

36 WHEREAS, the Board finds that Citrus County currently lacks specific zoning
37 provisions or development regulations addressing the unique operational characteristics,
38 infrastructure requirements, and environmental considerations associated with data
39 centers, data center facilities, and data center utilities; and

40 WHEREAS, the Board further finds that allowing such facilities to proceed without
41 appropriate regulatory standards could create risks to the County's water resources,
42 electrical infrastructure capacity, land use planning objectives, and long-term community
43 development strategy; and

44 WHEREAS, Citrus County's proximity to sensitive coastal ecosystems, wetlands,
45 and estuarine systems further underscores the importance of ensuring that new forms of
46 industrial-scale development are evaluated carefully and responsibly; and

47 WHEREAS, local governments may enact moratoriums if the moratorium is
48 intended to preserve the status quo and is rationally related to the government's attempt
49 to enact changes to development regulations. *WCI Communities Inc. v. City of Coral*
50 *Springs*, 885 So. 2d 912 (Fla. 4th DCA 2004); and

51 WHEREAS, Florida courts have held that permissible basis for land use
52 restrictions include concern about the effect of the proposed development on traffic,
53 congestion, surrounding property values, demands for public services, and on other
54 aspects of the general welfare. *WCI Communities Inc. v. City of Coral Springs*, 885 So.2d
55 912 (Fla. 4th DCA 2004; *see also Corn v. City of Lauderdale Lakes*, 997 F.2d 1369, 1375
56 (11th Cir. 1993); and

57 WHEREAS, local governments are entitled to enact moratoriums as a land-use
58 tool to promote effective planning and to preserve the status quo during times of study
59 and while changes are enacted; and

60 WHEREAS, the County is actively engaged in the process of review, study, and
61 planning public hearings to prepare and adopt amendments to its Land Development
62 Regulations, and/or Code of Ordinances as may be necessary to address the demands
63 of these facilities; and

64 WHEREAS, a temporary moratorium on the acceptance, review, or approval of
65 applications for development permits, development orders, rezoning, or site plans related
66 to data centers, data center facilities, and data center utilities within unincorporated Citrus
67 County will allow time to review, study, hold public hearings, and to prepare and adopt an
68 amendment or amendments to the Citrus County Land Development Regulations, and/or
69 Code of Ordinances, as may be required, to address such uses; and

70 WHEREAS, the Board wishes to establish a temporary moratorium of up to one
71 (1) year on the acceptance, review, or approval of applications for development permits,