MEMORANDUM

AGENDA ITEM #IV.A

DATE: MAY 18, 2026

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: DATA CENTER RESOURCES

Following the Data Center presentation and conversation at the April 10, 2026 TCRPC / SFRPC Joint Council Meeting, Council staff continues to collect information and resources that may be helpful for Council Members and elected officials.

On May 8, 2026 Governor DeSantis signed CS/CS/SB 484 by Senator Avila into law. https://laws.flrules.org/2026/65. This legislation revises Florida law regarding the regulation of large-scale data centers and certain other large electricity users. The Florida Senate Bill Analysis and Fiscal Impact Statement by the Senate Rules Committee provides an excellent review of the legislation and most important issues related to large scale data centers. This Staff Analysis provides among other things, information about the different types of data centers and their energy usage: Micro data center, Small-sized data centers, Medium-sized data centers, Large-scale data centers, and Hyperscale data centers.

Please note that following the publication of the Senate Rules Committee Staff Analysis on February 18, 2026, the legislation was subsequently amended by the Florida House of Representatives prior to final passage by the Florida Senate. House Amendment - Barcode 383957 revised CS/CS/SB 484 by:

- Deleting a specification that agencies may not enter into non-disclosure agreements, or other contracts restricting the agency from disclosing information about potential data center development to members of the public.

- Changing the effective date (to effective upon becoming a law) of a provision maintaining the authority of local governments to exercise the powers and responsibilities for comprehensive planning and land development regulation granted by law with respect to

large load customers. This provision also establishes that large load customers may not be considered an electric substation for the purposes of s.163.3208, F.S.

- Revising s. 288.075, F.S., which provides in current law a 12-month public records exemption, upon written request, for certain information held by economic development agencies when a business is considering locating, relocating, or expanding in Florida, with a possible 12-month extension upon written request. The underlying bill provision requires disclosure if the project involves a data center and eliminates the additional 12-month extension for projects that involve data centers. The amendment maintains this extension prohibition (with stylistic revisions), but removes the disclosure requirement.

- Removing a directive for the PSC to engage in rulemaking relating to creating large load tariff minimum requirements.

- Removing a provision that large load tariffs minimize the risk of nonpayment of such costs to the maximum extent practicable and replaces it with a directive that the general body of ratepayers may not bear the risk of non-payment of the costs to serve large load customers.

- Making the ratemaking and other financial tools to effectuate large load tariffs to be optional and does not provide or direct the PSC to use these in creating minimum standards.

- Requiring updated large load tariffs to be filed by the utilities by October 1, 2026.

- Changing the effective date (to effective upon becoming a law) of a provision in the bill amending 373.203, F.S., to create a definition for data centers and large-scale data centers for ch. 373, F.S., which regulates Florida's water resources.

- Creating a requirement that the Office of Program Policy Analysis and Government Accountability (OPPAGA) shall contract for an independent, interdisciplinary study of policy considerations related to the construction and operation of large-scale data centers.

- Removing a re-enactment and making technical changes.

Multiple websites exist to provide information about Data Centers and assist local governments in planning for and regulating emerging Hyperscale data centers. These include, but are not limited, to:

1000 Friends of Florida Potential Impacts of Data Center Development on Florida Communities: https://1000fof.org/wp-content/uploads/2026/02/FOF-1380-Data-Centers-Special-Report-v4-FINAL.pdf

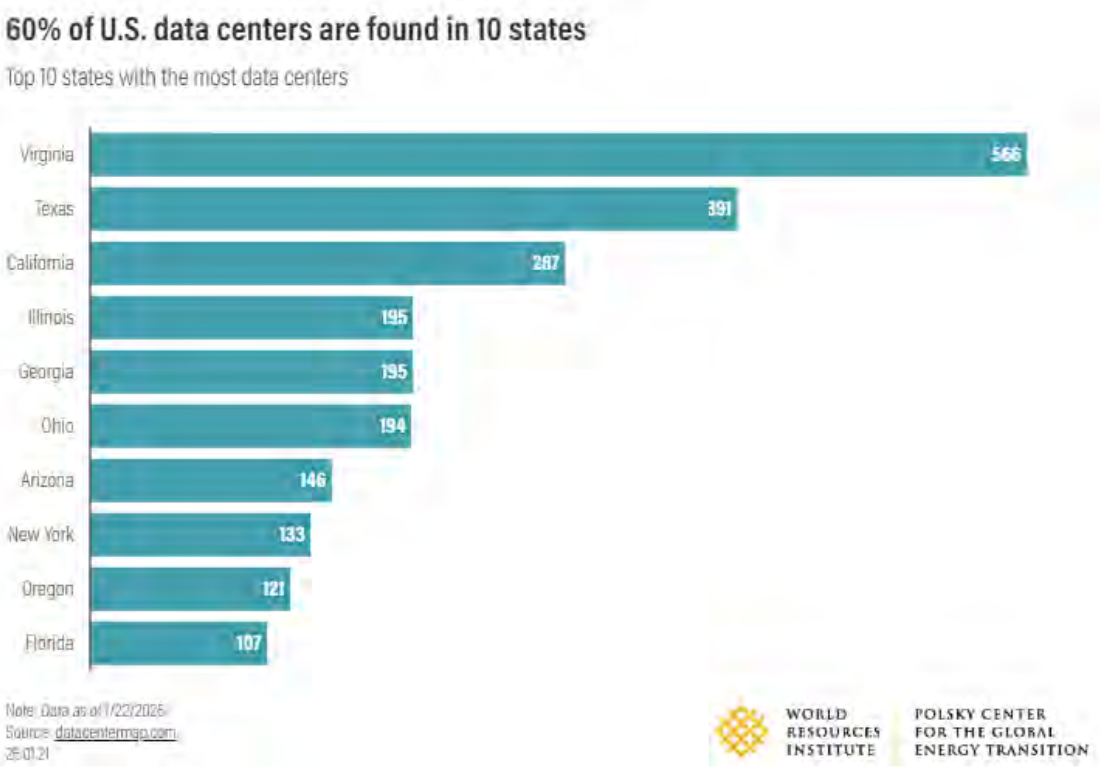
North Star Data Center Policy Toolkit: About - North Star Data Center Policy Toolkit
"This policy toolkit is primarily geared toward stopping, slowing, and restricting rampant data center development in the US at the local and state level. **…"** This tool kit contains information about local, state, regional, and federal actions that can be implemented to regulate data centers; informational guides, and webinar meetings.

State Policy Toolkits for Data Center Regulation / Water Impacts: https://climate-xchange.org/resources-for-regulating-data-centers/water-impacts/ This report analyzes over 160 state-level bills from 2025 and 2026 session to identify policy tools that protect water supply, quality, and rates.

Preliminary Toolkit for Municipal Data Center Planning in Washtenaw County: https://content.civicplus.com/api/assets/ee280c75-b213-4c90-8d02-756fc3890329

Data Center Map: https://www.datacentermap.com/
Miami Dade: https://www.datacentermap.com/usa/florida/miami/
Broward: https://www.datacentermap.com/usa/florida/fort-lauderdale/

World Resources Institute: https://www.wri.org/insights/us-data-center-growth-impacts



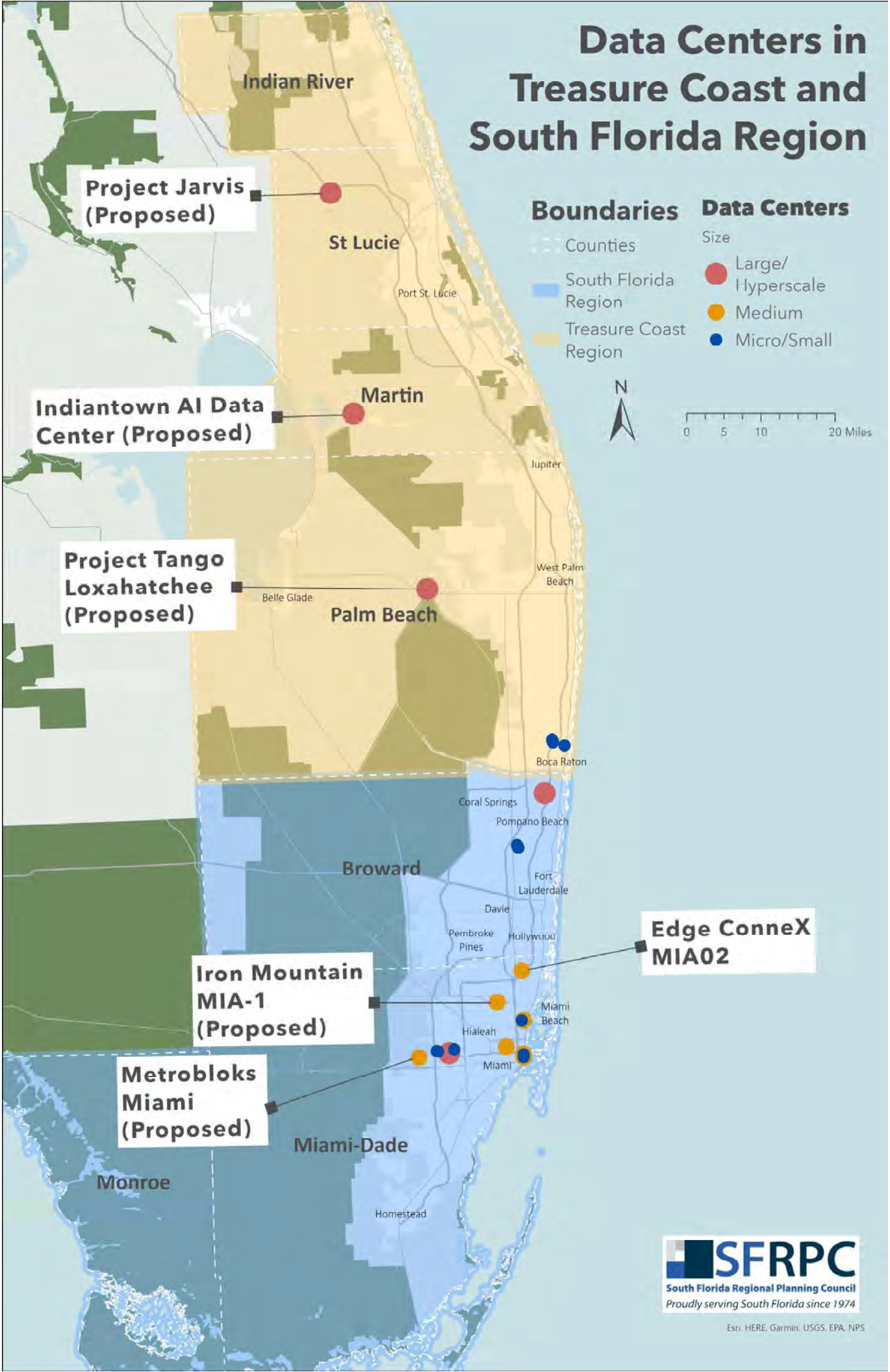
Appendix 1: Data Center Map and Locations in Southeast Florida and SFRPC Data Center Briefing Paper.

Appendix 2: Sample Ordinance creating a temporary moratorium on the acceptance, review, or approval of applications for data centers; Sample Ordinance creating a Special Use District for Data Centers (Indianapolis-Marion County, Indiana).

In Florida, Nassau County is currently in the process of adopting an ordinance and Citrus County has indicated that they will also pursue a temporary moratorium.

Information only.

Appendix 1


Data Centers in Treasure Coast and South Florida Region
Indian River
Project Jarvis (Proposed)
St Lucie
Port St. Lucie
Boundaries
Counties
South Florida Region
Treasure Coast Region
Data Centers
Size
Large/ Hyperscale
Medium
Micro/Small
N
0 5 10 20 Miles
Indiantown AI Data Center (Proposed)
Martin
Jupiter
Project Tango Loxahatchee (Proposed)
Belle Glade
Palm Beach
West Palm Beach
Boca Raton
Coral Springs
Pompano Beach
Broward
Fort Lauderdale
Davie
Pembroke Pines
Hollywood
Edge ConneX MIA02
Iron Mountain MIA-1 (Proposed)
Miami Beach
Hialeah
Miami
Metrobloks Miami (Proposed)
Miami-Dade
Monroe
Homestead
SFRPC
South Florida Regional Planning Council
Proudly serving South Florida since 1974
Esri, HERE, Garmin, USGS, EPA, NPS

Map Information

Classification	Name	Status	Capacity	Address
Large/hyperscale	Equinix MI6 Doral Data Center	Existing	Not publicly listed	1525 NW 98th Ct, Doral, FL 33172
Large/hyperscale	Volico FLL1 Broward Data Center	Existing	48.0 MW	500 Green Rd, Deerfield Beach, FL 33064
Large/hyperscale	Project Tango Loxahatchee	Proposed	200 MW	20125 Southern Blvd, Loxahatchee, FL 33470
Large/hyperscale	Project Jarvis (Sentinel Grove Technology Park)	Proposed	1,000 MW	Minute Maid Rd & Orange Ave, Fort Pierce, FL 34945
Large/hyperscale	Indiantown AI Data Center	Proposed	Not publicly listed	13820 Silver Fox Road

Classification	Name	Status	Capacity	Address
Medium	Equinix MI1 Miami Data Center	Existing	17.0 MW	50 NE 9th St, Miami, FL 33132
Medium	CoreSite MI1 Miami Data Center	Existing	Not publicly listed	2115 NW 22nd St, Miami, FL 33142
Medium	Volico MIA2 Miami Data Center	Existing	10.0 MW	36 NE 2nd St, Miami, FL 33132
Medium	iM Critical Miami Data Center	Existing	5.0 MW	100 NE 80th Terrace, Miami, FL 33138
Medium	EdgeConneX MIA02 Miami Data Center	Existing	6.0 MW	475 NE 185th St, Miami, FL
Medium	Metrobloks Miami Data Center (MIA-A1)	Proposed	15.0-15.2 MW	500 NW 137th Ave, Miami, FL
Medium	Iron Mountain MIA-1	Proposed	16.0 MW	2925 NW 120th Terrace, Miami, FL 33167

Classification	Name	Status	Capacity	Address
Micro/small	365 Data Centers BCA Boca Raton	Existing	2.0 MW	3500 NW Boca Raton Blvd, Boca Raton, FL 33431
Micro/small	365 Data Centers FTL Fort Lauderdale	Existing	1.0 MW	3250 W Commercial Blvd, Fort Lauderdale, FL 33309
Micro/small	QuadraNet Miami Data Center	Existing	2.0 MW	36 NE 2nd St, Miami, FL 33132
Micro/small	Equinix MI3 Boca Raton	Existing	2.0 MW	4680 Conference Way South, Boca Raton, FL 33431
Micro/small	Flexential Fort Lauderdale Data Center	Existing	3.0 MW	5301 NW 33rd Ave, Fort Lauderdale, FL 33309
Micro/small	Cogent Communications Boca Raton	Existing	Not listed	5050 Conference Way North, Boca Raton, FL 33431
Micro/small	365 Data Centers MIA3 Miami	Existing	Not listed	100 NE 80th St, Miami, FL
Micro/small	Aptum MIA-89P Data Center	Existing	2.0 MW	2300 NW 89th Pl, Doral, FL 33172
Micro/small	Equinix MI2 Miami Data Center	Existing	Not listed	36 NE 2nd St, Miami, FL 33132
Micro/small	Colocation America MiamiDC1 Data Center	Existing	1.0 MW	36 NE 2nd St, Miami, FL 33132
Micro/small	Navegalo Miami Data Center	Existing	Not listed	50 NE 8th St, Miami, FL 33132
Micro/small	DataBank MIA1	Existing	1.6-2.0 MW	36 NE 2nd St, Miami, FL 33132
Micro/small	QTS Miami Data Center	Existing	2.0 MW	11234 NW 20th St, Miami, FL 33172
Micro/small	EdgeConneX MIA01 Miami Data Center	Existing	1.0-2.0 MW	2132 NW 114th Ave, Miami, FL 33172

Classification Guide

Definitions sourced from SB 484 Staff Analysis:

Micro data center: These are the smallest type of data center—used by single companies or for remote offices of larger operations. Generally, these centers will have up to 10 server racks (or fewer than 140 servers).

- **Power capacity: Less than 150 kilowatts (kW).**
- **Size: Less than 5,000 square feet.**

Small-sized data centers: These types of data centers are typical for onsite or regional enterprise facilities, ranging from 500-2,000 servers.

- **Power capacity: 1 to 5 megawatts (MW).**
- **Size: 5,000 to 20,000 square feet.**

Medium-sized data centers: Also used for onsite or regional enterprise facilities. At the upper end of this scale, one may also see colocation data centers. Generally, these data centers will range from 2,000 to 5,000 servers.

- **Power capacity: 5 to 20 MW.**
- **Size: 20,000 to 100,000 square feet.**

Large-scale data center: These facilities can be used for collocation, cloud services, big data analytics, and artificial intelligence. Generally, these data centers will fall somewhere between a medium-sized data center and a hyperscale data center in regard to servers, power capacity, and size.

Hyperscale data center: These are massive-scale facilities, often involving a large campus of buildings. While the minimum scale to qualify as hyperscale can differ according to various sources—generally these facilities start at 40 to 100 MW in power capacity and reach up to a gigawatt or more.

Prepared by SFRPC Regional Planners Marion Knowles and Jordan Parker

Map Data: Collected from datacenters.com and cleanview.co

Data Centers and Regional Planning: Briefing for Florida RPCs

Executive Summary

A small number of hyperscale data centers built to support artificial intelligence and large-scale cloud computing are projected to drive most of the growth in U.S. data-center electricity demand over the next several years, creating outsized implications for grid planning and regulatory review.[1] While many smaller colocation and enterprise data centers exist, they account for a relatively modest share of total load and rarely trigger major utility approvals. By contrast, hyperscale AI facilities, often requiring tens to hundreds of megawatts at a single location, are responsible for the sharp increase in projected power use, with federal analyses estimating that data centers will rise from roughly 4.4% of U.S. electricity consumption in 2023 to as much as 6.7–12% by 2028, driven primarily by the deployment of new, large-scale AI-oriented campuses.[2] MIT estimates that AI can already replace 12% of the U.S. Labor market.[3] Additionally, Dario Amodei, Anthropic CEO, expects that 50% of entry-level, white-collar jobs will be disrupted In the next 5 years.[4] Between now and 2028, these hyperscale projects are expected to make up the majority of new data-center capacity additions and associated load growth, placing them squarely within the scope of RPC oversight related to interconnection, resource adequacy, cost allocation, and ratepayer impacts.[5]

Legislative Context

On July 1st, CS/CS/SB 484, concerning such datacenters, will take effect. CS/CS/SB 484 says that "facilities with substantial electric or other utility demands … may present unique planning, infrastructure and compatibility considerations. The Legislature intends that such considerations shall be addressed through local comprehensive planning … related to infrastructure capacity, land use compatibility, environmental impacts, and the efficient provision of public facilities and services."[6] RPCs serve an advisory role in this process, focusing on regional consistency with CEDS planning, infrastructure strain, and economic impacts.

Community & Infrastructure Impacts

- High, continuous peak and sustained electric demand concentrated in hyperscale facilities[7]
- 267% increase in monthly electricity costs over a five-year period for areas near significant data center activity[8]
- Potential need for new generation, substations, or transmission upgrades[9]
- Increased demand for potable or reclaimed water for cooling[10]
- Short-term construction jobs; limited permanent employment[11]

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[1] Lawrence Berkeley National Laboratory. *2024 United States Data Center Energy Usage Report. Prepared for the U.S. Department of Energy, December 19, 2024.* 11-14
[2] Lawrence Berkeley National Laboratory, 3
[3] Kolawole Samuel Adebayo, "Dario Amodei Doubled Down on His AI Jobs Warning—Here's What's Different Now," Forbes, February 21, 2026,
[4] Ibid
[5] *2024 United States Data Center Energy Usage Report* 15
[6] Florida Senate, *CS/CS/SB 484 (2026): Data Centers*, enrolled bill text, Florida Legislature, accessed April 1, 2026,
[7] *2024 United States Data Center Energy Usage Report,* 11-14
[8] Bloomberg News. "US Electricity Bills Soar Near Major AI Data Centers." Bloomberg Graphics, September 30, 2025.
[9] U.S. Department of Energy. "DOE Releases New Report Evaluating Increase in Electricity Demand from Data Centers." Energy.gov, December 20, 2024.
[10] Congressional Research Service. "Data Centers and Their Energy Consumption: Frequently Asked Questions." CRS Report No. R48646, January 23, 2026.
[11] Dean, Joseph. "Data Centers Won't Stop the Labor Market Slowdown: November 2025 Race, Jobs and Economy Update." National Community Reinvestment Coalition (NCRC), November 26, 2025.

RPC Recommendations and Accountability Tools

RPCs may recommend performance-based conditions, including usage-based clawbacks tied to actual power draw: phased certificates of occupancy linked to delivered capacity, utility cost impact disclosures, and penalties for prolonged underutilization of approved capacity or lack of long-term job creation.

Clawback Example

In Virginia, Dominion Energy requires large data centers to sign long-term contracts with minimum demand obligations, requiring payment for 60–85% of reserved electric capacity even if actual usage is lower. These provisions ensure that infrastructure built to serve data centers is not subsidized by other ratepayers and operate as a usage-based clawback when promised load does not materialize.[12]

Demographic Considerations and Economic Outlook

As discussed at the Joint Regional Conference on the Silver Tsunami on November 15, 2024, the number of electricity-dependent older adults in Southeast Florida is expected to rise substantially in the coming years, consistent with BEBR projections that the population age 85 and older will more than double over the next 25 years. While a precise estimate of additional demand on the power grid is not available, the risks of rising strain on the grid driven by demographic changes need to be taken into account.

While data centers are not used exclusively for AI, the role of data centers in supporting the growth of AI in the U.S. economy should be acknowledged. AI is reshaping work initially through task reallocation with near-term prospects of economy-wide job loss, as noted by the MIT study. The clearest effects to date are in occupations built around routine cognitive tasks, especially entry-level white-collar roles where AI can handle structured information work, such as drafting, customer support, and coding.[13] Beginning with a gradual restructuring of jobs, slower hiring in some exposed occupations, flatter career ladders for junior workers, there is significant risk that these shifts may turn into a landslide of job loss.

Harvard Business School recently published findings from data produced by Anthropic on occupational level risks of AI. The following figure illustrates why the infrastructure decisions local governments face today carry long-term economic consequences that extend well beyond grid planning by utilities. The blue area, representing the share of job tasks that AI models could theoretically perform, dwarfs the red area of actual observed workplace usage across nearly every occupational category, indicating that current AI deployment **substantially lags its demonstrated capability**, not the extent that AI can displace workers. The widest gaps appear in Management, Business & Finance, Legal, Office & Administrative Support, and Arts & Media: the occupational categories most concentrated in South Florida's business-service economy and most aligned with the entry-level white-collar roles identified as high-displacement risk. AI's capability to displace workers is likely to accelerate.

Data centers are the physical infrastructure enabling that acceleration. Approving large-scale AI-oriented facilities without accounting for their labor market effects means that the communities absorbing the grid strain and ratepayer cost increases may simultaneously bear a disproportionate share of the occupational restructuring those facilities drive.

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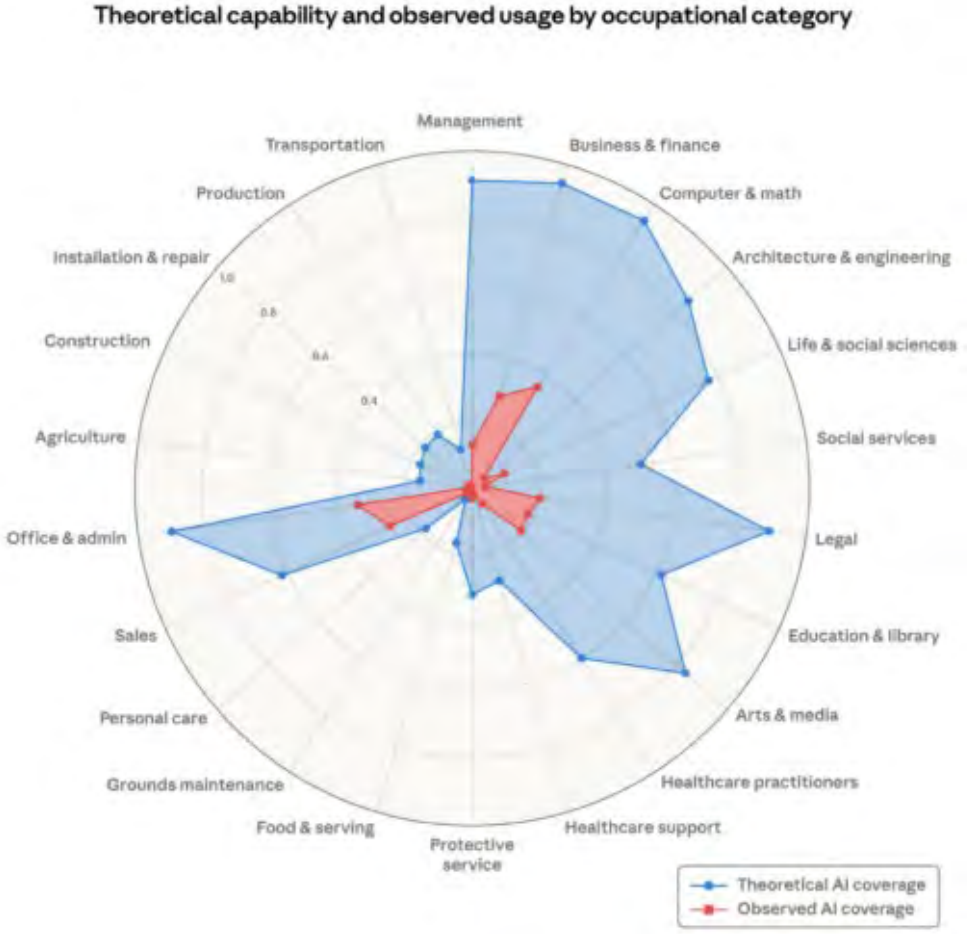
[12] Skidmore, Zachary. "Virginia Regulators Approve New Rate Class for Data Centers and Other Large Loads." Data Center Dynamics, November 27, 2025.

[13] Brynjolfsson, Erik, Danielle Li, and Lindsey Raymond. "Generative AI at Work." *Quarterly Journal of Economics* 140, no. 2 (2025): 889–942. https://doi.org/10.1093/qje/qjae044



Source: [Enhance or Eliminate? How AI Will Likely Change These Jobs | Working Knowledge](). Harvard Business School. Accessed April 8, 2026.

For additional information:

South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250
Hollywood, Florida 33020
(954) 924-3653; sfadmin@sfrpc.com

Randy Deshazo, Deputy Director and Director of Economic Development & Research (rdeshazo@sfrpc.com)

Jordan Parker, Economic Development & Research Coordinator (jparker@sfrpc.com)

Appendix 2

ORDINANCE NUMBER 2026-044

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA; IMPOSING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, REVIEW, OR APPROVAL OF APPLICATIONS FOR DEVELOPMENT PERMITS, DEVELOPMENT ORDERS, REZONING, OR SITE PLANS RELATED TO DATA CENTERS, DATA PROCESSING FACILITIES, DATA MINING OR CRYPTOCURRENCY MINING OPERATIONS (REFERENCED HEREIN COLLECTIVELY AS DATA CENTER FACILITIES) WITHIN UNINCORPORATED NASSAU COUNTY, FLORIDA; ADOPTING FINDINGS; PROVIDING FOR THE STUDY AND DEVELOPMENT OF APPROPRIATE LAND USE REGULATIONS ADDRESSING SUCH DATA CENTER USES; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners (Board) has the authority pursuant to Chapter 125, Florida Statutes, and Article VIII of the Florida Constitution to protect the public health, safety and general welfare of its residents and to enact ordinance for valid governmental purposes that are no inconsistent with general or special law; and

WHEREAS, on April 13, 2026, the Board directed the County Attorney to prepare an ordinance instituting a temporary moratorium on the acceptance, review, or approval of applications for data center facilities; and

WHEREAS, Nassau County is located within a coastal region, an area that relies heavily upon groundwater resources from the Floridan Aquifer system, which has historically been subject to significant management and conservation efforts due to saltwater intrusion risks and long-term sustainability concerns; and

WHEREAS, state and regional planning efforts emphasize the importance of careful management of groundwater withdrawals and coastal water resources to ensure long-term environmental and economic stability for coastal communities; and

WHEREAS, data center facilities are known to require substantial water resources for cooling systems and substantial electrical power to support continuous computing operations, which in some cases require infrastructure demands comparable to small municipalities; and

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Relocated = green double underline

WHEREAS, such facilities have the potential to place significant demands on regional groundwater supplies, water treatment infrastructure, and electrical grid capacity, particularly in rapidly growing areas; and

WHEREAS, the Board finds that Nassau County currently lacks specific zoning provisions or development regulations addressing the unique operational characteristics, infrastructure requirements, and environmental considerations associated with data center facilities; and

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

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

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

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

WHEREAS, local governments are entitled to enact moratoriums as a land-use tool to promote effective planning and preserve the status quo during this change (*Tahoe-Sierra Pres. Council, Inc. v. Tahoe Reg'l Planning Agency*, 535 U.S. 302, 337, 122 S.Ct. 1465, L.Ed.2d 517 (2002) (holding temporary moratoria are used widely among land use planners to preserve the status quo while formulating a more permanent development strategy); and

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WHEREAS, the County is actively engaged in the process of review, study, and planning public workshops and hearings to prepare and adopt amendments to its Comprehensive Plan, Land Development Regulations, and Code of Ordinances as may be necessary to address the demands of data center facilities; and

WHEREAS, a temporary moratorium on the acceptance, review, or approval of applications for development permits, development orders, rezoning, or site plans related to data center facilities within unincorporated Nassau County will allow time to review, study, hold public hearing, and prepare and adopt an amendment or amendments to the County Comprehensive Plan, Land Development Regulations, or Code of Ordinances, as may be required, to address such uses; and

WHEREAS, the Board wishes to establish a temporary moratorium of up to one (1) year on the acceptance, review, or approval of applications for development permits, development orders, rezoning, or site plans related to data center facilities within unincorporated areas and such moratorium is reasonable and necessary to accomplish the goal of revising its regulations to ensure the community welfare is well-balanced and the public health, safety and general welfare are preserved; and

WHEREAS, public notice of all hearings required by law has been provided in accordance with Chapters 125 and 163, Florida Statutes and the Nassau County Land Development Code; and

WHEREAS, the Board of County Commissioners finds this ordinance imposing a one (1) year temporary moratorium on the acceptance, review, or approval of applications for data center facilities serves the health, safety, and welfare of the residents of and visitors to Nassau County, Florida.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Nassau County. Florida as follows:

SECTION 1. FINDINGS OF FACT.

The foregoing recitals are hereby adopted as legislative findings of the Board of County Commissioners and are ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption thereof.

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SECTION 2. PURPOSE.

The purpose of this Ordinance is to allow Nassau County sufficient time to review, study, hold public hearings, and prepare and adopt an amendment or amendments to the Nassau County Comprehensive Plan, Land Development Code and/or Code of Ordinances, relating to Data Center Facilities.

SECTION 3. TEMPORARY MORATORIUM ESTABLISHED.

A temporary moratorium is hereby established on the acceptance, review, processing, or approval of any:

- rezoning applications
- conditional use permits
- development permits
- site plan approvals
- building permits
- or other development approvals

for the construction, expansion, or operation of Data Center Facilities within the unincorporated areas of Nassau County.

SECTION 3. DEFINITION.

For the purposes of this moratorium, Data Center Facilities is a building, a dedicated space within a building, or group of buildings housing computer systems and associated components, such as telecommunication and data processing systems, to be used for remote storage, processing, or distribution of large amounts of data. Examples of such data, include but are not limited to, computationally intensive applications such as cryptocurrency mining, artificial intelligence (A.I.) computing, weather modeling, genome sequencing, application hosting, cloud storage, video and technical streaming services, etc. Such facilities may include air handlers, power generators, water cooling and storage facilities, utility substations, and other infrastructure to support operations.

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SECTION 4. STUDY AND EVALUATION.

During the moratorium period, Nassau County staff shall conduct a comprehensive review of the potential impacts associated with data center facilities, including but not limited to:

1. Groundwater withdrawal impacts, particularly as they relate to the Floridan Aquifer and coastal aquifer management policies.

2. Water supply and wastewater treatment capacity, including potential impacts on municipal and regional water systems.

3. Electrical grid capacity and infrastructure requirements, including consultation with regional electric utilities regarding potential long-term demand impacts.

4. Land use compatibility, including appropriate zoning classifications and development standards for such facilities.

5. Environmental considerations, including impacts on wetlands, coastal ecosystems, noise, lighting, and surrounding land uses.

6. Best practices adopted by other jurisdictions in Florida and throughout the United States for the regulation of data center development.

SECTION 5. DEVELOPMENT OF REGULATORY FRAMEWORK.

Following the completion of and during the review process, County staff shall present best practices, hold public workshops, and make final recommendations to the Board of Commissioners regarding the adoption of appropriate zoning regulations, permitting requirements, infrastructure standards, and environmental safeguards governing data center facilities within Nassau County.

SECTION 6. DURATION.

This temporary moratorium shall remain in effect for a period of twelve (12) months from and including the effective date of this Ordinance or until the effective date of an ordinance(s) amending the Nassau County Comprehensive Plan, Land Development Regulations and/or the Code of Ordinances relating to Data Center Facilities, whichever first occurs.

SECTION 7. CONFLICTING PROVISIONS.

All ordinances, or parts of ordinances, in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

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SECTION 8. SEVERABILITY.

It is the intent of the Board of County Commissioners of Nassau County, Florida, and is hereby provided, that if any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

SECTION 9. EFFECTIVE DATE.

This Ordinance shall take effect upon filing with the Secretary of State as provided in Florida Statutes, Section 125.66.

ADOPTED THIS _____ DAY OF _____, 2026 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

_____
ALYSON R. MCCULLOUGH
Chair

ATTEST AS TO CHAIR'S SIGNATURE:

_____
MITCH L. KEITER
Its: Ex-Officio Clerk

Approved as to form by the Nassau County Attorney:

_____
DENISE C. MAY

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CITY-COUNTY GENERAL ORDINANCE NO.___, 2026
Proposal No._____, 2026

METROPOLITAN DEVELOPMENT COMMISSION
DOCKET NO. 2026-AO-001

PROPOSAL FOR A GENERAL ORDINANCE to amend Chapter 740-202 (Definitions), 742-109 (Special Use Districts) and Table 743-208-1 of the Consolidated Zoning and Subdivision Control Ordinance of Indianapolis-Marion County, Indiana, concerning data center development.

WHEREAS the City of Indianapolis-Marion County Consolidated Zoning and Subdivision Ordinance establishes definitions of terms as well as Special Use Districts and development standards; and

WHEREAS there is a need to create a Special Use District specifically for Data Center development; and

WHEREAS, therefore, the creation of a new Special Use District for Data Center development will require the addition of certain definitions and development standards;

BE IT ORDAINED BY THE CITY-COUNTY COUNCIL OF THE CITY OF INDIANAPOLIS AND OF MARION COUNTY, INDIANA:

SECTION 1. Section 740-202 of the Consolidated Zoning and Subdivision Control Ordinance of Indianapolis/Marion County, Indiana is hereby amended by adding the language that is underlined and deleting the language that is stricken-through, to read as follows:

Data Center: A facility used primarily for the storage, management, processing, and transmission of digital data and that houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data storage, processing, and related operations. Data center uses include data storage facilities, server farms, artificial intelligence training or processing, image processing, cloud computing, email servicing, and similar uses. This definition does not include information technology (IT) services and equipment which are incidental and subordinate to a primary, permitted use.

SECTION 2. Section 742-109 of the Consolidated Zoning and Subdivision Control Ordinance of Indianapolis/Marion County, Indiana is hereby amended by adding the language that is underlined and deleting the language that is stricken-through, to read as follows:

Section 742-109(B) Permitted uses and developments standards

Table 742-109-1: SU Districts Permitted Use and Development Standards Summary Table		
Zoning District Symbol	**Applicable District for Development Standards Review**	**Permitted Use**
SU-47	I-3	Data Center facilities

Section 742-109(L) Additional standards for SU-47 district (Data Center)

In addition to the regulations of subsections B. through G. above, the following regulations apply to the SU-47 district:

1. **Land use restriction**. Land use permitted in the SU-47 district is limited to data center facilities as defined. Whenever the applicable standards or requirements of any other ordinance, or governmental unit or agency thereof are higher or more restrictive, the latter shall control land use permitted in the SU-47 district.

2. **Existing Structures.** When a data center facility occupies a legally established, legally non-conforming structure, the change of use shall require compliance with all the standards of the current Ordinance.

3. **Protected District separation.** Minimum separation of 200ft. between the primary building of the data center facility and the property line of a Protected District (pertaining to industrial development).

4. **Sound levels.** Maximum sound levels associated with any component of a data center may not exceed 65 decibels (dB), measured at the property line.

5. **Mechanical equipment.** All mechanical and electrical equipment will be screened from the view of the public right-of-way and adjoining properties.

- All backup generators are subject to compliance with Indiana Department of Environmental Management permitting under 326 Indiana Administrative Code (IAC) 2 and limited to emergency use only. Any and all testing of equipment or generators is prohibited between 5:00 p.m. and 7:00 a.m.

6. **Screening.** All mechanical equipment, including but not limited to generators, HVAC systems, and cooling/chilling systems shall be screened from the view of the public right-of-way and adjoining properties by the following standards:

- A fence or wall that is a minimum of 10 feet in height and 100% opacity shall be provided to screen the equipment from abutting properties. Roof-mounted equipment shall be limited to 10 feet above the maximum building height;

- An undulating earthen berm shall be constructed to provide a continuous buffer strip along a lot line that is adjacent to a Protected District. An earthen berm shall be built to a minimum height of eight (8) feet above the natural surface of the ground. In no instance shall the peak height of an earthen berm be less than three (3) feet measured from the established street grade;

- A vegetated buffer strip shall be planted and maintained consisting of two (2) staggered rows of evergreen trees, each row planted 15 feet on center, with a height of five (5) feet at time of planting in all yards that are adjacent to a Protected District.

7. **Buried utilities.** All on-site utility lines must be placed underground, as permitted by the serving utility, with the exception of the main service connection at the utility company right-of-way and any new interconnection equipment including, without limitation, any poles with new easements and right-of-way.

8. **Sidewalks, multi-use paths and greenways**. The construction of sidewalks is required along all rights-of-way adjacent to the SU-47 parcel. If a segment of a multi-use path and/or greenway is proposed adjacent to the SU-47 parcel, it shall be constructed within three (3) years of the issuance of an Improvement Location Permit.

- The SU-47 parcel owner will also be responsible for multi-use path and/or greenway enhancements that are enumerated in the Comprehensive Plan, including but not limited to: proposed trail heads, restrooms, benches and other amenities.

9. **Required site and operational plan(s)**

1. All data centers shall be subject to an approved Site Plan, Plan of Operation, utility consumption and capacity reports which identify:

a. The Subject property including the property lines, setback lines, and right-of-way lines; and

b. Physical features including but not limited to roads, special flood hazard areas, wetlands, existing and proposed buildings, parking areas, equipment, proposed locations of underground or overhead electric lines and utility poles, landscaping, and fencing.

c. Proposed access routes for emergency response vehicles.

d. A facility security plan that provides, at a minimum, the location and specifications for perimeter security fencing, security gates and exterior building and parking lot lighting.

e. Visual screening report that includes at least the following:

1. An area map showing all properties and principal buildings within 600 feet of the proposed data center site;
2. Locations and types of existing vegetation that may provide screening of views of the data center and associated improvements;
3. Any topographic features that provide screening of the facility;
4. A proposed landscape and screening plan.
5. Heritage Tree assessment and mitigation plan.

f. A water management plan detailing how the facility will meet their anticipated cooling needs and how the used water will be discharged and disposed.

g. An electricity capacity plan that details the electrical load requirements for the primary building and all accessory buildings and/or structures on-site.

h. A noise study and mitigation plan prepared by an acoustics engineer describing the facility's anticipated noise levels and all proposed mitigation efforts (e.g., sound walls, baffles, ventilation silencers, landscaping) that will be employed to ensure compliance with the maximum sound level standard. Prior to issuance of an ILP, a report that describes the methodology on how the property owner/operator shall measure and monitor decibel levels at the property line shall be submitted to ensure compliance with all rules and regulations related to permitted level of noise.

i. A decommissioning plan that provides, at a minimum:

1. Definition of the scope of the decommissioning process: full or partial decommission.
2. Anticipated timeline for the decommissioning process.
3. Identification of the required compliance measures with local, state and federal building code and environmental regulations.
4. Inventory Removal Plan including asset disposition, e-waste tracking reports and hazardous materials handling.
5. Identification of the required documentation for the destruction of inventory.

6. Facility Restoration Plan including the removal of all equipment and restoration of the building insuring that it is a building code compliant structure.

2. All proposed data centers shall provide written verification in the form of a will serve letter from the utility provider(s) and agencies serving the site. At a minimum, the utility provider(s) and agencies shall verify that:

a. Adequate electrical capacity is available to meet the current customer electrical load and the expected electrical load for the proposed data center.

b. Utility supply equipment, including supply lines, substations and related electrical infrastructure, are sufficiently sized and can safely accommodate the proposed data center;

c. The proposed data center will not cause electrical interference or fluctuations in line voltage.

d. Adequate water supply is available to meet the current customer demand and the expected demand of the data center facility.

e. Adequate means of providing sanitary sewer and the management of waste and wastewater for the project are available.

f. Compliance with the Airspace Secondary Zoning District regulations and all applicable Federal Aviation Administration (FAA) guidelines.

SECTION 3. Table 743-208-1 of the Consolidated Zoning and Subdivision Control Ordinance of Indianapolis/Marion County, Indiana is hereby amended by adding the language that is underlined and deleting the language that is stricken-through, to read as follows:

Table 743-208-1: USES PROHIBITED IN NON-SU DISTRICTS	
DISTRICT	**USES**
SU-47	Data Center facilities

THE FOREGOING amending ordinance, 2026-AO-001 to the "Revised Code of the Consolidated City and County" of Indianapolis-Marion County, Indiana, is hereby recommended for approval by the affirmative vote of the undersigned members of said Commission, this the 20th day of May, 2026.

John J. Dillon III, Commissioner and President

Megan Garver, Commissioner and Vice President

Bruce Schumacher, Commissioner and Acting Secretary

Brandon Herget, Commissioner

Brigid Robinson, Commissioner

Brent Lyle, Commissioner

Daniel Moriarty, Commissioner

Brian P. Murphy, Commissioner and Secretary

Gregg West, Commissioner

METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA

ATTEST:

Brian P. Murphy, Secretary
Metropolitan Development Commission
of Marion County, Indiana

APPROVED AS TO LEGAL FORM
AND ADEQUACY this 20th day of
May, 2026

Christopher Steinmetz
Assistant Corporation Counsel