Development Code at the time of permitting.
2. Transportation management standards will be required to support any proposed development in accordance with Chapter Seven of the Land Development Code at the time of permitting.
3. Other comments have been added into the draft Subarea Plan text.

SUMMARY OF PUBLIC COMMENTS: Public input will be provided to the PDC and BOCC for public hearings of this application.

PROPOSED FINDINGS OF FACT

1. The request is to re-designate approximately 798.6 acres from various categories to the IND, Heavy Industrial District, on the Land Development Code Atlas and the Future Land Use Map.

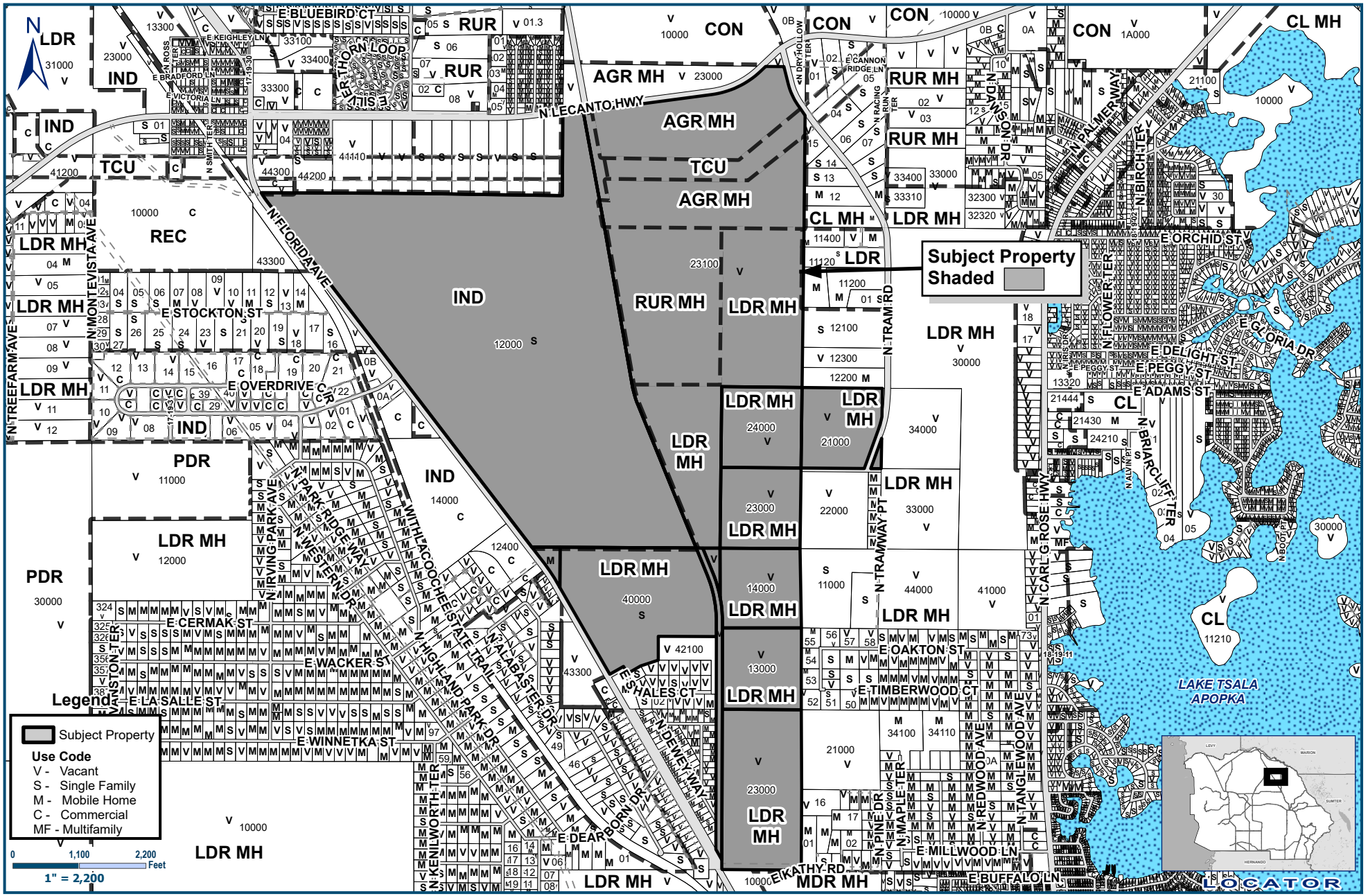
2. The application includes an amended and expanded Subarea Plan, with accompanying Goals, Objectives, and Policies, to be placed in the Future Land Use Element of the Comprehensive Plan.

3. Concurrency has not yet been demonstrated, as uses have not been specifically defined (see discussion in this report).

SUMMARY

This application would expand an existing Industrial subarea plan in a rural area of the County. New proposed uses of information processing and data center utilities raise concerns about water and electric impacts, and this application may be premature for consideration due to multiple pending legislation at the State and Federal level regarding siting of these uses. Staff comments have been added into the proposed Subarea Text.

JLC/cfc
Attachment



Application #: CPA-AA-2025-00013	**Applicant: Attorney Sidney F. Ansbacher for the Deltona Corporation**
Proposal: Amend & expand a Subarea Plan (Holder Industrial Park)	**Location: 6651, 5631, 5645, 5619 N Florida Ave Hernando 7062, 6176, 6080 N Tram Rd Hernando 2555 E Kathy Rd Hernando**
LDC Atlas: AGR-MH; LDR-MH; RUR-MH; and TCU	**S-T-R - 02-21-20**

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : Susan O'Connell
Date: January 20, 2026
Source: Enterprise Geodatabase
Map Number: CPA-AA-2025-00013

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Special Report

Potential Impacts of Data Center Development on Florida Communities:

Issues for State and Local Policymakers

By 1000 Friends of Florida

February 2026

1000 FRIENDS of FLORIDA

Data Center Development

Introduction

Data centers are facilities for the storage and processing of the vast amount of electronic data now required by American society's use of electronic media and computing capacity for a wide range of purposes by corporations, government and individual consumers. Data centers are expanding rapidly at locations across the country — driven particularly by cloud storage of data and by the rapid growth of Artificial Intelligence (AI) for multiple applications. While Florida is not seen as much of a national hot spot for data center growth like Virginia and Texas, there are already an estimated 120 data centers in Florida and substantial investment in data centers is likely with the attendant impacts described in this paper.



Physically, data centers are buildings filled with servers and computers linked to outside users operating 24 hours a day. They include systems to cool the equipment, which produces significant amounts of heat from its operation. Data centers require massive amounts of electricity and include banks of large generators as backup in case of power failures or shortages of power. Data centers are expensive to construct and equip (and represent substantial property value), but when operational, they employ relatively few people and fewer still highly paid workers.

The Impacts of Data Centers

Energy Demand

Data centers require vast amounts of electrical energy to power servers and cooling systems, according to the PEW Research Center, which has sourced data from the International Energy Agency. A typical AI-focused data center consumes as much electricity as 100,000 households. The larger data centers now under construction are expected to use 20 times as much. This translates into increasing overall energy demand, shown on the graph on the next page.

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Data Center Development

The Impacts of Data Centers *continued*

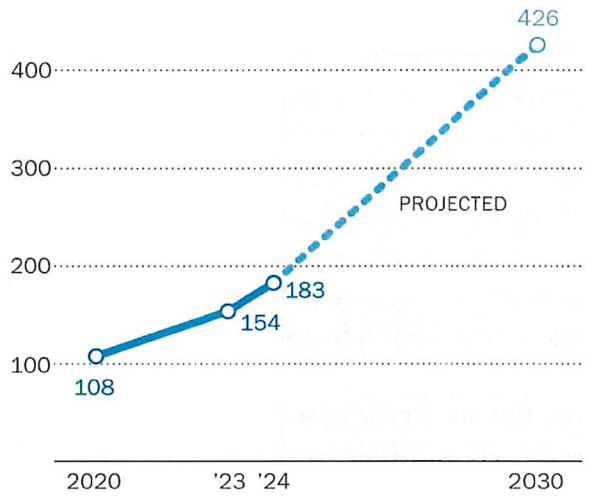
Existing electrical generating capacity is usually not sufficient to power these facilities, so new generating sources need to be constructed adjacent to sites, or at other locations requiring new transmission lines and substations. In some cases renewable energy sources, particularly solar arrays, are being constructed to supply some of the needed power, but because data centers require power 24 hours a day, very large other energy sources are generally needed.

Energy demand for data centers has raised several important issues:

- Because of the speed at which data centers are being developed, new generating facilities cannot come online fast enough to supply the needed power, so old, polluting, and inefficient fossil-fuel power plants that were scheduled to be retired are being kept in operation.
- Some companies and developers have made commitments for the use of renewable energy to power data centers and co-location of solar power generation is taking place, particularly in the West. While solar power has no emissions, it changes land use, including displacing active farm and ranch land.
- Gas-fired generating plants are the easiest to construct, but while they have lower conventional and greenhouse gas emissions than coal plants, they still represent a net increase in emissions. They also require new gas pipelines and electricity transmissions corridors.
- There is much talk of small modular nuclear generating plants and restarting closed conventional nuclear plants, but these energy sources will take time to get online and present their own land-use issues.
- A major concern is who pays for the additional electrical and generating and transmission capacity. The article, "Extracting Profits from the Public: How Utility Ratepayers Are Paying for Big Tech Power" from the Environmental Energy and Law Program at Harvard Law School (March, 2015) makes the case that in some instances power companies and data center developers have entered into agreements that allocate some of the costs of additional generating and transmission capacity to other ratepayers, thus increasing electric rates for all. States are now passing legislation to preclude this from happening. Policies and legislation addressing this issue have been proposed in Florida.

Electricity Consumption at U.S. Data Centers is Expected to More Than Double by 2030

Total electricity consumption by U.S. data centers (terawatt-hours)



Note: 2030 projection is based on IEA's "base case" scenario, which assumes current industry forecasts and regulatory conditions persist. Source: International Energy Agency, "Energy and AI," April 2025. PEW RESEARCH CENTER

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Data Center Development

The Impacts of Data Centers *continued*

Water Use

The operation of the servers and other equipment within data centers produces substantial heat, requiring the buildings and the equipment to be cooled. While there is ongoing research and development to invent and perfect new, more-efficient cooling systems, most data centers now use evaporative cooling for this purpose. This means that most of the water used for cooling is lost to the air and cannot be recirculated. A study by the Houston Advanced Research Center (HARC) and the University of Houston found that data centers in Texas will use 49 billion gallons of water in 2025, and as much as 399 billion gallons in 2030. That would be equivalent to drawing down the largest reservoir in the US — 157,000-acre Lake Mead — by more than 16 feet in a year.

Given that local groundwater is the primary source of water in Florida and that some areas of Florida are already withdrawing too much water to be sustainable under drought conditions, water use is likely a major factor in data-center siting and management in this state. Yes, recycled water can be used for cooling, but it, too, will be lost in the most widely used cooling systems.

There are air-cooling systems that can be used for data systems, and, as noted above, new cooling systems are being explored. However, air cooling and some other approaches use more power. Thus, there is a tradeoff between water use and the impacts of power demands discussed above.

Direct Air Quality

The primary direct air-quality issue from data centers is when their diesel generators are in operation. This is an intermittent problem not as significant as the larger air-quality issues from base electric generation, but generator noise and emissions can be a concern for adjacent residential neighborhoods.

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Data Center Development

The Impacts of Data Centers *continued*



Land Use and Quality of Life

Data centers are large, windowless buildings that are strongly fenced for security purposes, are brightly illuminated, and include larger emergency power generators that are noisy and that produce air pollution when in use. These buildings employ comparatively few people. Large electric substations are likely a related land use. The overall land-use effect is one of an industrial dead zone that in scale and character may be incompatible with other land uses like housing and commercial activity. Because data centers tend to cluster in certain locations (particularly at the intersection of electric and fiber-optic transmission lines), this can produce large areas of fenced-off industrial land uses. Operation of the on-site generators can produce noise sufficient to disturb adjacent land users. In some locations, data centers displace farming on suitable soils and wildlife habitat. These land-use impacts have become controversial in rural areas and adjacent to minority communities.



Property Taxes

Because of the value of their buildings and equipment, data centers have the potential to enhance local tax bases, but the literature suggests that a number of states and municipalities have made tax-reduction agreements with developers to attract data centers that negate those potential tax benefits. A study by the Ford School of Science, Technology and Public Policy at the University of Michigan suggests that many such tax breaks are net losers for states and municipalities — that is, the overall economic benefits to the community are worth less than the benefits afforded the corporations from the tax reductions.



Traffic

Because data centers have relatively few employees for the size of the facilities, automobile traffic is not an issue with their siting and construction.

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Data Center Development

Addressing Impacts

As data center development has accelerated, state and local governments have taken steps to address data-center impacts. Various states including Florida, as noted above, have new or pending policies pertaining to data centers and their electric-power requirements.

The highest concentration of data centers in the U.S. is in northern Virginia outside Washington, D.C. The Piedmont Environmental Council (PEC), a large non-profit conservation and regional planning organization, has been deeply involved in the data-center policy in that region.

Among PEC's suggestions is the need to integrate planning for data centers with comprehensive planning for the communities in which they are to be located. In Florida, while regulating electrical utilities is a state responsibility, planners at the local level are best positioned to address land-use issues presented by data centers, with the support of regional water management districts and relevant state agencies.

Questions for planners to consider in evaluating applications to site data centers:

Community Compatibility & Equity

- How close would the data center be to sensitive public facilities, such as schools, parks, wildlife trails, elder-care centers and hospitals?
- Would the data center be located near low-income communities?
- What noise impacts would cooling systems and generators create for any neighboring communities or future development?
- What limits on lighting for industrial-scale data centers would be needed to curtail negative impacts on the environment and on the quality of life of nearby communities?
- What buffers and design requirements would be needed to make a data center more compatible with its neighbors?
- What limits on height and intensity would be needed to make a data center more compatible with neighboring land uses?

Land-Use Compatibility & Growth Implications

- What other land uses might be incompatible with a data center — e.g., commercial, tourism?
- If located near undeveloped land, would the data center spur price increases for land that inhibit future residential or mixed-use development in the region?
- Would the data center and the electrical infrastructure supporting it consume productive agricultural land?
- What would be the impacts on neighboring land use of the electrical infrastructure needed to support a data center?
- What other kinds of development would be attracted by that electrical infrastructure?

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1000 FRIENDS of FLORIDA

Data Center Development

Addressing Impacts *continued*

Natural Resources & Conservation

- Would the data center be located in or near the Florida Wildlife Corridor, and how could it impact efforts to conserve and protect the Corridor?
- Would the proposed data center hinder landscape connectivity due to its size, fencing or security measures?
- How would impacts to wildlife habitat and conservation lands be avoided, minimized, or mitigated?

Water Supply & Wastewater

- What would be the projected water demand for cooling, and how large a share of the local water supply would it consume?
- Would recycled water be available? (These are issues to be explored with water management districts.)
- What would be the impact on local wastewater treatment capacity?

Energy Infrastructure & Environmental Impacts

- What would be the land-use and environmental impacts of the electrical infrastructure required to support the data center?
- What would be the potential environmental impacts of backup generators?
- Would requirements for low-sulfur fuel, filters, emissions limits and air-quality monitoring be needed?

Public Safety & Emergency Services

- Would local fire departments be trained and equipped in responding to risks associated with lithium batteries, diesel generators, on-site fuel storage, facility size, and limited access?
- How would the environmental risks created by on-site fuel storage be mitigated?

Given the potentially significant impacts of data centers on electricity, water, the environment, public services, future development, agriculture, neighboring communities and their quality of life, these are issues planners need to ***consider thoroughly before any approvals are granted.***



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Outlook

[EXTERNAL]FORMAL OBJECTION: Holder Data Center / March 5th Hearing

From Jackie Ackerman <jackie9390@gmail.com>
Date Sun 3/1/2026 7:38 AM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <joanna.coutu@citrusbocc.com>

WARNING: This email originated from an external Domain DO NOT CLICK unless you recognize the sender and know the content is safe.

Good Morning,

My name is Jackie Ackerman at 4602 S Songbird Drive, Lecanto, FL 34461. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!

Regards,
Mrs.Ackerman

Outlook

[EXTERNAL]FORMAL OBJECTION: Holder Data Center / March 5th Hearing

From tina gayo <tbonn341@gmail.com>
Date Mon 3/2/2026 7:53 AM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <joanna.coutu@citrusbocc.gov>

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My name is Tina Bonnefond, I live in Citrus County and own property near Holder, FL. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!"

This is what your constituents want, and you know it.
It's unbelievable that this is something WE, the residents, and property owners, have to fight with the leadership WE voted in!

Stop selling out our beautiful county and do the right thing!

Outlook

[EXTERNAL]Subject: FORMAL OBJECTION: Holder Data Center / March 5th Hearing

From Steven Borchardt <steven.borchardt8@gmail.com>
Date Sat 2/28/2026 7:37 PM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <joanna.coutu@citrusbocc.com>

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"My name is Steven Borchardt at 4464 E Pearsons Point Rd Hernando FL 34442. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!"

Outlook

[EXTERNAL]Formal objections

From Kelly Byers <kelbyers66@gmail.com>
Date Sat 2/28/2026 7:09 PM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <Joanna.Coutu@citrusbocc.com>

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"My name is Kelly Byers at 6141 W. Peter Ln Dunnellon, FL 34433. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!"

Outlook

[EXTERNAL]FORMAL OBJECTION: Holder Data Center / March 5th Hearing

From Chuck Corden <cordenspowerequipment@gmail.com>
Date Sat 2/28/2026 4:08 PM
To Joanna L. Coutu <Joanna.Coutu@citrusbocc.com>

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"My name is Charles A. Corden at 11205 South Power Avenue Floral City, FL 33436. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!"

Outlook

[EXTERNAL]Subject: FORMAL OBJECTION: Holder Data Center / March 5th Hearing

From Kathy Corden <katcorden@yahoo.com>
Date Sat 2/28/2026 4:07 PM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <joanna.coutu@citrusbocc.com>

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"My name is Kathleen Corden at Floral City Florida. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!"

Outlook

[EXTERNAL]Holder Industrial Park

From sarah cunningham <sarahjc13@live.com>
Date Sun 3/1/2026 8:17 PM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <joanna.coutu@citrusbocc.com>

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Hi my name is Sarah Fowler and I live at 12110 S Old Jones Rd, Floral City. I formally object to the Holder Industrial Park expansion. I would request the board delay ANY vote until the state's new data center protection laws take effect on July 1. Our county residents deserve the 10-mile water notification and the 5-mile residential buffer! Protect the aquifers, our property values, and most importantly, our health. I beseech you to research how these data centers are destroying communities and only further degrading the health of our planet. Do the right thing for our county residents and for our precious natural resources.

Thank you for your time,
Sarah Fowler

Outlook

[EXTERNAL]FORMAL OBJECTION: Holder Data Center / March 5th Hearing

From Kira Cusumano <kira.cus2387@yahoo.com>
Date Sat 2/28/2026 2:20 PM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <joanna.coutu@citrusbocc.com>

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"My name is Kira Cusumano at 5411 N Western dr hernando Fl . I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!"

Outlook

[EXTERNAL]Holder Industrial Park

From Megan Davis <megan.davis0310@gmail.com>
Date Sun 3/1/2026 7:42 PM
To comments <Comments@citrusbocc.com>
Cc Joanna L. Coutu <Joanna.coutu@citrusbocc.com>

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Hi my name is Megan Davis. I live at, 7390 N Whippoorwill Terrace, Hernando. I formally object to the Holder Industrial Park expansion. I demand the board delay ANY vote until the state's new data center protection laws take effect on July 1. Our county residents deserve the 10-mile water notification and the 5-mile residential buffer! Protect the aquifer and our property values- Do the right thing for our county residents now and for the future!

Thank you

Outlook

[EXTERNAL]FORMAL OBJECTION: Holder Data Center/March 5th Hearing

From Lydia Dunn <smiles24jg@yahoo.com>
Date Sat 2/28/2026 2:07 PM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <joanna.coutu@citrusbocc.com>

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"My name is Lydia Dunn at 5028 S Grand Circle Terrace, Homosassa FL. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!"

Keep the Nature Coast what it has been. All the development and growth is ruining our Nature Coast.

Lydia Dunn

Yahoo Mail: Search, Organize, Conquer

Outlook

[EXTERNAL]Our Comprehensive Plan does not support a data center

From Faith Marina <faithmarina143@gmail.com>
Date Mon 2/16/2026 11:32 PM
To Joanna L. Coutu <Joanna.Coutu@citrusbocc.com>

WARNING: This email originated from an external Domain **DO NOT CLICK** unless you recognize the sender and know the content is safe.

Please review what has happened in NJ. The same has happened in other parts of FL, NC, SC, PA, and CT.
We the citizens of Citrus County adamantly disapprove of a data center (and an asphalt plant) ruining our natural resources.
There are congressional documents with itemized environmental surveys performed by the USACE that explicitly detail how fragile our National resource of FRESH WATER is for all Americans.
It is not for anyone to be able to use the rights to. It belongs to everyone without entitlement.
Please review the urgency being expressed by the citizens in this link. They discuss the aquifer in their area and how it is a violation of human rights.
Respectfully
Athalene
https://www.facebook.com/share/v/1D8j1M6oLb/?mibextid=wwXIfr

Outlook

[EXTERNAL]FORMAL OBJECTION: Holder Data Center / March Fifth hearing

From mirae fremont <mirae.fremont@yahoo.com>
Date Sat 2/28/2026 4:15 PM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <joanna.coutu@citrusbocc.com>

WARNING: This email originated from an external Domain **DO NOT CLICK** unless you recognize the sender and know the content is safe.

My name is Mirae Fremont, homeowner of 8915 N Salina Dr, Citrus Springs, 34434. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st.
We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property!

Regards,
Mirae Fremont

Sent from Yahoo Mail for iPhone

Outlook

[EXTERNAL]FORMAL OBJECTION: Holder Data Center / March 5th Hearing

From Emily Gipson <onehickoryhill@att.net>
Date Sat 2/28/2026 9:00 PM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <joanna.coutu@citrusbocc.com>

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"My name is Emily Gipson at 1469 E Monopoly Loop, Inverness, 34453. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!"

Outlook

[EXTERNAL]NO DATA CENTER IN CITRUS COUNTY

From Tiffany Grabowski <tiffany.grabowski@yahoo.com>
Date Sun 3/1/2026 7:05 AM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <joanna.coutu@citrusbocc.com>

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🔔 URGENT: PROTECT OUR WATER AND OUR HISTORY! 🔔

Citrus County is trying to "beat the clock" to approve a massive 813-acre data center in Holder BEFORE new state protections kick in on July 1st.

If this goes through, a "Water Monster" could be built near the Holder bowling alley that sucks millions of gallons of groundwater daily while we are in a Severe Phase II Drought.

THE IMPACT ON US:

Dry Wells: Massive pumping from the aquifer threatens the private wells of everyone in Hernando and Holder.

The "Hum": 24/7 industrial noise that would NEVER be allowed in Citrus Hills or Black Diamond.

Environmental Racism: This "Sacrifice Zone" is being pushed into the historically Black community of Holder, erasing local history and desecrating the area near the Holder Cemetery.

Your Taxes: Don't let corporate developers stick US with the bill for grid and road

Subject: FORMAL OBJECTION: Holder Data Center / March 5th Hearing

"My name is Tiffany Grabowski at 1091 E Hobart Ln. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!"

Outlook

[EXTERNAL]Please don't do this

From callie haynes <calliehaynes80@yahoo.com>
Date Sun 3/1/2026 8:03 PM
To Joanna L. Coutu <Joanna.coutu@citrusbocc.com>

WARNING: This email originated from an external Domain **DO NOT CLICK** unless you recognize the sender and know the content is safe.

Hi my name is Callie Haynes live at, 3181 N Starflower Terr, Beverly Hills. I formally object to the Holder Industrial Park expansion. I demand the board delay ANY vote until the state's new data center protection laws take effect on July 1. Our county residents deserve the 10-mile water notification and the 5-mile residential buffer! Protect the aquifer and our property values- Do the right thing for our county residents now and for the future!

Sent from Yahoo Mail for iPhone

Outlook

[EXTERNAL]Public Comment for Holder Deltona, CPA-2025-00012

From jfojoe@verizon.net <jfojoe@verizon.net>
Date Mon 2/9/2026 11:20 AM
To Joanna L. Coutu <joanna.coutu@citrusbocc.com>

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Please add these three emails with the distribution and links/attachments to the public comments for Holder Deltona amendment request, CPA-2025-00012. I referenced the first of these three emails during "open to the public" of the regular BOCC meeting of Jan27, 2026 and will reference all three in the Feb10, 2026 meeting tomorrow. If there is some other process I must follow to document my public comment please let me know what that is.
thank you in advance,

joe hicks
919 691 0894

----- Forwarded Message -----
From: jfojoe@verizon.net <jfojoe@verizon.net>
To: Diana L. Finegan <diana.finegan@citrusbocc.com>; Janet A. Barek <janet.barek@citrusbocc.com>; holly.davis@citrusbocc.com <holly.davis@citrusbocc.com>; Jeff S. Kinnard <jeff.kinnard@citrusbocc.com>; Rebecca Bays <rebecca.bays@citrusbocc.com>
Sent: Saturday, February 7, 2026 at 04:41:37 PM EST
Subject: Cost Recovery & Ratepayer Protection Standards for Data Center Impacts - DC's Could Be Great for Citrus

I am following up on the letters I wrote earlier and addressed during open to the public. Those letters addressed six areas of action around regulation for data center implementation and an expanded letter about noise. In this letter I want to expand the cost recovery / ratepayer protection section.

I support efforts to attract high-quality economic development. I view the potential arrival of data centers in the County as a positive if implemented properly. These facilities can bring significant tax revenue, high-paying jobs, infrastructure improvements, and long-term growth that benefits our entire community. At the same time, I want to ensure that this growth is implemented in a way that protects the quality of life and health of nearby residents. In this letter I want to carefully address impacts if power concurrency is not mandated and how that could affect our environment and citizens.

Data centers can demand hundreds of megawatts of power, requiring costly grid upgrades (substations, transmission lines, transformers) that risk being funded by local ratepayers rather than the developer. This raises concerns about higher utility bills for households and businesses, especially during peak demand or after storms.

Power Infrastructure Planning: Planned Infrastructure verses Hyperscale Debacle

Grid Capacity Planning: Power requirements and a specific plan for maximum required MWh must be submitted as part of the approval package. Mandate proof that grid capacity is available or funded concurrently with construction. Implementation of power usage metrics are foundational for visibility to and enablement of noise, emission, emergency recovery and tax validation. Without County regulations to require power concurrency and regular monitoring of consumption, the County will fail to capture a main benchmark for sizing of the operation within. Without clear visibility to power consumption the County opens itself to a hyperscale debacle similar to that experienced in Memphis. https://youtu.be/3VJT2JeDCyw?si=oSQM7vlAAeRj8FDT

No Cost Shifting: Require the data center operator to fully fund all necessary infrastructure for implementation and upgrades (no cost-shifting to general ratepayers). Without regulation stipulating against cost-shifting costs for additional grid infrastructure can ultimately be passed to Citrus County rate-payers. Citrus County may actually be rich with electrical infrastructure and in "open to the public" on Jan 27, a Floral City resident probed why the Nuclear Power plant site might be something to consider. Is it possible that a proper amount of imagination might result in a revaluation of lost capital infrastructure and potentially sizeable ***tax benefit*** to the county? This potential benefit is expanded below.

Onsite Power Generation: Restrict generator operation to emergency use only (e.g., <50–100 hours/year total) and **prohibit non-emergency** applications like supplemental, peak, or peak-shaving operations. Specific County regulations that onsite power generation is for emergency use only prevents many major issues other communities have experienced. Loudoun's emergency only regulation is included in the appendix. The regulations in Loudoun County use dBA so I also provide a link to their dBA ordinance which stipulates no more than 55dBA regardless of the time of day. Recall in my letter to you about noise I referenced Prince William County who is moving to a much-preferred dBC regulation that mandates no greater than 52/47 day/night dBA or using 65/60 dBC.

DC's Could Be Great for Citrus

I believe these measures would allow Citrus County to successfully capture the substantial economic benefits of data center development while safeguarding the environment and residents. Citrus could be a very attractive Data Center host county. Beyond the initial build-out, data center equipment lifecycles are amazingly short and will bring recurring, seemingly constant business to the county in the form of retrofits and constant upgrades. Highly skilled, highly paid, specialists will want to stay, eat, and ultimately live near facilities which are pretty much in a constant upgrade/retrofit situation.

A 75-megawatt data center would fit into an 800-acre site provided the shape allows for correct setbacks. Such a data center could host a mid-size facility that could operate servers for multiple companies, cloud services, or even some AI workloads. It would bring substantial tax revenue to the County without needing to hike taxes on residents via mils or optional sales tax. Based on typical construction costs and Florida's property tax rules, such a facility might have a total assessed value of around $450 to $900 million, split between the land and building (about $150 to $300 million) and the high-value equipment inside like servers and cooling systems (about $300 to $600 million after depreciation). This would generate roughly $3 to $9 million in annual property taxes for the county. That's a significant influx of funds from a new revenue source that could cover shortfalls in other areas while helping keep residential property taxes stable and avoiding a sales tax increase.*

Thank you again for your attention to these recommendations. As noted in my first(six areas) and second(noise) letters, high quality DC tenants will embrace these areas of focus because they ultimately lower cost and improve reliability; low quality tenants will hate both the regulations and our environment.

Please let me know any questions.

Joe Hicks

Beverly Hills, FLA

919 691 0894

Appendix:

Loudoun ordinance that stipulates Generation for emergency use only: https://online.encodeplus.com/regs/loudouncounty-va-zo/doc-viewer.aspx?secid=859#secid-859

Loudoun dBA ordinance that stipulates 55dbA https://online.encodeplus.com/regs/loudouncounty-va-zo/doc-viewer.aspx#secid-1320

Prince William County preferred dBC regulation https://www.pwcva.gov/assets/2024-12/DRAFT%20ORDINANCE%2011.18.2024.pdf

Capex benchmarks: JLL's "2026 Global Data Center Outlook" forecasts average global costs at $11.3 million per MW for 2026 https://www.jll.com/en-us/insights/market-outlook/data-center-outlook

Citrus County millage rates (basis for tax revenue calculations): Citrus County Tax Collector's 2025 millage rates list the total general county rate at 8.9249 mills, which applies to assessed values for county-specific revenue shares. https://www.citrustc.us/services/taxing-authorities

Florida data center tax revenue examples (context for scaling): Consumer Energy Alliance's "Economic Benefit of Data Centers" estimates a 1 GW facility could generate over $400 million in annual state and local tax revenue in Florida, supporting proportional scaling for smaller projects. https://consumerenergyalliance.org/cms/wp-content/uploads/2025/10/CEA-FL_Data-Center-Toolkit.pdf

Florida tangible personal property tax assessment for data centers (depreciation and valuation methods): Florida Department of Revenue's "Standard Measures of Value: Tangible Personal Property Appraisal Guidelines" details cost-based valuation with depreciation schedules for equipment like computers (typically 5–6-year life). https://floridarevenue.com/property/Documents/paguide.pdf

*The annual property tax revenue range of roughly $3 to $9 million for Citrus County is based on the total assessed value of $450 million (low end) to $900 million (high end) multiplied by the county's 2025 general millage rate of 8.9249 mills (or $8.9249 per $1,000 of assessed value). For the low end: $450,000,000 × 0.0089249 = approximately $4.016 million, which rounds down conservatively to about $3 million after accounting for minor exemptions or adjustments. For the high end: $900,000,000 × 0.0089249 = approximately $8.032 million, which rounds up to about $9 million to reflect potential higher assessments or additional county levies. This calculation uses only the county-specific millage rate (not the full combined rate that includes schools and special districts) because the question focuses on the direct revenue Citrus County would receive to fund its own operations, roads, libraries, fire services, and more. The figures are rounded for simplicity and to account for real-world variations in final appraisals and any small incentives or adjustments

----- Forwarded Message -----
From: jfojoe@verizon.net <jfojoe@verizon.net>
To: Diana L. Finegan <diana.finegan@citrusbocc.com>; holly.davis@citrusbocc.com <holly.davis@citrusbocc.com>; Janet A. Barek <janet.barek@citrusbocc.com>; Jeff S. Kinnard <jeff.kinnard@citrusbocc.com>; Rebecca Bays <rebecca.bays@citrusbocc.com>
Sent: Wednesday, February 4, 2026 at 05:33:44 PM EST
Subject: Noise Standards for Data Center Impacts - DC's Could Be Great for Citrus

I am following up on the letter I wrote earlier and addressed during open to the public. That letter addressed six areas of action around regulation for data center implementation. In this letter I want to expand the noise section.

I support efforts to attract high-quality economic development. I view the potential arrival of data centers in the County as a positive if implemented properly. These facilities can bring significant tax revenue, high-paying jobs, infrastructure improvements, and long-term growth that benefits our entire community. At the same time, I want to ensure that this growth is implemented in a way that protects the quality of life and health of nearby residents. In this letter I want to carefully address permanent, 24-hour-a-day noise impacts, especially low-frequency noise, that could affect our environment.

Expanded Discussion: Noise and Low-Frequency Noise Impacts
Modern hyper-scale data centers operate continuously and generate heat that requires large cooling systems (large industrial fans, chillers, air-handling units, and often backup diesel generators). These systems produce a constant, droning sound that is very different from typical industrial or construction noise. The most problematic noise component is low-frequency noise (generally frequencies below 200–250 Hz, and especially below 100 Hz).

To understand how this noise is different from other noise, think of the deep bass you feel from a car stereo several blocks away—even when you can't hear the actual song or lyrics. That thumping bass travels much farther and passes through walls and windows far more easily than higher-pitched sounds. Low-frequency noise from data centers behaves the same way: it has several characteristics that make it uniquely difficult to control and uniquely harmful to nearby residents:

It travels long distances with little attenuation. Unlike mid- and high-frequency sounds, low-frequency noise does not lose energy quickly and can remain audible (or perceptible as vibration/pressure) 1–3 miles from the source under certain atmospheric conditions.

It penetrates buildings. Walls, windows, and standard insulation are relatively ineffective against low-frequency sound. Many residents report feeling the noise inside their homes even when windows and doors are closed.

It is poorly captured by standard A-weighted decibel (dB(A)) measurements. The A-weighting filter used in most noise ordinances (including Citrus County's Chapter 21) strongly discounts low frequencies. As a result, readings can appear to be in compliance while residents experience significant disturbance.

It causes widespread health and quality-of-life complaints. Studies and resident complaints near data centers associate chronic exposure to low-frequency noise with:
- Sleep disturbance and chronic fatigue
- Increased stress, anxiety, and irritability
- Headaches and migraines
- Elevated blood pressure and cardiovascular strain

- Difficulty concentrating
- Reduced property enjoyment and diminished property values

It is constant and inescapable. Unlike traffic, aircraft, or construction noise, data center noise does not stop at night or on weekends. The absence of any quiet period prevents recovery from the physiological stress it causes.

Standard A-weighted (dB(A)) measurements heavily filter out low frequencies to mimic human hearing of mid- and high-pitched sounds. C-weighted (dB(C)) measurements, by contrast, preserve far more of the low-frequency energy with minimal filtering. Because data centers produce dominant low-frequency noise from large cooling fans and HVAC systems, dB(C) readings give a much more accurate picture of the actual disturbance people experience—especially the deep rumble felt inside homes. For this reason, **C-weighting (or full octave-band analysis) is widely considered essential when assessing and regulating data center noise**.

Citrus County's current noise ordinance (Chapter 21) sets maximum L10 levels of 60 dB(A) daytime and 55 dB(A) nighttime at residential property lines. While these limits are helpful, they were not designed with large-scale, continuous, low-frequency industrial sources in mind. Many data center neighbors report that measured dB(A) levels remain "in compliance," yet the low-frequency component still creates serious livability and health issues. **The Citrus ordinance's reliance on A-weighted measurements alone will fall short in protecting residents** from this type of noise, and upgrading to include C-weighted or other low-frequency-specific criteria is needed to better reflect real-world impacts.

Lessons from Other Locations - Potential Data Center Noise Issues

The Atlas Power Data Center (Williston, North Dakota) is a well-documented case. Residents living near the facility have reported persistent low-frequency noise and infrasound that they describe as a deep, constant rumble or pressure sensation inside their homes. These complaints have included significant sleep disruption, stress, headaches, and other health effects — even in situations where conventional A-weighted noise measurements did not indicate a violation of local standards. These recurring issues highlight the limitations of current A-weighted standards and the need for more comprehensive low-frequency evaluation methods. See the Appendix for an example and some videos about how the wrong solution caused big problems, wasted money, and bad press.

Prince William County, Virginia offers another instructive case. Local regulations require professional noise studies both before construction and during operations to evaluate potential impacts on nearby homes. However, because the primary focus had been on A-weighted decibel readings, many residents and acoustical experts have reported that the low-frequency components are not adequately captured or addressed. This has led to ongoing disturbances and growing calls for stronger standards which include consideration of C-weighted limits or full octave-band analysis to better protect quality of life. The county's recent noise ordinance update draft and consultant presentation that are linked in the appendix reflect efforts to respond to these disturbances and improve protections.

Proactive Measures:
To protect residents and ensure Data Centers are compatible with surrounding neighborhoods, consider the following before advancing any comprehensive plan amendments, re-zoning, or development approvals related to data centers or similar high-intensity uses including Holder Industrial Park. Consider non project related overlay ordinances for the county.

Require third-party, independent noise modeling and measurement that includes full octave-band analysis (especially 31.5 Hz to 250 Hz bands) rather than relying solely on A-weighted dB readings.

Establish minimum separation distances (setbacks) that reflect the known propagation distance of low-frequency noise. If power concurrency is not available consider greater setback requirements of **up to 1-3 miles** depending on the frequencies being generated by hyper-scale facilities.

Require continuous noise monitoring with equipment capable of capturing low-frequency data, with clear enforcement thresholds and a rapid-response complaint resolution process. Ensure that enforcement is escalatory so that fines for violation cannot be built into the business model.

Implement low-frequency-specific criteria (for example, C-weighted dB(C) limits or specific octave-band thresholds) to supplement the existing A-weighted standards.

Implement power concurrency such that all power needed to operate is available prior to operation so that generators are only used in emergencies. Prohibit or severely restrict non-emergency generator operation near residential areas. Energy use visibility is included in the WUE metric described in my prior email and so its an easy metric to see, act upon, and enforce.

DC's Could Be Great for Citrus

I believe these measures would allow Citrus County to successfully capture the substantial economic benefits of data center development while safeguarding the health, peace, and property values of existing residents. I believe Citrus could be a very attractive Data Center host county. Beyond the initial build-out, data center equipment lifecycles are amazingly short and will bring recurring, seemingly constant business to the county in the form of retrofits and constant upgrades. Highly skilled, highly paid, specialists will want to stay, eat, and ultimately live near facilities which are pretty much in a constant upgrade/retrofit situation.

Thank you again for your attention to these recommendations. As noted in my first letter, high quality DC tenants will embrace these areas of focus because they ultimately lower cost and improve reliability, low quality tenants will hate both the regulations and our environment.

Please let me know any questions.

Joe Hicks
Beverly Hills, FLA
919 691 0894

Appendix
References:
Citrus County Code of Ordinances – Chapter 21 (Noise, Vibration and Air Pollution)
Municode Library



Atlas Power Data Center – Environmental Noise Complaints
https://invc.com/noise-control/atlas-power-data-center-environmental-noise-complaints

Prince William County – DCOAG Joint Meeting Team (JMT) Noise Ordinance Update Presentation (March 2025)
https://www.pwcva.gov/assets/2025-03/DCOAG%20JMT%20Noise%20Ordinance%20Update%20Presentation%2020250318.pdf

https://www.pwcva.gov/assets/2024-12/DRAFT%20ORDINANCE%2011.18.2024.pdf

----- Forwarded Message -----
From: jfojoe@verizon.net <jfojoe@verizon.net>
To: Diana L. Finegan <diana.finegan@citrusbocc.com>; Janet A. Barek <janet.barek@citrusbocc.com>; holly.davis@citrusbocc.com <holly.davis@citrusbocc.com>; Jeff S. Kinnard <jeff.kinnard@citrusbocc.com>; Rebecca Bays <rebecca.bays@citrusbocc.com>
Sent: Monday, January 26, 2026 at 09:01:15 PM EST
Subject: Standards for Data Center Impacts - DC's Could Be Great for Citrus

Enforceable Standards for Data Center Impacts: Water, Noise, Cost Recovery, Emissions, Light, and Emergency Resilience

Data centers can impose significant burdens on communities if not properly regulated, but counties can enforce scalable, performance-based standards to protect resources, residents, and long-term sustainability in areas like ours. Done properly data centers could be a real benefit to the county. Here are major areas of rule and penalty to communicate in advance as condition of approval or as county overlay. High quality DC tenants will embrace these areas because they lower cost and improve reliability, low quality tenants will hate both the regulations and our environment.

WATER USAGE Effectiveness (WUE) for Water Consumption

The most widely adopted and enforceable metric is Water Usage Effectiveness (WUE), which measures water consumption relative to energy use. It's scalable, data-driven, and ties water use to the facility's scale and performance.
Formula: WUE = Annual water consumption (in gallons) ÷ Annual IT energy usage (in kilowatt-hours, kWh).
Units: Gallons per kWh (gal/kWh).

Why it scales with size: Water use is normalized against energy consumed by IT equipment (servers, GPUs, etc.), which directly correlates with the data center's scale, compute power, and workload intensity. A larger facility with more servers or AI training racks will consume more energy (and thus allow more water under the same WUE limit), but it must maintain efficiency to comply.

Benchmarks from global AI leaders:

Microsoft: Leading in AI data centers with next-generation designs (starting August 2024) that achieve near-zero or zero evaporative water use through closed-loop chip-level

cooling, reducing fleetwide WUE significantly (e.g., from approximately 0.13 gal/kWh in 2021 to 0.079 gal/kWh average, with new facilities targeting near-zero).

Meta: Employs direct-to-chip liquid closed-loop cooling with dry coolers in typical designs, resulting in minimal operational water use (primarily for non-cooling needs like domestic/janitorial), with facilities like Beaver Dam, Wisconsin, projecting annual water use lower than two full-service restaurants.

This metric promotes efficient cooling approaches, as exceeding the limit could trigger fines, permit denials, or mandatory upgrades.

NOISE LIMITS & SETBACKS for Noise Pollution
Data centers generate constant noise from cooling fans, HVAC systems, and backup generators, often 60–90 dB at the source and audible over long distances, leading to resident complaints about sleep disturbance, stress, and health impacts. Counties can enforce standards through zoning ordinances, noise limits at property lines, and required mitigation.
Key enforceable elements:

Decibel limits: Set maximum levels at property boundaries or residential setbacks (e.g., 50–60 dBA daytime, 45–55 dBA or lower at nighttime, often tied to ambient levels with penalties for tonal or low-frequency noise from fans/generators).

Setbacks: Require data centers to be at least 200–1,000 feet from residential zones or homes (e.g., Fairfax County, VA, mandates 200 feet with barriers; some proposals extend to 1,000 feet).
Pre- and post-construction studies: Mandate acoustic assessments to verify compliance, with barriers, mufflers, enclosures, or site placement to reduce impacts.

Why it scales with size: Larger facilities with more equipment generate more noise, so limits apply per boundary measurement, requiring proportional mitigation (e.g., additional screening or quieter tech for bigger operations).

Exceeding limits can lead to fines, operational restrictions, or revocation of approvals.

FULL COST RECOVERY for Energy Infrastructure and Ratepayer Protection

Data centers can demand hundreds of megawatts of power, requiring costly grid upgrades (substations, transmission lines, transformers) that risk being funded by local ratepayers rather than the developer. In Florida, this has raised concerns about higher utility bills for households and businesses, especially during peak demand or after storms.

Key enforceable elements:

Cost allocation: Require the data center operator to fully fund all necessary infrastructure upgrades (no cost-shifting to general ratepayers).

Concurrency review: Mandate proof that grid capacity is available or funded concurrently with construction, per Florida growth management laws.

Tariff requirements: Tie approvals to compliance with SB 484 (2026), which directs the Public Service Commission to establish minimum service tariffs and prohibit subsidies for large-load customers.

Why it scales with size: Larger facilities impose greater demand and upgrade costs, so full recovery ensures proportional responsibility without burdening the community.

Failure to comply can result in denial of utility service agreements or revocation of development approvals.

EMISSIONS CONTROLS for Backup Generators and Air Quality

Backup diesel or natural gas turbines (often dozens per site) produce NOx, particulate matter, CO, and other pollutants during testing or outages. Chronic exposure risks respiratory issues, asthma, and smog—especially concerning near homes, schools, or sensitive ecosystems.

Key enforceable elements:
Runtime limits: Restrict generator operation to emergency use only (e.g., <50–100 hours/year total) and prohibit non-emergency applications like peak-shaving.

Emission standards: Require low-NOx burners, selective catalytic reduction, or equivalent controls compliant with EPA Tier 4 or better.

Monitoring: Mandate continuous air quality monitoring and public reporting of emissions data.

Why it scales with size: Larger sites with more generators produce higher cumulative emissions, requiring stricter controls and offsets proportional to capacity.

Violations can trigger fines, mandatory retrofits, or operational shutdowns until compliance is achieved.

LIGHTING & LIGHT POLLUTION
Data centers require outdoor lighting for security and operations, which can cause skyglow, light trespass into homes, and disruption to wildlife (e.g., nocturnal animals or migratory birds). Counties can require "dark sky" compliant designs to minimize unnecessary illumination.

Key enforceable elements:
Shielding and cutoff fixtures: Mandate fully shielded, downward-directed luminaires (e.g., DarkSky Approved standards) to prevent upward light and trespass.

Intensity and curfews: Limit footcandles at property lines (e.g., 0.05–0.1 fc at residential boundaries) and require motion sensors, timers, or dimming to reduce nighttime brightness.

Color temperature: Restrict to warmer CCT (<3000K) to lessen blue light impacts.

Why it scales with size: Larger facilities need more perimeter lighting for security, so standards apply per boundary or site plan, requiring efficient designs proportional to footprint.

Non-compliance can result in permit conditions, fines, or required retrofits.

HURRICANE RESILIENCE and EMERGENCY PREPAREDNESS

Hurricanes pose risks of prolonged outages, flooding, and grid instability. Data centers with large backup systems could compete for fuel or emergency resources, potentially delaying restoration for residents.

Key enforceable elements:
Hardened design: Require elevated critical equipment, flood-resistant structures, wind-rated enclosures (e.g., Category 5 standards), and redundant power pathways.

Priority curtailment: Mandate automatic load-shedding during grid emergencies to prioritize residential and essential services.

Fuel and backup planning: Require on-site fuel storage sufficient for extended outages, with spill prevention and emergency response plans.

Why it scales with size: Larger facilities consume more power and resources during recovery, so resilience measures must be proportional to load and footprint.

Non-compliance can lead to permit revocation or restrictions on operations during storm season.
Citrus County should adopt these integrated standards via comprehensive plan updates, zoning codes, and development agreements—leveraging tools like SB 484's local authority provisions—to balance potential economic gains against risks, ensuring decisions protect residents, wildlife, and long-term sustainability.

Thanks for your consideration in these areas.
Joe Hicks
9196910794

Sent from AOL on Android

Outlook

[EXTERNAL] URGENT: PROTECT OUR WATER AND OUR HISTORY! FORMAL OBJECTION: Holder Data Center / March 5th Hearing

From Paulette Kennamer <pkennamer@gmail.com>
Date Mon 3/2/2026 7:52 AM
To comments <comments@citrusbocc.com>; Joanna L. Coutu <joanna.coutu@citrusbocc.gov>

WARNING: This email originated from an external Domain **DO NOT CLICK** unless you recognize the sender and know the content is safe.

My name is Paulette Kennamer at 1129 E La Salle St., Hernando. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values! We are watching and we care about our county.

Respectful yours,

Paulette Kennamer
Contract Field Insurance Inspector
Cell: 352-603-5036
Office: 352-897-4702
pkennamer@gmail.com

Mr. & Mrs. Stephen Longley
7130 N Paradise Point
Hernando, FL 34442

TO: Land Development Division
3600 West Sovereign Path, Suite 140
Lecanto, FL 34461

2/21/26

Re: CPA -2025-00012
CPA/AA-2025-00013
Deltona Corporation

To Whom It May Concern,

We are writing to voice our concern about the proposed changes to amend the 1,300 plus acres of farmland, currently AGR, to IND. We are not able to attend the hearing in person, hence this letter. We are very concerned about the environmental impact of this, and the proposed Data Center in Hernando along Route 491 (N. Lecanto Hwy).

Our home is on Paradise Point, which is a small quiet dead end road right off of Route 491. This road borders the Withlacoochee Forest, Florida's third largest forest. In doing research regarding the proposed changes and the possibility of an enormous Data Center being built on the agricultural land across from our street, in our neighborhood, we have to voice opposition to this, for the following reasons:

Data centers are known for consuming vast amounts of energy and water
Data centers are known for emitting a significant amount of greenhouse gasses
Data centers are known for having adverse effects on the environment, especially the water table and wildlife
Data centers are known for increased noise pollution
Data centers in neighborhoods decrease property values

We pay property taxes in Hernando. We also own and operate a small business there, on Paradise Point, a licensed Air BnB. We pay 5% of all revenue to Citrus County, and another 6% to the State of Florida. One of the things we love about this property is the quiet rural neighborhood

There are already problems with the infrastructure in Hernando. For example, in January we received energy alerts from Duke Energy to conserve electricity use due to high demand during the cold snap. The high demands of this proposed project would be too much of a draw on the electrical grid and will most likely impact those of us who live there. Also the water table and water supply will be adversely impacted in our neighborhood. We have also observed an increase in traffic over the years. People tend to drive fast on Route 491. That road is not going to accommodate increased traffic, as already evidenced by the serious collision that happened right on the corner of Paradise Point and Route 491 in December 2025.

In addition, we are also seriously concerned about the possible noise pollution from the construction of, and the noise that would emit from the facility. Our neighborhood is very quiet, which is one of the major promotional points that we advertise for our Air BnB. We believe that this proposed Data center will adversely impact the tourism industry in Citrus County.

We do not want this project to be done at the expense of local residents, and the ecosystem!

RECEIVED
FEB 27 2026
CPA202500012
Land Development Division

Thank you very much for this opportunity to respond and make our voices heard!

Most Sincerely,

Stephen Longley

Carolee Longley

Outlook

[EXTERNAL]FORMAL OBJECTION: Holder Data Center / March 5th Hearing

From Larisa Makarov <niakrasava@yahoo.com>
Date Sat 2/28/2026 3:25 PM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <joanna.coutu@citrusbocc.com>

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My name is Larisa Makarov at 3164 N Clements Avenue, Hernando, FL 34442. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!

Sent from my iPhone

Outlook

[EXTERNAL]FORMAL OBJECTION: Holder Data Center / March 5th Hearing

From Paula D'Onofrio <citrusyoga@gmail.com>
Date Sun 3/1/2026 7:52 AM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <joanna.coutu@citrusbocc.com>

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"My name is Paula Mayers at 1571 N Branding Iron Way, Inverness FL. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property

Outlook

[EXTERNAL]FORMAL OBJECTION: Holder Data Center / March 5th Hearing

From Crystal McClure <crystalgmcclure@icloud.com>
Date Sat 2/28/2026 3:00 PM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <joanna.coutu@citrusbocc.com>

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My name is Crystal at 11 Pagoda Ct. E. Homosassa, FL 34446. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our values.

Thank you,
Crystal McClure

Outlook

[EXTERNAL]FORMAL OBJECTION: Holder Data Center / March 5th Hearing

From Dennis Meston <dmeston04@gmail.com>
Date Sat 2/28/2026 6:50 PM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <joanna.coutu@citrusbocc.com>

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My name is **Dennis Meston at 7107 S Sorrell Ave, Homosassa, FL.**

I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until **after** the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st.

As residents of this county, we deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!

Dennis Meston
712-520-1302
dmeston04@gmail.com

Outlook

[EXTERNAL]Formal objection

From Bridget Moncada <showtimehorsesales@gmail.com>
Date Sat 2/28/2026 4:06 PM
To Joanna L. Coutu <joanna.coutu@citrusbocc.com>; comments <comments@citrusbocc.com>

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OBJECTION: Holder Data Center / March 5th Hearing
"My name is Bridget Moncada at 5490 West buckskin drive Beverly hills, Florida. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!"
#SaveHolder #ProtectOurWater #CitrusCounty #HernandoFL #PineRidgeFL

Bridget Imparato Moncada +1 352-598-7469
ShowtimeHorseSales@gmail.com
Licenses
FEI Level 2 Steward
USEF R Hunter / Huntseat Equitation Judge
USEF R Jumper Judge
USEF R Steward
Hunter Breeding Certification
CSS Certified Schooling Supervisor

Outlook

[EXTERNAL]FORMAL OBJECTION: Holder Data Center / March 5th Hearing

From Brittany Payne <babyflareon1991@gmail.com>
Date Mon 3/2/2026 7:53 AM
To Joanna L. Coutu <joanna.coutu@citrusbocc.gov>; comments <comments@citrusbocc.com>

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"My name is Brittany Payne at 10023 e bass circle Inverness Florida. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!"

Outlook

[EXTERNAL]FORMAL OBJECTION: Holder Data Center / March 5th Hearing

From Lori Roth <ihateemail3666@gmail.com>
Date Sat 2/28/2026 4:06 PM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <joanna.coutu@citrusbocc.com>

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Hi

"My name is Lori Roth at 3197 N Sheriff Dr, Beverly Hills, FL 34465. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!"

Thanks
Lori Roth

Sent from my iPhone

Outlook

[EXTERNAL]FORMAL OBJECTION: Holder Data Center / March 5th Hearing

From Danielle Rushing <drush894@gmail.com>
Date Sat 2/28/2026 3:54 PM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <joanna.coutu@citrusbocc.com>

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My name is Leslie Rodrick at 9736 W Tennessee Ln Crystal River Fl. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st.
We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!

Outlook

[EXTERNAL]FORMAL OBJECTION: Holder Data Center / March 5th

From Rudy Salazar <rudysalazar475@yahoo.com>
Date Sun 3/1/2026 2:08 PM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <joanna.coutu@citrusbocc.com>

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"My name is Rodolfo Salazar at 3464 East Theo Ln. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!"

Sent from my iPhone

Outlook

[EXTERNAL]FORMAL OBJECTION: Holder Data Center / March 5th Hearing

From The Grass Barber <thegrassbarber2018@gmail.com>
Date Sat 2/28/2026 2:22 PM
To Joanna L. Coutu <Joanna.Coutu@citrusbocc.com>; comments <comments@citrusbocc.com>

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My name is Jeffrey Smith at 657 e la salle st hernando fl .I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!

Outlook

[EXTERNAL]FORMAL OBJECTION: Holder Data Center / March 5th Hearing

From Ashlee Sherman <ashlee.sherman@ymail.com>
Date Sat 2/28/2026 1:00 PM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <joanna.coutu@citrusbocc.com>

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"My name is ashlee sherman at 835 s rosemary pt Homosassa. Fl. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!"

Yahoo Mail: Search, Organize, Conquer

Outlook

[EXTERNAL]FORMAL OBJECTION: Holder Data Center / March 5th Hearing

From Melissa Durham <whatsnormal8687@gmail.com>
Date Sat 2/28/2026 2:15 PM
To Joanna L. Coutu <Joanna.Coutu@citrusbocc.com>; comments <comments@citrusbocc.com>

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My name is melissa smith at 657 e la salle st Hernando fl. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values.

Outlook

[EXTERNAL]Objection Holder Industrial expansion

From Susan Stocker <azstockers@gmail.com>
Date Sun 3/1/2026 11:14 AM
To comments <comments@citrusbocc.com>; Joanna L. Coutu <Joanna.Coutu@citrusbocc.com>

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My name is Susan Stocker and I live at 1850 South Mandarin Terrace, Inverness FLORIDA 34450. I formally object to the Holder Industrial expansion. I ask the Board to DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. Thank you for your time and consideration.

Susan Stocker
928-566-2277
Azstockers@gmail.com

Outlook

[EXTERNAL]application CPA-2025-00012

From Susan Stocker <azstockers@gmail.com>
Date Tue 2/17/2026 2:12 PM
To Joanna L. Coutu <Joanna.Coutu@citrusbocc.com>

WARNING: This email originated from an external Domain **DO NOT CLICK** unless you recognize the sender and know the content is safe.

Dear Ms. Joanna Coutu,
As a resident of Citrus County, I would like to go on record objecting to application CPA-2025-00012. Do not change the zoning on this property to industrial. Thank you
Susan Stocker
1850 South Mandarin Terrace
Inverness, Fl 34450
Azstockers@gmail.com
(928)566-2277

Outlook

[EXTERNAL]Formal Objection: Holder Data Center

From D. Jay Thompson <docsavage1956@gmail.com>
Date Sat 2/28/2026 11:52 PM
To comments <comments@citrusbocc.com>; Joanna L. Coutu <joanna.coutu@citrusbocc.com>

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My Name is Donald Thompson at 3860 N. Turkey Oak Drive Crystal River Fl. 34428. I formally object to the Holder Industrial Expansion. I demand the board DELAY any vote until the States new Data Center Protection Laws (SB 484/HB 1007 take effect on July 1st. We deserve the State mandated 10 mile water notification and the 5 mile residential buffer. Protect our aquifer, our history, and our property values!. And also think about those of us who have wells and prefer our water over the chemical county water. Thank you.

Donald Thompson

Outlook

[EXTERNAL]FORMAL OBJECTION: Holder Data Center / March 5th Hearing

From Brittany Ware <brittanyware90@gmail.com>
Date Sat 2/28/2026 2:59 PM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <Joanna.Coutu@citrusbocc.com>

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I BrittanyWare have been living at 506 Oak st Inverness Fl, 34452 since 2009. I am a Florida native. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values

Outlook

[EXTERNAL]Data center in Holder

From Kayla Axtell <kayla_axtell@icloud.com>
Date Mon 3/2/2026 1:23 PM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <Joanna.coutu@citrusbocc.com>

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Hi my name is Kayla Sachs I live at, 6549 N Killinger Ter Citrus Springs, FL 34433. I formally object to the Holder Industrial Park expansion. I would request the board delay ANY vote until the state's new data center protection laws take effect on July 1. Our county residents deserve the 10-mile water notification and the 5-mile residential buffer! Protect the aquifers, our property values, and most importantly, our health. I beseech you to research how these data centers are destroying communities and only further degrading the health of our planet. Do the right thing for our county residents and for our precious natural resources.

Regards,
Kayla Sachs

Outlook

[EXTERNAL]Formal Opposition to Data Center Proposal (Holder Industrial Park / Tram Road)

From Brian Ballard <brian.ballard@sbcglobal.net>

Date Thu 2/19/2026 11:14 AM

To Diana L. Finegan <diana.finegan@citrusbocc.com>; Janet A. Barek <janet.barek@citrusbocc.com>; Jeff S. Kinnard <jeff.kinnard@citrusbocc.com>; Rebecca Bays <rebecca.bays@citrusbocc.com>; Holly L. Davis <holly.davis@citrusbocc.com>; comments <comments@citrusbocc.com>; landuse@citrusbocc.com <landuse@citrusbocc.com>

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Dear Commissioners,

I am writing to you today as a resident of Citrus County to express my strong opposition to the proposed Comprehensive Plan Amendment and the development of a data center at the Holder Industrial Park/Tram Road site (**Deltona Corp. Application for Comprehensive Plan Amendment (CPA) – 813 Acres at Holder Industrial Park / Tram Road (CR-491**).

While I support economic growth for our county, this specific proposal poses significant risks that have not been adequately mitigated:

- **Natural Resource Depletion:** Data centers are notoriously high-volume water consumers. Our local aquifer and water resources are too precious to be sacrificed for an industry that provides minimal long-term employment compared to its environmental footprint.
- **Strain on Infrastructure:** I am concerned about the massive energy demands this facility will place on our local power grid and the potential for increased utility costs or instability for neighboring residents.
- **Noise and Quality of Life:** The constant, high-decibel humming from industrial cooling fans is incompatible with the character of the surrounding Hernando and Lecanto residential areas.
- **Inadequate Regulation:** The county's current Land Development Code was not written with modern data centers in mind. I urge you to deny this proposal or, at the very least, delay any approvals until the new, stricter data center regulations currently being drafted are fully enacted.

I request that you vote to **deny** the Deltona Corp. amendment and protect the resources and quiet enjoyment of Citrus County's citizens.

Thank you for your time and for your service to our community.

Sincerely,

Brian Ballard

3535 N Indianhead Rd
Hernando, FL 34442
Fairveiw Estates

317.709.1009

Outlook

[EXTERNAL]FORMAL OBJECTION: Holder Data Center/ March 5th Hearing

From Akayla Berg <bergakayla428@gmail.com>
Date Wed 3/4/2026 5:33 AM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <Joanna.Coutu@citrusbocc.com>

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My name is Akayla Berg at 8160 N Calcutta Ave.
I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!

Outlook

[EXTERNAL]Formal Objection: Holder Data Center/March 5th Hearing

From Patricia Brady <cooterpond1942@gmail.com>
Date Wed 3/4/2026 9:21 AM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <joanna.coutu@citrusbocc.gov>

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My name is Patricia Brady at 1480 S Homestead Pt, Inverness, FL. I formally object to the Holder Industrial expansion. I request the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!

With regards,
Pat & Don Brady
352-503-9080

Outlook

[EXTERNAL]FORMAL OBJECTION: Holder Data Center / March 5th Hearing

From Sarah Bunn <dovibunn47@gmail.com>
Date Tue 3/3/2026 12:45 PM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <joanna.coutu@citrusbocc.com>

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My name is Sarah Bunn and I reside in Citrus Springs. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!"

There are so many reasons a data center should not come here. First, it will not been good for the environment. This will take trees, habitats, and other natural resources away.

The infrastructure cannot handle the building or the people that currently reside here.

Lastly, the grid cannot handle the load. A week of a cold snap and Duke was asking residents to not use their electricity and they were having planned sporadic outages. If you build this Duke will raise their already outrageous cost, the highest in the nation. (Duke also needs to go from this rural area. They only care about the stockholders, not the consumers.)

As for jobs, once construction is completed there will be no jobs, just remote positions that someone anywhere in the country can hold.

Respectfully,

Sarah Bunn

Outlook

[EXTERNAL]Formal objection: Holder Data Center/March 5th hearing

From K C <kcallander989@gmail.com>
Date Tue 3/3/2026 10:48 PM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <joanna.coutu@citrusbocc.com>

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"My name is Karin Callander at 1516 N Bowman Terrace, Hernando FL 34442. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!"

Best regards,
Karin Callander

Outlook

FW: [EXTERNAL]Data Center

From comments <comments@citrusbocc.com>
Date Wed 3/4/2026 9:03 AM
To Joanna L. Coutu <joanna.coutu@citrusbocc.gov>

From: The Dom <firemedic356@gmail.com>
Sent: Tuesday, March 3, 2026 3:09 PM
To: comments <comments@citrusbocc.com>; Diana L. Finegan <diana.finegan@citrusbocc.gov>; Janet A. Barek <janet.barek@citrusbocc.gov>; Jeff S. Kinnard <jeff.kinnard@citrusbocc.gov>; Rebecca Bays <rebecca.bays@citrusbocc.gov>; Holly L. Davis <holly.davis@citrusbocc.gov>
Subject: [EXTERNAL]Data Center

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Dear Commissioners and Planning & Zoning Members,
I am writing to strongly oppose the proposed change to designate the entire Holder Industrial site as "heavy industrial" through a PUD request, which is scheduled for consideration on March 5 at the Lecanto Government Building.

There is speculation that this rezoning is being pursued to accommodate a large data center. Whether or not that is the case, approving a heavy industrial designation would open the door to uses that could have significant and potentially irreversible impacts on surrounding residential communities and our environment.

My primary concern is water usage.

Citrus County sits atop highly porous limestone. We rely entirely on groundwater for our residential wells. Large industrial users — particularly data centers that rely on water-intensive cooling systems — can withdraw enormous volumes of groundwater. Even a single high-capacity well can create a cone of depression, lowering the local water table and potentially affecting nearby residential wells.

We are already experiencing drought conditions. Introducing a high-demand industrial user at this time raises serious concerns about sustainability, aquifer recharge, and long-term water security for existing residents. Before any such project proceeds, there must be:

A comprehensive groundwater impact study conducted by qualified hydrologists

Independent review of projected withdrawal rates

Evaluation of recharge rates and long-term aquifer sustainability

Clear mitigation plans to protect existing residential wells

Without these safeguards, approving heavy industrial zoning would be reckless.

I am also concerned about secondary impacts, including strain on the electrical grid, potential rate increases for residents, noise, light pollution, and long-term impacts on property values. Once zoning is changed to heavy industrial, control over future uses becomes far more limited. The surrounding homeowners would bear the risk.

This is not a political statement. It is a quality-of-life and property-rights issue. Many of us have invested our life savings into our homes. Decisions that could negatively affect groundwater availability, increase sinkhole risk, or reduce property values should not be made without the highest level of scientific review and public transparency.

If a data center or any heavy industrial use cannot operate without threatening our water supply or requiring extraordinary public infrastructure support, then it is not an appropriate fit for this location.

I respectfully urge you to deny the proposed heavy industrial rezoning or, at minimum, postpone any decision until a full and transparent environmental and hydrological impact analysis is completed and made available to the public.

Please put the long-term welfare of Citrus County residents first for once.

Dominic R. Collins, FF/Medic
firemedic356@gmail.com
352-476-8069

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications, including your email address, may therefore be subject to public disclosure. Confidentiality Notice: This message and any attachments are for the sole use of the intended recipient(s) and may contain confidential and privileged information that is exempt from public disclosure. Any unauthorized review, use, disclosure, or distribution is prohibited. If you have received this message in error, please contact the sender (by phone or reply by electronic mail) and then destroy all copies of the original message.

Outlook

[EXTERNAL]Strong Opposition to Heavy Industrial Rezoning – March 5 Hearing

From Kelly Collins <kellycollins.kc9@gmail.com>

Date Tue 3/3/2026 3:08 PM

To comments <comments@citrusbocc.com>; Diana L. Finegan <diana.finegan@citrusbocc.gov>; Janet A. Barek <janet.barek@citrusbocc.gov>; Jeff S. Kinnard <jeff.kinnard@citrusbocc.gov>; Rebecca Bays <rebecca.bays@citrusbocc.gov>; Holly L. Davis <holly.davis@citrusbocc.gov>

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Dear Commissioners and Planning & Zoning Members,

I am writing to strongly oppose the proposed change to designate the entire Holder Industrial site as "heavy industrial" through a PUD request, which is scheduled for consideration on March 5 at the Lecanto Government Building.

There is speculation that this rezoning is being pursued to accommodate a large data center. Whether or not that is the case, approving a heavy industrial designation would open the door to uses that could have significant and potentially irreversible impacts on surrounding residential communities and our environment.

My primary concern is water usage.

Citrus County sits atop highly porous limestone. We rely entirely on groundwater for our residential wells. Large industrial users — particularly data centers that rely on water-intensive cooling systems — can withdraw enormous volumes of groundwater. Even a single high-capacity well can create a cone of depression, lowering the local water table and potentially affecting nearby residential wells.

We are already experiencing drought conditions. Introducing a high-demand industrial user at this time raises serious concerns about sustainability, aquifer recharge, and long-term water security for existing residents. Before any such project proceeds, there must be:

- A comprehensive groundwater impact study conducted by qualified hydrologists
- Independent review of projected withdrawal rates
- Evaluation of recharge rates and long-term aquifer sustainability
- Clear mitigation plans to protect existing residential wells

Without these safeguards, approving heavy industrial zoning would be reckless.

I am also concerned about secondary impacts, including strain on the electrical grid, potential rate increases for residents, noise, light pollution, and long-term impacts on property values. Once zoning

is changed to heavy industrial, control over future uses becomes far more limited. The surrounding homeowners would bear the risk.

This is not a political statement. It is a quality-of-life and property-rights issue. Many of us have invested our life savings into our homes. Decisions that could negatively affect groundwater availability, increase sinkhole risk, or reduce property values should not be made without the highest level of scientific review and public transparency.

If a data center or any heavy industrial use cannot operate without threatening our water supply or requiring extraordinary public infrastructure support, then it is not an appropriate fit for this location.

I respectfully urge you to deny the proposed heavy industrial rezoning or, at minimum, postpone any decision until a full and transparent environmental and hydrological impact analysis is completed and made available to the public.

Please put the long-term welfare of Citrus County residents first.

Sincerely,

Kelly Collins

--

Best regards,

Kelly Collins
352.601.1800

Outlook

[EXTERNAL]FORMAL OBJECTION: Holder Data Center / March 5th Hearing

From Peggy Garrison <ohnine39@aol.com>
Date Wed 3/4/2026 9:22 AM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <joanna.coutu@citrusbocc.gov>

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"My name is Margaret Garrison at 11078 N Fuego Dr Citrus Springs. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!"

Outlook

[EXTERNAL]project "Holder", Atlas Amendment Application / Comp Plan Amendment

From eric grissinger <ericgrissinger@gmail.com>
Date Thu 2/26/2026 10:26 PM
To comments <comments@citrusbocc.com>
Cc info@fladefenders.org <info@fladefenders.org>

WARNING: This email originated from an external Domain **DO NOT CLICK** unless you recognize the sender and know the content is safe.

To: comments@citrusbocc.com **Subject:** PUBLIC COMMENT: Opposition to Project Holder/Deltona Expansion (March 5 Hearing)

To the Planning & Development Commission:

My name is eric grissinger, and I am a resident of Citrus County. I am writing to formally oppose the rezoning and expansion of the **Holder Industrial Park** (Deltona Corp).

While I recognize the need for economic health, we must not repeat the historical mistakes that have nearly cost us our state's most precious resource: the Floridan Aquifer.

1. **Lessons from the Barge Canal:** In 1968, Marjorie Harris Carr and the Florida Defenders of the Environment fought to stop the Cross Florida Barge Canal. Had they failed, our aquifer would likely be suffering from irreversible saltwater intrusion today. We are now facing a similar "industrial dagger" at our water table. A hyperscale data center consumes millions of gallons of water; we cannot spec our lifeblood for temporary industrial gains.

2. **A Pattern of Broken Promises:** Deltona Corp has a long history here. In the 1960s and 70s, they paved massive sections of Citrus County with promises of high schools and community amenities that never materialized once the land was sold. We should be cautious of any plan that allows a speculator to "pave and leave" once again.

3. **Protecting All Residents:** Many residents in our communities—from Citrus Springs to Pine Ridge—moved here for the peace and the water. We must not allow the "other side of the tracks" to become a dumping ground for high-impact utilities that threaten the local well-water and increase electric rates for everyone.

I urge the Commission to deny this rezoning or, at minimum, require a **Closed-Loop cooling system** to ensure zero impact on our water table.

Respectfully,

eric grissinger 6446 e neff ct hernando fl

Outlook

[EXTERNAL]Data Center

From Arielle Innes <arielleinnes@gmail.com>
Date Mon 3/2/2026 3:46 PM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <Joanna.coutu@citrusbocc.com>

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To the BOCC,

Good afternoon. My name is Arielle and I am a Citrus County resident. I formally object to the Holder Industrial Park expansion.

I request the board delay ANY vote until the state's new data center protection laws take effect on July 1. Our county residents deserve the 10-mile water notification and the 5-mile residential buffer! Protect the aquifers, our property values, and most importantly, our health.

I beseech you to research how these data centers are destroying communities and only further degrading the health of our planet. I ask that you please support our local community & the beautiful land and ecosystem within it. I appreciate your time.

Very Respectfully,

C. Arielle Innes

Outlook

[EXTERNAL]CITRUS COUNTY CITIZENS DID NOT VOTE FOR THIS... OUR WATER STATUS IS AT RISK

From lisa ivens <lmivens@zoho.com>
Date Fri 2/20/2026 7:33 PM
To comments <COMMENTS@CITRUSBOCC.COM>; Janet A. Barek <janet.barek@citrusbocc.com>; Jeff S. Kinnard <jeff.kinnard@citrusbocc.com>

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PLEASE DON'T LET OUR COUNTY BE SOLD OUT TO BIG TECH

SAY NO TO THE DELTONA CORP. AMENDMENT FOR CONSIDERATION OF A MASSIVE 813- ACRE DATA CENTER
AT THE HOLDER INDUSTRIAL PARK (TRAM ROAD0

CITRUS COUNTY IS ALREADY EXPERIENCING LIMITS ON WATER FOR THE CITIZENS

CITRUS COUNTY IS ALREADY DEALING WITH A MASSIVE INFLUX OF DEVELOPMENT AND HOMEBUILDING

NATURE IS BEING DISREGARDED

PLEASE VOTE NO ON THE DELTONA CORP. AMENDMENT

PLEASE VOTE NO FOR THE CONSIDERATION OF A MASSIVE DATA CENTER

PLEASE VOTE NO FOR THE CONSIDERATION OF A MASSIVE DATA CENTER

THANK YOU

LISA IVENS
CITRUS SPRINGS RESIDENT
CITRUS SPRINGS FL 34434

Outlook

[EXTERNAL]FORMAL OBJECTION: Holder Data Center / March 5th Hearing

From Susan Jacobson <susanjacobson@gmail.com>
Date Tue 3/3/2026 7:29 PM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <Joanna.Coutu@citrusbocc.com>

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My name is Susan Jacobson at 844 Pritchard Island Rd, Inverness,Fl. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!

Susan Jacobson, PhD
Lee Caplin School of Journalism & Media
Florida International University

Outlook

[EXTERNAL]Data Center in Holder Opposition

From Christina Jewell <jchrisfred1@gmail.com>
Date Tue 3/3/2026 2:08 PM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <Joanna.coutu@citrusbocc.com>

WARNING: This email originated from an external Domain DO NOT CLICK unless you recognize the sender and know the content is safe.

Hi my name is Christina Jewell, I live in Quail Run, 1156 E Oriole Ct, Hernando, Fl 34442. I formally object to the Holder Industrial Park expansion. I demand the board delay ANY vote until the state's new data center protection laws take effect on July 1. Our county residents deserve the 10-mile water notification and the 5 mile residential buffer! Protect the aquifer and our property values! Do the right thing for our county residents NOW and in the future.

Respectfully,
Christina Jewell

Outlook

[EXTERNAL]Vote NO to Holder Data Center on March 5

From pamela larsen <plarsen711@gmail.com>
Date Sun 3/1/2026 7:56 PM
To comments <comments@citrusbocc.com>
Cc joanna.coatu@citrusbocc.com <joanna.coatu@citrusbocc.com>

WARNING: This email originated from an external Domain **DO NOT CLICK** unless you recognize the sender and know the content is safe.

Citrus County is trying to "beat the clock" to approve a massive 813-acre data center in Holder BEFORE new state protections kick in on July 1st.
If this goes through, a "Water Monster" could be built near the Holder bowling alley that sucks millions of gallons of groundwater daily while we are in a Severe Phase II Drought.
THE IMPACT ON US:
Dry Wells: Massive pumping from the aquifer threatens the private wells of everyone in Hernando and Holder.
The "Hum": 24/7 industrial noise that would NEVER be allowed in Citrus Hills or Black Diamond.
Environmental Racism: This "Sacrifice Zone" is being pushed into the historically Black community of Holder, erasing local history and desecrating the area near the Holder Cemetery.
Your Taxes: Don't let corporate developers stick US with the bill for grid and road upgrades!

We formally object to the Holder Industrial expansion. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!"

Sincerely yours,
David and Pamela Larsen
1925 E Delaware Ct
Dunnellon, FL 34434

Outlook

[EXTERNAL]FORMAL OBJECTION: Holder Data Center / March 5th Hearing

From Kathy Marshburn <kateskrewe@verizon.net>
Date Sat 2/28/2026 2:08 PM
To comments <comments@citrusbocc.com>

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"My name is Kathy Marshburn at 200 N Francis Terr, Crystal River, Fl. 34429 I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!"

Kathy Marshburn

Outlook

[EXTERNAL]Holder Industrial Park

From Gordon N <gl1200xlh@hotmail.com>
Date Wed 3/4/2026 9:22 AM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <joanna.coutu@citrusbocc.gov>

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Hello,
My name is Gordon Neuenfeldt. I live in Quail Run subdivision at1044 East Oriole court, Hernando, Florida 3442.

I strenuously object to the Holder Industrial Park expansion. I demand the board delay any vote until the States new data protection laws take effect on July 1st, 2026. Our county residents deserve the 10-mile water notification and the 5-mile residential buffer. Anything else would be a disservice to the residents.

Please protect the aquifer, our property values and our way of life. Do the right thing for our County now and for the future residents. We are the Nature Coast, not the industrial park data center coast.

Thank you

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Outlook

[EXTERNAL]CPA-2025-00012 and CPA/AA-2025-00013: Opposition to Comprehensive Plan Amendment – FLUM Change to Heavy Industrial

From Samantha Osteen <samosteen1223@gmail.com>

Date Mon 2/23/2026 3:33 PM

To comments <comments@citrusbocc.com>; Jeff S. Kinnard <jeff.kinnard@citrusbocc.com>; Diana L. Finegan <diana.finegan@citrusbocc.com>; Janet A. Barek <janet.barek@citrusbocc.com>; Rebecca Bays <rebecca.bays@citrusbocc.com>; Holly L. Davis <holly.davis@citrusbocc.com>

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To the Honorable Members of the Citrus County Board of County Commissioners,

I am writing in strong opposition to the proposed Comprehensive Plan amendment to change the Future Land Use Map (FLUM) designation of approximately 1,300 acres from Agricultural and Residential to IND (Heavy Industrial).

This request represents a fundamental and permanent shift in land use policy for this corridor. It is not a minor zoning adjustment. It is a redesignation to the most intense use category available under the County's Comprehensive Plan.

Lack of Defined Use Plan

Historically, this Board has required developers seeking major land use changes to present a clearly defined development plan and commit to specific uses. That practice protected residents and ensured transparency.

In this case, we are being asked to approve a Heavy Industrial designation without a defined, binding plan for what will ultimately be constructed on this land. Potential uses have been discussed, but nothing has been formally committed to or restricted.

Approving open-ended Heavy Industrial entitlements across 1,300 acres without a defined development agreement removes accountability and exposes adjacent residential communities to unknown future impacts.

If the County is to consider such a significant land use amendment, it should require a specific, enforceable site plan and use limitations tied to the approval.

Compatibility With Residential Areas

The surrounding land use pattern includes Low Density Residential, Medium Density Residential, High Density Residential, and Rural Residential designations.

Introducing Heavy Industrial directly adjacent to residential neighborhoods is incompatible with the established development pattern and inconsistent with long-standing planning principles of compatibility and orderly growth.

Inadequate Buffering and Lighting Impacts

The proposed 75-foot natural buffer is insufficient for a 1,300-acre Heavy Industrial tract.

To put this in perspective: I can see the lights from Ocala at my home, which is over 20 miles away. If large-scale industrial lighting is placed approximately two football fields from my front door, the visual and light trespass impacts will be immediate and significant.

If this amendment is not denied, I request that, at minimum:

- The natural buffer be increased to a minimum of 500 feet from all residential properties.
- The buffer should include engineered earthen berms, dense year-round vegetative screening, and professional landscape design.
- Full cut-off, downward-shielded industrial lighting be required.
- Maximum foot-candle limits at residential property lines be strictly enforced.
- Continuous monitoring and enforcement mechanisms be included in the approval.

A fence alone does not mitigate industrial intensity.

Traffic and Infrastructure Impacts

Heavy Industrial uses generate substantial truck traffic, employee traffic, and service vehicle activity.

Before any amendment is approved, the County should require:

- A comprehensive traffic impact study.
- Road capacity and level-of-service analysis.
- Clear identification of who bears the cost of required roadway improvements.

If roads must be widened or upgraded, will taxpayers bear that burden?

Water Supply and Aquifer Protection

This community relies on well water and septic systems. The region is dependent on the Floridan aquifer system.

Heavy Industrial uses raise legitimate concerns about:

- Chemical storage and handling.
- Stormwater runoff.
- Fuel storage and generator operations.
- Potential groundwater contamination risks.

The County must clearly demonstrate how aquifer protection will be ensured. What safeguards will be required to prevent contamination? What monitoring systems will be in place? Who bears liability in the event of groundwater impact?

Electrical Infrastructure and Cost

Industrial facilities, particularly data centers, require significant electrical capacity and often necessitate substations and grid upgrades.

Will electrical infrastructure expansion increase rates for residents? Who will fund necessary upgrades? What assurances exist that local residents will not subsidize industrial power demand?

Economic Claims Must Be Evaluated Carefully

Job creation is often cited in support of projects like this. However, construction jobs are temporary. Operational staffing for data centers and certain industrial facilities is often limited due to automation.

Temporary economic benefits should not justify permanent land use incompatibility and long-term impacts to established residential communities.

Conclusion

This proposed FLUM amendment would permanently alter the character and planning framework of this area.

The Board should not approve a change from Agricultural and Residential to Heavy Industrial without:

- A defined, enforceable development plan.
- Demonstrated compatibility.
- Adequate buffering.
- Comprehensive infrastructure and environmental safeguards.

- Clear economic transparency.

For these reasons, I respectfully request denial of the proposed Comprehensive Plan amendment.

If the Board is inclined to approve this request, I strongly urge the imposition of substantial buffering, lighting controls, infrastructure protections, and enforceable development limitations to protect nearby residents.

Thank you for your time and consideration.

Respectfully,

Samantha Osteen

2168 E. Shales Ct.

Hernando, FL 34442

813-480-5766

Outlook

[EXTERNAL]DATA CENTER

From Lori Phelps <71lphelps@gmail.com>
Date Mon 3/2/2026 6:22 PM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <Joanna.Coutu@citrusbocc.com>

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Hi my name is Lori Phelps and I live at 564 W Hummingbird Dr, Citrus Springs FL 34434 . I formally object to the Holder Industrial Park expansion. I would request the board delay ANY vote until the state's new data center protection laws take effect on July 1. Our county residents deserve the 10-mile water notification and the 5-mile residential buffer! Protect the aquifers, our property values, and most importantly, our health. I beseech you to research how these data centers are destroying communities and only further degrading the health of our planet. Do the right thing for our county residents and for our precious natural resources.

Thank you for your urgent attention to this matter

Outlook

[EXTERNAL]Citrus County data center

From Tracy Potter <prov31tracey@gmail.com>
Date Mon 3/2/2026 9:07 PM
To comments <comments@citrusbocc.com>; Joanna L. Coutu <joanna.coutu@citrusbocc.gov>

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Hi my name is Tracey Potter I live at 1106 East Bluebird Court, Hernando, Fl, 34442. I formally object to the Holder Industrial Park expansion. I demand the board delay ANY vote until the state's new data center protection laws take effect on July 1. Our county residents deserve the 10-mile water notification and the 5-mile residential buffer! Protect the aquifer and our property values- Do the right thing for our county residents now and for the future!
Tracey Potter

Outlook

FW: [EXTERNAL]FORMAL OBJECTION: Holder Data Center / March 5th Hearing

From comments <comments@citrusbocc.com>
Date Wed 3/4/2026 9:04 AM
To Joanna L. Coutu <joanna.coutu@citrusbocc.gov>

From: Nicole Marie <nicolepetska@gmail.com>
Sent: Tuesday, March 3, 2026 9:19 PM
To: comments <comments@citrusbocc.com>
Subject: [EXTERNAL]FORMAL OBJECTION: Holder Data Center / March 5th Hearing

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"My name is Nicole Rocha at 7188 W. GATOR LANE CRYSTAL RIVER FL. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!"

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Outlook

[EXTERNAL]Data Center

From David <droland6@tampabay.rr.com>
Date Mon 3/2/2026 11:39 AM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <joanna.coutu@citrusbocc.gov>

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Hi my name is David Roland and my address is 1381 E Bluebird Ct, Hernando FL 34442. I formally object to the Holder Industrial Park expansion. I demand the board delay ANY vote until the state's new data center protection laws take effect on July 1. Our county residents deserve the 10-mile water notification and the 5-mile residential buffer! Protect the aquifer and our property values- Do the right thing for our county residents now and for the future!

Outlook

[EXTERNAL]FORMAL OBJECTION Holder Data Center

From Spectrum <kmr7000@tampabay.rr.com>
Date Mon 3/2/2026 12:26 PM
To comments <comments@citrusbocc.com>
Cc joannacoutu@citrusbocc.com <joannacoutu@citrusbocc.com>

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My name is Krista Roland and my address is 1381 E Bluebird Ct, Hernando FL 34442. I formally object to the Holder Industrial Park expansion. I demand the board delay ANY vote until the state's new data center protection laws take effect on July 1. Our county residents deserve the 10-mile water notification and the 5-mile residential buffer! Protect the aquifer and our property values- Do the right thing for our county residents now and for the future!

Sent from my iPhone

Outlook

[EXTERNAL]Data center

From Mary Rose <mrose100@hotmail.com>
Date Fri 2/20/2026 5:00 PM
To comments <comments@citrusbocc.com>

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Vote NO!

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Outlook

[EXTERNAL]Data Center in Holder, Florida

From Vickie Rydz <vickierydz@gmail.com>
Date Tue 3/3/2026 1:53 PM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <Joanna.Coutu@citrusbocc.com>

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My name is Vickie Rydz and I live in the Quail Run community, 1044 East Oriole Court, Hernando, FL 34442. I formally object to the Holder Industrial Park expansion. I implore the Citrus BOCC to delay ANY vote until the state's new data center protection laws take effect on July 1, 2026. Our county residents deserve the 10-mile water notification and 5-mile residential buffer! Protect the aquifer and our property values. Do the right thing for our county residents now and for the future.
Respectfully
Vickie Rydz

Outlook

[EXTERNAL]Formal :Holder Data Center/ March 5th Hearing

From CINDY Stewart <happytoretire2022@yahoo.com>
Date Tue 3/3/2026 6:17 PM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <joanna.coutu@citrusbocc.com>

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"My name is Cindy Stewart at 22 Cupania Ct. HOMOSSASS. FL 34446. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!"

Yahoo Mail: Search, Organize, Conquer

Outlook

FW: [EXTERNAL]Voting for zoning to make a way for a data center

From comments <comments@citrusbocc.com>
Date Wed 3/4/2026 9:04 AM
To Joanna L. Coutu <joanna.coutu@citrusbocc.gov>

From: deborah sykes <butterfly_to_you@yahoo.com>
Sent: Tuesday, March 3, 2026 6:20 PM
To: comments <comments@citrusbocc.com>
Subject: [EXTERNAL]Voting for zoning to make a way for a data center

WARNING: This email originated from an external Domain **DO NOT CLICK** unless you recognize the sender and know the content is safe.

Hello,
My name is Deborah Sykes at 3720 East Diamond Circle, Hernando, 34442. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values as my household voted you in office to do. This is not progress. This is pure destruction.
Deborah Sykes

Yahoo Mail: Search, Organize, Conquer
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Outlook

FW: [EXTERNAL]FORMAL OBJECTION: LAND REZONING

From comments <comments@citrusbocc.com>
Date Tue 3/3/2026 8:31 AM
To Joanna L. Coutu <joanna.coutu@citrusbocc.gov>

From: carrissa thriemer <carrissajoy1@gmail.com>
Sent: Monday, March 2, 2026 2:22 PM
To: comments <comments@citrusbocc.com>
Subject: [EXTERNAL]FORMAL OBJECTION: LAND REZONING

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My name is Carrissa Joy Thriemer at 2275 N Page Ave Hernando Florida. I formally object to the Holder Industrial expansion. I demand the Board delay any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications, including your email address, may therefore be subject to public disclosure. Confidentiality Notice: This message and any attachments are for the sole use of the intended recipient(s) and may contain confidential and privileged information that is exempt from public disclosure. Any unauthorized review, use, disclosure, or distribution is prohibited. If you have received this message in error, please contact the sender (by phone or reply by electronic mail) and then destroy all copies of the original message.

Public Comment – Data Center

comments@citrusbocc.com



2026 – T. Toney

Recognizing that you must be very busy, I'm going to do my best to keep this as short as a can. The issue of the **proposed data center** is very important to me because my chosen lifestyle has been to do my best to be a force for good and to consider others everywhere – and of course I have personal concerns, particularly about negative effects upon our natural environment.

I am a retired geoscientist and an Air Force veteran. I taught geosciences as a professor to college students (mostly in Florida) for 41 years. I have been in this community for 21 years. Groundwater hydrology was an extremely important element within the geology courses I taught. However, I am not a groundwater hydrologist. I claim two areas of expertise, glacial geomorphology and cloud dynamics.

In order for a data center to be done well the environmental sciences must be considered. It would be a sad mistake if an approval took place before a thorough environmental impact study was conducted. But before that can be done the entity making the proposal must provide a thorough description of what is planned. I'm told that Thursday mornings session is for the purpose of approving more land near Holder to be approved for heavy industry. But I know there is enough land available adjacent to it right now for a data center.

I am ignorant in government matters so I don't know the required procedures so I'm asking, please don't approve a data center until we are informed as to what type it will be. We need to know how it would be cooled and the source of its energy. I am convinced that a closed loop cooling system using air flowing through a cooling grid is an absolute must; an evaporation system would be very harmful to our Floridan aquifer which I have studied. The power supply should come from outside unless a clean alternate power generating system is proposed (e.g. solar), emergency power generating should not incorporate internal combustion engines which are noisy polluters and great disturbers of wildlife. There should be no settling ponds or injection wells but there could be retention ponds because they would not be linked to the facility. After initial water withdrawal for the closed cooling system there should be no significant draw-down creating a troublesome cone of depression at the water table.

I am so tired of the apparently growing "burn baby burn" mentality in our country. I also taught macro-climatology and I can assure you, global warming is no hoax. Please help Citrus County strengthen it's reputation as the Nature Coast and don't allow us to become a part of the "lets act now and weigh the consequences later crowd."

Respectfully yours,

Tonie A. Toney

Professor of geosciences – retired

305-321-3996 mobile

Outlook

[EXTERNAL]FORMAL OBJECTION: Holder Data Center

From Marina Veiler <veimar15@yahoo.com>
Date Wed 3/4/2026 9:21 AM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <joanna.coutu@citrusbocc.gov>; Orlov Yury <feadle@yandex.com>

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My name is Marina Veiler at 771 NE 6 th terrace, Crystal River FL, 34428. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!

Best regards,
Marina Veiler

Outlook

[EXTERNAL]Holder Data Center

From reeniw@tampabay.rr.com <reeniw@tampabay.rr.com>
Date Mon 3/2/2026 2:22 PM
To Joanna L. Coutu <joanna.coutu@citrusbocc.gov>

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To: comments@To: comments@citrusbocc.com
CC: joanna.coutu@citrusbocc.com

Subject: FORMAL OBJECTION: Holder Data Center / March 5th Hearing
"My name is [YOUR NAME] at [YOUR ADDRESS]. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!"
CC: joanna.coutu@citrusbocc.com

Subject: FORMAL OBJECTION: Holder Data Center / March 5th Hearing
"My name is Maureen Wison at 10284 W. Main Street Homosassa Fl 34448. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!"

Land Development Division
3600 West Sovereign Path, Suite 140
Lecanto, Florida 34461

352 527 5310

To: Zoning Board – Land Use Administrators February27, 2026

Re: CPA-20225-00012 and CPA/AA-2025-00013 Attorney Sidney F Ansbacher for the Deltona Corporation

I cannot attend the March 5th meeting, but wish to express some concerns.

I hope this is not too indiscreet.

Thank you for your time and consideration.

Nobody wants to live next to an Industrial Zone

A quick assessment of a three week advance notice of a proposed cause for alarm to existing residential properties and the families who live there

CPA-20225-00012 and CPA/AA-2025-00013 Attorney Sidney F Ansbacher for the Deltona Corporation

Three facts are immediately very concerning:

1. The proposed change of a vast plot of land from Residential Use to Industrial Use.

   Zoning laws and regulations are designed to control land use and development, ensuring that different types of properties are located in appropriate areas to promote public health, safety, and welfare. They help prevent conflicts between incompatible land uses, such as residential areas next to industrial sites, and guide orderly community development.

   (please note: the paragraph is a direct paste from DuckDuckGo giving the universal constraint that zoning regulations are in place to "prevent conflicts between incompatible land uses, such as residential areas next to industrial sites ")

* This alone should allow the zoning board to immediately deny and reject this proposal.

2. Three weeks advance notice to assess and challenge this proposal.
   Not nearly enough time to research.

3. The 500 foot delineation to notify surrounding owners.
   Is the 500 foot distance taken from enabling legislation, a standard policy or an arbitrary limit?

   Many properties beyond the 500 foot notice delineation will be adversely affected.

A zoning board's purpose is to review and decide on land use cases, ensuring that zoning regulations are applied fairly and consistently while balancing individual property rights with community interests. They handle requests for variances, special exceptions, and appeals related to zoning decisions.

The "community interests" include the interests of the surrounding neighbors.

Environment

Air quality. Contaminants, Wind direction. Toxic & noxious emissions
Running motors and machines.
Exhausts. Exhausts may include emissions from a crematory.

Soil. Leakages. Spillages. Normal industrial contaminants.

Water

Runoff and impermeability

Aquifer usage and quality

Noise. Running motors and machines

Appearance. Industrial vs Residential

Effects on surrounding properties – physical and residents – physical, psychological, mental and emotional.

*These categories could be "fleshed out", but everybody understands all the negative effects that would be articulated.

Land Value and Taxes

A change from Residential Use to Industrial Use will immediately very greatly reduce Land Values to incredibly low prices making the properties virtually unsellable and valueless. That lack of value affects their owners ability to make other financial transactions; re-mortgaging, loans, vehicle purchases. It affects their credit ratings, and that goes on and on to every other financial transaction.

Taxes

The property tax assessor should already have conducted a review of the changes and trade-offs from what the Residential Use property taxes compared to the Industrial Use taxes would be.

A proper assessment would also include hundreds of surrounding properties. This goes far beyond the 500 foot delineation for notification of the proposed Zoning change.

Far, far more surrounding properties will have their property values absolutely slashed.

The related property taxes will be proportionately slashed, and as partial trade for such an impactful negative influence, those related property taxes should also be much further diminished.

Litigation

County litigators should take a look and prepare to defend against all mentioned above.

Future costs of litigation are nearly impossible to project, but should be taken into account.

It is understood that the board must entertain any and all applications.

With no disrespect to the proponent or their agents, and
with all due respect to the zoning, planning and land use administrators...

This application should have been denied before, but if not, please deny this proposal now.

Thank you for your attention and consideration.

People

Families have lived here for generations. Elderly folks, children – all will suffer all the negative impact if such a radical change would be made to the area.

All will suffer financially.

Many are retired, and would be unable to respond in any way.

Many of the area residents have health weaknesses that will only be aggravated by such an extreme change.

It is not possible to quantify how harmful this change would be to hundreds or thousands of residents of the surrounding areas,

There are other places where such a use might fit in, but not here.

Dear people. You must have some humanitarianism, and this is where you use it.

This proposal must be rejected and the Land Use change must be denied.

Outlook

Re: [EXTERNAL]Please Vote No on the Proposed Data Center

From Cory Absmeier <cory.absmeier@gmail.com>
Date Fri 2/27/2026 11:05 AM
To Janet A. Barek <janet.barek@citrusbocc.gov>

Commissioner Barek,

Thank you for your response. I appreciate you taking the time to acknowledge my concerns.

I would value understanding your current position on the proposed data center and whether an independent water and energy impact study will be required before any vote. Given our existing drought conditions and rising energy costs, I believe those issues deserve careful review.

Thank you again for your service to Citrus County.

Cory

On Fri, Feb 27, 2026 at 9:47 AM Janet A. Barek <Janet.Barek@citrusbocc.com> wrote:

> Dear Cory,
> Thank you for your personal concerns about a data center.
> Regards,
> Commissioner Barek
>
> ---
>
> **From:** Cory Absmeier <cory.absmeier@gmail.com>
> **Sent:** Thursday, February 26, 2026 2:22 PM
> **To:** Jeff S. Kinnard <jeff.kinnard@citrusbocc.com>; Diana L. Finegan <diana.finegan@citrusbocc.com>; Janet A. Barek <janet.barek@citrusbocc.com>; Rebecca Bays <rebecca.bays@citrusbocc.com>; Holly L. Davis <holly.davis@citrusbocc.com>
> **Subject:** [EXTERNAL]Please Vote No on the Proposed Data Center
>
> **WARNING:** This email originated from an external Domain **DO NOT CLICK** unless you recognize the sender and know the content is safe.
>
> Commissioners,
>
> I'm writing as a Citrus County resident, a homeowner, and someone who believes we have to think carefully about the direction our county is heading.
>
> From a practical standpoint, this proposal raises real concerns. We are already dealing with drought conditions and pressure on our water supply. Large data centers are known to consume significant

amounts of water for cooling, and that kind of demand in our area does not seem responsible. Water is not something we can gamble with here on the Nature Coast.

There is also the issue of power. These facilities require enormous amounts of electricity. With energy costs already high, I am concerned about the long-term strain on our grid and the financial impact that infrastructure upgrades could have on residents.

Beyond utilities, this is about land use and precedent. Once we introduce heavy industrial development of this scale, it changes the trajectory of the county. It affects property values, road congestion, and the overall character of our community. These decisions are not short term. They shape what Citrus County looks like 10, 20, and 30 years from now.

I support responsible growth, but it must align with our resources and our long-term sustainability. I respectfully ask you to vote no on this proposal and prioritize protecting our water, infrastructure, and quality of life.

Thank you,

--
Cory Absmeier
562-477-4425

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--
Cory Absmeier
562-477-4425

Outlook

Re: [EXTERNAL]Oppose the Proposed Data Center

From Stephanie Absmeier <snabsmeier@yahoo.com>
Date Fri 2/27/2026 11:07 AM
To Janet A. Barek <janet.barek@citrusbocc.gov>

Thank you for your note.

I care deeply about the long-term direction of Citrus County, and I hope careful consideration is being given to how this project could affect our water supply, infrastructure, and overall quality of life. These decisions shape our community for decades. I am interested in knowing where you stand with this.
Thank you, Stephanie

On Friday, February 27, 2026 at 09:49:04 AM EST, Janet A. Barek <janet.barek@citrusbocc.com> wrote:

Dear Stephanie,
Thank you for your input into the data center discussions.
Regards,
Commissioner Barek

From: Stephanie Absmeier <snabsmeier@yahoo.com>
Sent: Thursday, February 26, 2026 2:20 PM
To: Jeff S. Kinnard <jeff.kinnard@citrusbocc.com>; Diana L. Finegan <diana.finegan@citrusbocc.com>; Janet A. Barek <janet.barek@citrusbocc.com>; Rebecca Bays <rebecca.bays@citrusbocc.com>; Holly L. Davis <holly.davis@citrusbocc.com>
Subject: [EXTERNAL]Oppose the Proposed Data Center

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Commissioners,
As a Citrus County resident, I am asking each of you to carefully consider the long-term impact of the proposed data center on our community.
We are already dealing with drought conditions and real concerns about our water supply. It is hard to understand how bringing in a facility that requires massive amounts of water for cooling makes sense right now. On top of that, energy costs are already high for families and small businesses. Adding something with enormous power demands will only increase strain on the grid and could push costs even higher over time.
I urge you to look into this.
I am also thinking long term. Once a project like this is approved, there is no going back. The impact on our infrastructure, our natural resources, and our neighborhoods is permanent. Our children will live with the consequences of these decisions. The question is what kind of Citrus County are we building for them? One that protects the Nature Coast, our springs, our open land and quiet communities, or one that shifts toward heavy industrial development that does not truly serve residents.
Growth is important, but it needs to be thoughtful and aligned with who we are as a community. I respectfully ask you to oppose this proposal and prioritize protecting our water, managing energy responsibly, and preserving the character of Citrus County for the next generation.
Thank you for your time and your service.
Stephanie

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your

Outlook

[EXTERNAL]Formal Opposition to Data Center Proposal (Holder Industrial Park / Tram Road)

From Brian Ballard <brian.ballard@sbcglobal.net>

Date Thu 2/19/2026 11:11 AM

To Diana L. Finegan <diana.finegan@citrusbocc.gov>; Janet A. Barek <janet.barek@citrusbocc.gov>; Jeff S. Kinnard <jeff.kinnard@citrusbocc.gov>; Rebecca Bays <rebecca.bays@citrusbocc.gov>; Holly L. Davis <holly.davis@citrusbocc.gov>; comments <comments@citrusbocc.com>; landuse@citrusbocc.com <landuse@citrusbocc.com>

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Dear Commissioners,

I am writing to you today as a resident of Citrus County to express my strong opposition to the proposed Comprehensive Plan Amendment and the development of a data center at the Holder Industrial Park/Tram Road site (**Deltona Corp. Application for Comprehensive Plan Amendment (CPA) – 813 Acres at Holder Industrial Park / Tram Road (CR-491**).

While I support economic growth for our county, this specific proposal poses significant risks that have not been adequately mitigated:

- **Natural Resource Depletion:** Data centers are notoriously high-volume water consumers. Our local aquifer and water resources are too precious to be sacrificed for an industry that provides minimal long-term employment compared to its environmental footprint.
- **Strain on Infrastructure:** I am concerned about the massive energy demands this facility will place on our local power grid and the potential for increased utility costs or instability for neighboring residents.
- **Noise and Quality of Life:** The constant, high-decibel humming from industrial cooling fans is incompatible with the character of the surrounding Hernando and Lecanto residential areas.
- **Inadequate Regulation:** The county's current Land Development Code was not written with modern data centers in mind. I urge you to deny this proposal or, at the very least, delay any approvals until the new, stricter data center regulations currently being drafted are fully enacted.

I request that you vote to **deny** the Deltona Corp. amendment and protect the resources and quiet enjoyment of Citrus County's citizens.

Thank you for your time and for your service to our community.

Sincerely,

Brian Ballard

3535 N Indianhead Rd
Hernando, FL 34442
Fairveiw Estates

317.709.1009

Outlook

[EXTERNAL]Data Center

From Elaine Boszak <eboszak@gmail.com>

Date Fri 2/27/2026 10:05 AM

To Jeff S. Kinnard <jeff.kinnard@citrusbocc.gov>; Diana L. Finegan <diana.finegan@citrusbocc.gov>; Janet A. Barek <janet.barek@citrusbocc.gov>; Rebecca Bays <rebecca.bays@citrusbocc.gov>; Holly L. Davis <holly.davis@citrusbocc.gov>

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Dear Commissioners:

I don't see where we can support a data center with the water restrictions we have had in place for many years. You have approved a huge amount of planned developments that are in the works, which is also over building on the part of our local resources.

The other issue is the huge energy drain to support a data system. Unless they come in with their own energy plant, there is no guarantee that it would not increase the rates for consumers when they have to buy outside the grid for energy.

The few jobs and tax revenue is just not worth the cost to Citrus County. I have been here 25 years, and the growth just from the SunCoast expansion has had a huge impact on our resources. Please vote this data center down.

Elaiine Boszak
Citrus Hills FL

Outlook

[EXTERNAL]FORMAL OBJECTION: Holder Data Center / March 5th Hearing

From Peggy Garrison <ohnine39@aol.com>
Date Tue 3/3/2026 10:22 PM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <joanna.coutu@citrusbocc.gov>

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"My name is Margaret Garrison at 11078 N Fuego Dr Citrus Springs. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!"

Outlook

[EXTERNAL]My Addressing of Common Arguments Against The Construction of AI Data Centers

From Uriah Hawk <uriahhawk29@gmail.com>
Date Sun 2/15/2026 9:57 PM
To Rebecca Bays <rebecca.bays@citrusbocc.gov>; Diana L. Finegan <diana.finegan@citrusbocc.gov>; Janet A. Barek <janet.barek@citrusbocc.gov>; Jeff S. Kinnard <jeff.kinnard@citrusbocc.gov>; Holly L. Davis <holly.davis@citrusbocc.gov>

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Uriah Hawk
9028 W Helfrich Ln Crystal River Florida
34428

I am Uriah Hawk, a sixteen year old advocate for industrial progress and economic growth who is tired of seeing fallacious arguments spouted about Data Centers. While other counties are still worried about cutting down trees to expand their economy, we could be exploding ours. Here are my arguments against the most common concerns for AI data centers.

"It will spike our electricity and water bills" A huge fallacy with bad economists is they only see the now they cease to see the future. It will raise our bills because demand will be high, when demand is high the supply is met, because people love earning money. While the bills may spike at first, infrastructure will boom in the future. We should run our county with a low time preference.

Modern data centers also commonly use reclaimed non-potable water that is not used for drinking. These people know how to handle value, they are buying a fifty billion dollar data center after-all.

"It will not provide many jobs" This is another case of just looking at the Now. That may be true, however it will provide approximately one hundred or more well paying jobs. When people are paid well, they spend more money, indirectly making more jobs and more production.

Something that creates the same value with more jobs would actually be worse for the economy, because more people means more kids in schools and more maintenance of roads.

“It ruins the Rural Character" This is an argument against property rights and prosperity. It is just like a man being forced to take down an American flag by the HOA because it ruins the character of the neighborhood. If the Romans cared about preserving the natural beauty we would never get to see the beauty of the ruins they left for us. True beauty is prosperity.

Please, know that the data center only brings us prosperity and economic growth. The people against it are against the flourishing of our county, our country, and human-kind.

God Bless You,

Uriah Hawk

Outlook

[EXTERNAL]CITRUS COUNTY CITIZENS DID NOT VOTE FOR THIS... OUR WATER STATUS IS AT RISK

From lisa ivens <lmivens@zoho.com>
Date Fri 2/20/2026 7:33 PM
To comments <comments@citrusbocc.com>; Janet A. Barek <janet.barek@citrusbocc.gov>; Jeff S. Kinnard <jeff.kinnard@citrusbocc.gov>

WARNING: This email originated from an external Domain **DO NOT CLICK** unless you recognize the sender and know the content is safe.

PLEASE DON'T LET OUR COUNTY BE SOLD OUT TO BIG TECH

SAY NO TO THE DELTONA CORP. AMENDMENT FOR CONSIDERATION OF A MASSIVE 813- ACRE DATA CENTER
AT THE HOLDER INDUSTRIAL PARK (TRAM ROAD0

CITRUS COUNTY IS ALREADY EXPERIENCING LIMITS ON WATER FOR THE CITIZENS

CITRUS COUNTY IS ALREADY DEALING WITH A MASSIVE INFLUX OF DEVELOPMENT AND HOMEBUILDING

NATURE IS BEING DISREGARDED

PLEASE VOTE NO ON THE DELTONA CORP. AMENDMENT

PLEASE VOTE NO FOR THE CONSIDERATION OF A MASSIVE DATA CENTER

PLEASE VOTE NO FOR THE CONSIDERATION OF A MASSIVE DATA CENTER

THANK YOU

LISA IVENS
CITRUS SPRINGS RESIDENT
CITRUS SPRINGS FL 34434

Outlook

[EXTERNAL]FORMAL OBJECTION TO REZONING FOR HOLDER INDUSTRIAL PARL MARCH 5 HEARING

From Julie Kraynak <mrskraynak2005@gmail.com>

Date Wed 3/4/2026 11:07 AM

To Jeff S. Kinnard <jeff.kinnard@citrusbocc.gov>; Diana L. Finegan <diana.finegan@citrusbocc.gov>; Janet A. Barek <janet.barek@citrusbocc.gov>; Rebecca Bays <rebecca.bays@citrusbocc.gov>; Holly L. Davis <holly.davis@citrusbocc.gov>; Joanna L. Coutu <joanna.coutu@citrusbocc.gov>

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My name is Julie Kraynak at 2360 E Shales Ct. Hernando, 34442. I formally obiect to the Holder Industrial expansion. I demand the Board DELAY anv vote until the state's new Data Center Protection laws (SB 484/HB 1007 take effect on July 1 st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values! Additionally, I do not believe this land should be rezoned. I live directly next to parcel 7 and across from parcel 3. I see all the animals that come out of these woods from time to time and call that land home. I have FIVE gopher tortoises living on my property, I am certain there are many more in the woods. I have seen an 8 foot eastern indigo snake go back to the woods from my house. I seen white tail deer in my yard and they return to the woods. I have seen Bobcats cats in my yard that return to the woods. I have seen a florida panther living in those woods. There are turkeys who bring their chicks out to my yard every year and then return to the woods. I also saw a family of wild hogs return to the woods from the field in front of me. Where will all this wild life go if the land is rezoned to Industrial? I object as loud as I possibly can. Please don't do this to our beautiful piece of florida.

Outlook

[EXTERNAL]Subject: FORMAL OBJECTION: Holder Data Center / March 5th Hearing

From patricia lathem <patricialathem@hotmail.com>
Date Wed 3/4/2026 3:48 PM
Cc comments <comments@citrusbocc.com>

WARNING: This email originated from an external Domain **DO NOT CLICK** unless you recognize the sender and know the content is safe.

"My name is Patricia Lathem 15 SE 9th Ave Crystal River Fl 34429. I formally object to the Holder Industrial expansion. I demand the Board DELAY any vote until the state's new Data Center Protection laws (SB 484/HB 1007) take effect on July 1st. We deserve the state-mandated 10-mile water notification and the 5-mile residential buffer. Protect our aquifer, our history, and our property values!" I am a 66 year and am not really concerned about myself but I want my grandkids to enjoy the natural resources of Florida.

Sincerely Patricia Lathem

Outlook

[EXTERNAL]Holder Data Center

From Hayley Leuelling <hayleyleuellingrealtor@gmail.com>
Date Wed 3/4/2026 3:09 PM
To Joanna L. Coutu <Joanna.Coutu@citrusbocc.com>

WARNING: This email originated from an external Domain **DO NOT CLICK** unless you recognize the sender and know the content is safe.

Hello, my name is Hayley Leuelling and I live at, 924 E Bradford Lane, Holder, FL 34445. I formally object to the Holder Industrial Park expansion. I would request the board delay ANY vote until the state's new data center protection laws take effect on July 1. Our town and city residents deserve the 10-mile water notification and the 5-mile residential buffer! This will directly impact my families and my neighbors water source as we're all on private wells. Protect the aquifers, our property values, and most importantly, our health. I beseech you to research how these data centers are destroying communities and only further degrading the health of our planet. Do the right thing for our county residents and for our precious natural resources.

Hayley D Leuelling
Cain Real Estate
352-476-5309

Outlook

[EXTERNAL]Rezoning of the Industrial Land to allow the Data Plant

From Kenzie Meiman <mpmeiman02@gmail.com>
Date Fri 2/27/2026 3:02 PM
To Janet A. Barek <janet.barek@citrusbocc.gov>

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Dear County Commissioners,

Hello, I am Mckenzie Meiman, a middle school girl in your community, and I would like to persuade you not to approve the Rezoning of the Industrial Land to allow the Data Plant in Hernando to be built. First, the move would be fine at first, right? … Wrong! They had done it before they said that they only needed 551 acres but now they are asking for more. They did it once they'll do it again. Also, even though they say they are only keeping the land for businesses, once they have it, they can do what they are planning unopenly with the public. This also happened in Ohio big companies asked for some land and this opened doors no one could shut. Look at the mistakes of America and don't make the same ones. Not only does this sound wrong but this will also cause more traffic along the road, Florida already has so many accidents with a whopping total of 362,063 crashes in a year. Not only will it cause more traffic on the road, but it will also move the zone for schools near me and around me. Those schools are already busted at the seams and moving the zone will cause more students and more problems with our failing school systems. Next, the use of land for businesses will drive away the beautiful animals we have here on the nature coast, with so many businesses popping up and zones changing we won't be known for calmness, nature, agriculture, and real living. We will be just like anywhere else we would be like Miami, New York City, and Los Angeles. This nature coast is why our little town has stayed up right. Why citizens in your county have jobs, a life, and their kids don't go hungry. I pray you will keep the nature coast what it is and not turn it into New York City. Please say no.

Outlook

[EXTERNAL]Proposed Data Center at Holder Industrial Park

From Haley Moody <hmoody@floridaspringsinstitute.org>
Date Tue 2/17/2026 11:20 AM
To Diana L. Finegan <diana.finegan@citrusbocc.gov>; Janet A. Barek <janet.barek@citrusbocc.gov>; Jeff S. Kinnard <jeff.kinnard@citrusbocc.gov>

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Good Afternoon Chair and Vice Chairs,

My name is Haley Moody and I am reaching out from the Florida Springs Institute in High Springs. I have been contacted regarding a potential data center at Holder Industrial Park in Citrus County and I am writing to find out if the amount of water that the proposed center will use has been disclosed. Any information that you have regarding this would be helpful.

Thank you!

All the very best,
Haley Moody
Howard T. Odum Florida Springs Institute
hmoody@floridaspringsinstitute.org
Office: (386) 454-9369
Cell: (205) 299-2061
Website Facebook Instagram

Howard T. Odum FLORIDA SPRINGS INSTITUTE

Outlook

[EXTERNAL]SWFWMD board member and Why a data center or data centers are not good for Citrus

From knash812 <knash812@yahoo.com>

Date Wed 2/4/2026 7:33 AM

To Holly L. Davis <holly.davis@citrusbocc.gov>; Diana L. Finegan <diana.finegan@citrusbocc.gov>; Jeff S. Kinnard <jeff.kinnard@citrusbocc.gov>; Janet A. Barek <janet.barek@citrusbocc.gov>; Rebecca Bays <rebecca.bays@citrusbocc.gov>

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I wrote to you all some time ago about the need for someone from Citrus County to be on the SWFWMD Governing Board. It has been 23 years. Surely, we deserve a spot on the board.

Just as important, we deserve a board member to educate and explain to us about how and why SWFWMD decisions are made and so on. Even if all our board member could do for us is to explain how bad things are, it would be helpful.

I recognize these are political appointments and there are complications and implications to get a reasonable person on the board, but the situation is, in my opinion, intolerable and unnecessary.

Is the only alternative to have our long time representative on the board, Kelly Rice, be a LOT more engaged publicly. I don't see that.

I have communicated similar things to Ralph Massullo and J. J. Grow. So far, no response. I don't hold that against them.

Okay, I got that off my chest.

Regarding the potential for one OR MORE data centers in the county, please do not approve any zoning change that would allow this activity. I have read, with some alarm, the argument, well we can do the zoning Change and then when someone comes to actually build one we'll hold their feet to rhe fire, so to speak. That is not going to happen. Big businesses will always find ways to thwart such well meaning inclinations. You are outmatched at every point. We don't have the lawyers or the experts to stop the exploitation of our dwindling natural resources. I am aware the governor and legislature is making noises to allow local governments to have a say. But really, between the Public Service Commission and the complexities of such a behemoth undertaking we will be outflanked every time. For example.

The absurd episode of the backhoe falling into the retention pond is a tragic comedy. Literally, the permission to engage in such activity is just normal business practices. I don't think anybody in Citrus

County has a real clue as to how bad the permitting process has been compromised over the years. It is disheartening to realize these are legislature mandates. It is so sad to realize our own representatives have been approving these laws. It's just business, folks. Sheesh.

Secondly, I hope you are paying attention to the next door tragedy unfolding in Dunellon with the railroad ties.

Here's a look at an article a few days ago. If you read it, you can just see the cards are stacked in favor of not the community. I am no longer surprised at these things, but hope your attention can strengthen your resolve to do the right things when you can.

https://www.ocalagazette.com/breaking-fire-erupts-among-creosote-treated-railroad-ties-in-dunnellon-despite-partial-removal/

Just look at the obfuscation web of who is responsible. It's a CSX site, managed by someone else. But the actual railroad ties belong to a third party. Again, this is how big businesses work. So, do you really think the building of a data center or data centers involving multiple contractors, sub-contractors temporary workers, and so on is going to be something we can monitor and hold them accountable? I just don't think so. If you do, that's your call.

By the way, my daughter and her family lived only a few miles from Stanton Springs, Ga for a number of years and my son-in-law worked for United Rentals, a company that rents and maintains the massive numbers of machines needed for multi-year construction of a Facebook data center. Just one anecdote. The pouring of concrete alone took ungodly amounts of water and time. All the while, years we are talking, the poured concrete sits open to the elements, rainfall pours all over it, and produces a runoff laden with such residue before infiltraring into the ground. I can only image the number of retention ponds and other SWFWMD permits needed to accommodate just that one phase alone. And by the way, Google put in a data center right next to the original Facebook data center because, I believe, the zoning Change had already been done.

Please do not open up the door for anything like that here.

Thank you for listening. I do have some appreciation for the challenges you all face.

My regards for you and the days ahead.

Sincerely,

Ken Nash
352-601-1236
Yahoo Mail: Search, Organize, Conquer

Outlook

[EXTERNAL]Holder Industrial Park

From Gordon N <gl1200xlh@hotmail.com>
Date Tue 3/3/2026 5:11 PM
To comments <comments@citrusbocc.com>
Cc Joanna L. Coutu <joanna.coutu@citrusbocc.gov>

WARNING: This email originated from an external Domain **DO NOT CLICK** unless you recognize the sender and know the content is safe.

Hello,
My name is Gordon Neuenfeldt. I live in Quail Run subdivision at1044 East Oriole court, Hernando, Florida 3442.

I strenuously object to the Holder Industrial Park expansion. I demand the board delay any vote until the States new data protection laws take effect on July 1st, 2026. Our county residents deserve the 10-mile water notification and the 5-mile residential buffer. Anything else would be a disservice to the residents.

Please protect the aquifer, our property values and our way of life. Do the right thing for our County now and for the future residents. We are the Nature Coast, not the industrial park data center coast.

Thank you

Get Outlook for Android

Outlook

[EXTERNAL]Data center

From April Newton <ajjay1@gmail.com>

Date Thu 2/12/2026 12:40 PM

To Rebecca Bays <rebecca.bays@citrusbocc.gov>; Denise A. Dymond Lyn <denise.lyn@citrusbocc.gov>; Diana L. Finegan <diana.finegan@citrusbocc.gov>; Janet A. Barek <janet.barek@citrusbocc.gov>; Jeff S. Kinnard <jeff.kinnard@citrusbocc.gov>; Holly L. Davis <holly.davis@citrusbocc.gov>; Steve L. Howard <steve.howard@citrusbocc.gov>

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Dear Commissioners,

Please do not allow a data center to be built in Citrus county. We already have limited resources for the amount of growth in our county. We are already on water restrictions.

Data centers are massive consumers of energy and water, with global electricity usage estimated at 1.5% to 3% of the total, a figure expected to double by 2030 due to AI. Large facilities can consume up to 5 million gallons of water daily for cooling, while AI-driven demand threatens to significantly increase, rather than reduce, their environmental footprint.

Please don't destroy our beloved county.

Outlook

Re: [EXTERNAL]Data Centers

From Janet A. Barek <janet.barek@citrusbocc.gov>
Date Wed 2/11/2026 8:55 AM
To Doris Osburn <dosburn16@gmail.com>

Dear Doris,
Thank you for your concern and input.
Regards,
Commissioner Barek

From: Doris Osburn <dosburn16@gmail.com>
Sent: Wednesday, February 11, 2026 5:26:46 AM
To: Jeff S. Kinnard <jeff.kinnard@citrusbocc.com>; Holly L. Davis <holly.davis@citrusbocc.com>; Diana L. Finegan <diana.finegan@citrusbocc.com>; Rebecca Bays <rebecca.bays@citrusbocc.com>; Janet A. Barek <Janet.Barek@citrusbocc.com>
Subject: [EXTERNAL]Data Centers

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Just say NO to any Citrus County data center proposals.
Nothing to be gained, everything to lose.
Cheers
Doris Osburn

Sent from my iPhone

Outlook

[EXTERNAL]CPA-2025-00012 and CPA/AA-2025-00013: Opposition to Comprehensive Plan Amendment – FLUM Change to Heavy Industrial

From Samantha Osteen <samosteen1223@gmail.com>

Date Mon 2/23/2026 3:32 PM

To comments <comments@citrusbocc.com>; Jeff S. Kinnard <jeff.kinnard@citrusbocc.gov>; Diana L. Finegan <diana.finegan@citrusbocc.gov>; Janet A. Barek <janet.barek@citrusbocc.gov>; Rebecca Bays <rebecca.bays@citrusbocc.gov>; Holly L. Davis <holly.davis@citrusbocc.gov>

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To the Honorable Members of the Citrus County Board of County Commissioners,

I am writing in strong opposition to the proposed Comprehensive Plan amendment to change the Future Land Use Map (FLUM) designation of approximately 1,300 acres from Agricultural and Residential to IND (Heavy Industrial).

This request represents a fundamental and permanent shift in land use policy for this corridor. It is not a minor zoning adjustment. It is a redesignation to the most intense use category available under the County's Comprehensive Plan.

Lack of Defined Use Plan

Historically, this Board has required developers seeking major land use changes to present a clearly defined development plan and commit to specific uses. That practice protected residents and ensured transparency.

In this case, we are being asked to approve a Heavy Industrial designation without a defined, binding plan for what will ultimately be constructed on this land. Potential uses have been discussed, but nothing has been formally committed to or restricted.

Approving open-ended Heavy Industrial entitlements across 1,300 acres without a defined development agreement removes accountability and exposes adjacent residential communities to unknown future impacts.

If the County is to consider such a significant land use amendment, it should require a specific, enforceable site plan and use limitations tied to the approval.

Compatibility With Residential Areas

The surrounding land use pattern includes Low Density Residential, Medium Density Residential, High Density Residential, and Rural Residential designations.

Introducing Heavy Industrial directly adjacent to residential neighborhoods is incompatible with the established development pattern and inconsistent with long-standing planning principles of compatibility and orderly growth.

Inadequate Buffering and Lighting Impacts

The proposed 75-foot natural buffer is insufficient for a 1,300-acre Heavy Industrial tract.

To put this in perspective: I can see the lights from Ocala at my home, which is over 20 miles away. If large-scale industrial lighting is placed approximately two football fields from my front door, the visual and light trespass impacts will be immediate and significant.

If this amendment is not denied, I request that, at minimum:

- The natural buffer be increased to a minimum of 500 feet from all residential properties.
- The buffer should include engineered earthen berms, dense year-round vegetative screening, and professional landscape design.
- Full cut-off, downward-shielded industrial lighting be required.
- Maximum foot-candle limits at residential property lines be strictly enforced.
- Continuous monitoring and enforcement mechanisms be included in the approval.

A fence alone does not mitigate industrial intensity.

Traffic and Infrastructure Impacts

Heavy Industrial uses generate substantial truck traffic, employee traffic, and service vehicle activity.

Before any amendment is approved, the County should require:

- A comprehensive traffic impact study.
- Road capacity and level-of-service analysis.
- Clear identification of who bears the cost of required roadway improvements.

If roads must be widened or upgraded, will taxpayers bear that burden?

Water Supply and Aquifer Protection

This community relies on well water and septic systems. The region is dependent on the Floridan aquifer system.

Heavy Industrial uses raise legitimate concerns about:

- Chemical storage and handling.
- Stormwater runoff.
- Fuel storage and generator operations.
- Potential groundwater contamination risks.

The County must clearly demonstrate how aquifer protection will be ensured. What safeguards will be required to prevent contamination? What monitoring systems will be in place? Who bears liability in the event of groundwater impact?

Electrical Infrastructure and Cost

Industrial facilities, particularly data centers, require significant electrical capacity and often necessitate substations and grid upgrades.

Will electrical infrastructure expansion increase rates for residents? Who will fund necessary upgrades? What assurances exist that local residents will not subsidize industrial power demand?

Economic Claims Must Be Evaluated Carefully

Job creation is often cited in support of projects like this. However, construction jobs are temporary. Operational staffing for data centers and certain industrial facilities is often limited due to automation.

Temporary economic benefits should not justify permanent land use incompatibility and long-term impacts to established residential communities.

Conclusion

This proposed FLUM amendment would permanently alter the character and planning framework of this area.

The Board should not approve a change from Agricultural and Residential to Heavy Industrial without:

- A defined, enforceable development plan.
- Demonstrated compatibility.
- Adequate buffering.
- Comprehensive infrastructure and environmental safeguards.

- Clear economic transparency.

For these reasons, I respectfully request denial of the proposed Comprehensive Plan amendment.

If the Board is inclined to approve this request, I strongly urge the imposition of substantial buffering, lighting controls, infrastructure protections, and enforceable development limitations to protect nearby residents.

Thank you for your time and consideration.

Respectfully,

Samantha Osteen

2168 E. Shales Ct.

Hernando, FL 34442

813-480-5766

Outlook

[EXTERNAL]data centers

From Michael Perridge <biketools15@icloud.com>
Date Sat 1/24/2026 10:26 PM
To Janet A. Barek <janet.barek@citrusbocc.gov>

WARNING: This email originated from an external Domain DO NOT CLICK unless you recognize the sender and know the content is safe. Please do not approve the data processing center in our county. These centers use massive amounts of water and our county is known for its beautiful springs and rivers that make our county unique please do not dry up our springs! Sent from my iPhone

Outlook

[EXTERNAL]Data Center

From Therese' <keponsmyln@gmail.com>
Date Mon 2/9/2026 7:28 PM
To Janet A. Barek <janet.barek@citrusbocc.gov>

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There is no agenda number I could find,
however i think you understand the data center i am talking about
and to have it in our county to begin with is a mistake to have it near the the Bearhead hammock is even more of a slap in the face to those of us who do not want this area destroyed

There are so many reasons that I am asking you to reject the data center here in Citrus County and everywhere

There is nothing good that will come out of this data center for this area, we are the Nature Coast, and this will destroy our natural habitats, our outstanding water ways that are supposed to be protected

This is like going back to the time when computers took up a whole room and as we progressed they became smaller to what we have in home and in our purses and pockets why would we want to go back to having buildings that house these electrical and water wasting pieces equipment, seems like we are regressing instead of progressing

I understand progress however this is not good progress if it is going to deplete us of the exact things we are being asked to conserve which is water and electric

These data centers also bring more chances of scams and stolen identities because data is not monitored by humans

The infrastructure is not ready for the development coming into our fragile community let alone the infrastructure it will take to run a data center

Data centers do not create more lasting jobs or careers it actually takes more jobs away by relying on computers instead of humans

Noise pollution may not be a concern with the human population however what is the effect on wildlife there is not any science behind that and again I will go back to our fragile habitat and the protection that is supposed to have

We have slow internet and loss of internet currently and data centers use an overabundance which again takes away from we the people

In closing I ask that you turn down this proposal for a data center to keep our nature coast the special place so many of us love and want to see last forever

Money will not bring back it once it is lost, please keep this area safe and to have it in our county to begin with is a mistake to have it near the the Bearhead hammock is even more of a slap in the face to those of us who do not want this area destroyed

you have the power to save this place I hope you will

This data center is unnecessary and unwanted

Thank you for your Time

Therese Sheets

352-287-9437

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- "To handle yourself, use your head; to handle others, use your heart."

Eleanor Roosevelt

Outlook

[EXTERNAL]Vote no on data centers being constructed in Citrus County

From stewart5555 <stewart5555@yahoo.com>

Date Sun 2/8/2026 4:11 PM

To Janet A. Barek <janet.barek@citrusbocc.gov>; Jeff S. Kinnard <jeff.kinnard@citrusbocc.gov>; Holly L. Davis <holly.davis@citrusbocc.gov>; Rebecca Bays <rebecca.bays@citrusbocc.gov>

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Dear Citrus County Commissioners,

Please vote no on data centers being constructed in Citrus County. They are a detriment to everyone that lives here and the environment. Please see below reasons to vote no.

Data centers' continuous operation generates significant heat, necessitating energy-intensive cooling systems to maintain optimal temperatures. Some data centers use water-based cooling systems, which can lead to substantial water consumption. An average Google data center consumes approximately 450,000 gallons of water per day. This can strain local water resources, especially in areas prone to drought or with limited water supply. Florida is prone to drought and we are currently in a severe drought. We do not need more strain on our nature coast, especially in our natural springs with our wonderful wildlife. Overall, data center cooling systems are responsible for over 40% of their electricity usage. With this much electricity usage, our electricity costs would skyrocket!

Additionally, many people don't realize the sheer scale of backup power required for data centers. Because these facilities must operate 24/7 to prevent downtime, they rely on a large number of diesel generators as a failsafe during power disruptions. While a smaller data center may only house a handful of backup generators, larger projects—including those being built to power AI—can have dozens. For instance, Quantum Loophole's Aligned Data Centers proposed installing 168 diesel generators capable of delivering 504 MW of power.
These diesel generators can be massive, ranging in size from 1.5 MW to over 3 MW each. Most generators are designed to provide 1.5-2 times the total connected load. These generators emit significant amounts of particulate matter (PM), nitrogen oxides (NOx), sulfur dioxide (SO_2), and carbon dioxide (CO_2)—pollutants that degrade air quality, contribute to climate change, and pose serious health risks to nearby communities.

Diesel exhaust from the backup generators contains fine particles that can cause health problems for people who are exposed frequently and at high enough levels. When people inhale polluted air, particulates embed in their lungs and bloodstreams, causing heart and lung disease. After just a short

period of exposure, these toxic air pollutants can cause breathing and other health issues, especially if you already have lung problems, such as asthma.

Again, please vote no on any data centers being built. Nothing good will come of any data center being built in Citrus County.

Thank you.

Sincerely,

Amanda Stewart

Sent from my Verizon, Samsung Galaxy smartphone

Outlook

[EXTERNAL]Data Center

From Shelly Whiting <shelly_w61@hotmail.com>

Date Mon 2/16/2026 12:24 PM

To Rebecca Bays <rebecca.bays@citrusbocc.gov>; Diana L. Finegan <diana.finegan@citrusbocc.gov>; Janet A. Barek <janet.barek@citrusbocc.gov>; Jeff S. Kinnard <jeff.kinnard@citrusbocc.gov>; Holly L. Davis <holly.davis@citrusbocc.gov>; Steve L. Howard <steve.howard@citrusbocc.gov>; Denise A. Dymond Lyn <denise.lyn@citrusbocc.gov>

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Data centers are massive consumers of energy and water, with global electricity usage estimated at 1.5% to 3% of the total, a figure expected to double by 2030 due to AI. Large facilities can consume up to 5 million gallons of water daily for cooling, while AI-driven demand threatens to significantly increase, rather than reduce, their environmental footprint.

Please don't destroy our "Nature Coast", our springs and waterways, our aquifer and continue this ridiculously uncontrolled and out of control development with nothing being done to correct our crappy roads, our wildlife losing every ounce of space left and making hurricane season worse due to the asphalt, concrete, buildings that reduce where water can drain effectively back into the aquifer. All you do is allow developers to stripevery tree and ounce of vegetation off tracts of land again and again.

Stop this craziness.

Shelly R Whiting

Get Outlook for iOS

Outlook

[EXTERNAL]Holder industrial park

From rawoodley@tampabay.rr.com <rawoodley@tampabay.rr.com>
Date Fri 2/20/2026 9:38 PM
To Janet A. Barek <janet.barek@citrusbocc.gov>

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Please vote NO on the Data Center and Asphalt plant. Thank you.

Outlook

[EXTERNAL]NO DATA CENTER, NO ASPHALT PLANT

From Nate Williams <natewms@gmail.com>
Date Fri 2/20/2026 11:13 AM
To Janet A. Barek <janet.barek@citrusbocc.gov>

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I am unalterably opposed to a data center and the asphalt plant.

Both will ruin the environment and the consumption of water and electricity will be horrendous.

Nathan Williams
2365 W Fairway Loop,Citrus Springs FL 34434

We moved here more than 15 years ago. and one group of Commissioners after another have let the county go to hell to appease developers. We are too old to move, but I wish we could.