

FLORIDA DEPARTMENT OF COMMERCE

Question 10 - General Project Description

1. **Given the significant impacts that a data center can have on state and regional resources and facilities, it is imperative that such developments are not categorized simply under general land use definitions like "office" or "industrial." Appropriate data and analysis must be included as part of the ADA. Mitigation measures must also be detailed within the development order. Allowing reliance on current building standards and public facility requirements at the time of seeking building permits would compromise the comprehensive planning efforts associated with a DRI review. Should the developer want to postpone any approvals related to data centers, the development order for City Park must clearly state that this approval does not encompass data centers. In this case, the development order would require amendments to permit any data centers on site and must establish suitable mitigation for any significant impacts on regional and state resources and facilities. An in-depth analysis on the impacts of potential data centers to the master-planned development must be included in the next ADA.**

Response: The Applicant acknowledges the comment regarding the potential impacts associated with data center uses and believes a distinction should be made between data centers and large-scale data centers. Florida law now defines a "data center" as a facility that primarily contains electronic equipment used to process, store, and transmit digital information, which may be either a free-standing structure or a facility within a larger structure using environmental control equipment to maintain proper operating conditions for electronic equipment. Florida law separately defines a "large-scale data center" as a single location, with a data center on site, that has an anticipated monthly peak load of 50 megawatts or more, calculated as the highest average load over a 15-minute interval. The definition excludes loads aggregated across multiple locations owned by the same customer, but includes all customers or entities that have entered into a colocation or similar agreement at a single location that otherwise meets the 50-megawatt anticipated monthly peak load threshold.

This statutory distinction is important for purposes of the City Park DRI. Treating all data centers the same would be overly broad and could unintentionally capture small, accessory, or incidental technology spaces that are commonly found within office, institutional, industrial, or mixed use buildings. For example, a server room, equipment room, or data closet within an office building could arguably be characterized as a "data center" if the term is applied without regard to scale, intensity, or regional impact. Such facilities are customary accessory components of modern nonresidential development

and do not have the same impact profile as a large-scale data center,

Not all data centers have the same intensity or regional impact profile. A data center that does not meet the statutory threshold for a large-scale data center may function as an accessory, ancillary, or otherwise compatible use within the approved office, industrial, institutional, mixed-use, or other nonresidential development program. By contrast, a large-scale data center may create unique and substantial demands on electric service, transmission and distribution facilities, water supply, wastewater, stormwater, transportation, emergency management, and other regional or state resources and facilities. The Legislature has appropriately, through Section 373.262 of the Florida Statutes, subjected large-scale data centers to additional permitting review.

Accordingly, the Applicant proposes a Development Order condition that would not broadly prohibit all data center uses. However, the Development Order would clearly state that the current approval does not include a large-scale data center with an anticipated monthly peak load of 50 megawatts or more. The exclusion of large-scale data centers would include colocation facilities with multiple smaller connections that collectively reach a peak load of 50 megawatts or more. Any future proposal for a large-scale data center within City Park would require a Development Order amendment supported by appropriate data and analysis, including an evaluation of potential impacts to state and regional resources and facilities and identification of any required mitigation.

Proposed Development Order Condition

The City Park development program does not include, authorize, or vest any large-scale data center, as that term is defined in Section 373.203(4), Florida Statutes, as may be amended from time to time. For purposes of this condition, a large-scale data center means a single location, with a data center on site, that has an anticipated monthly peak load of 50 megawatts or more, calculated as the highest average load over a 15-minute interval

The exclusion of large-scale data centers includes any colocation facility, or similar arrangement involving multiple customers or entities at the same single location, where the combined anticipated monthly peak load is 50 megawatts or more, even if individual customer connections or loads are each below 50 megawatts.

Nothing in this condition shall be construed to prohibit accessory, ancillary, or otherwise permitted data rooms, server rooms, data closets, telecommunications rooms, or other technology-support spaces that are customarily associated with approved office, industrial, institutional, mixed-use, or other nonresidential uses and that do not meet the statutory threshold for a large-scale data center..

No development within City Park shall be approved, constructed, occupied, or operated as a large-scale data center unless the Development Order is amended in accordance with applicable law to specifically authorize such use and to address any resulting impacts to water supply, wastewater, electrical service, transportation, emergency management, environmental resources, and other affected public facilities and services.

Question 21- Transportation

2. **The Department will conduct its review of Question 21-Transportation, Section H: Protection of Transportation Corridors once the segment analysis is concluded and transmitted.**

Response: Comment noted.