



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

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MEMORANDUM

TO: Planning Department Staff

FROM: Helena A. Parola, Director, Planning Department 

SUBJECT: Land Use Categories and Zoning Districts Allowing Large-Scale Data Centers

DATE: April 16, 2026

Neither the 2045 Comprehensive Plan, nor the Zoning Code define “data centers” or “large-scale data centers” or list them as a permitted use within any land use category or in any zoning district.

Legislative Context: SB 484

Per section 373.203(3), Florida Statutes, a “Data center” means a facility that primarily contains electronic equipment used to process, store, and transmit digital information, which may be:

- (a) A free-standing structure; or
- (b) A facility within a larger structure which uses environmental control equipment to maintain conditions necessary for operation of electronic equipment.

Per section 373.203(4), Florida Statutes a “Large-scale data center” means a single location with an anticipated monthly peak load of 50 megawatts or more, calculated as the highest average load over a 15-minute interval. The term does not include load aggregated across multiple locations, but it does include collocated tenants whose combined load meets the threshold.

Sec. 163.326, F.S., acknowledges that data centers and other large-load users may present unique planning, infrastructure, and compatibility considerations that should be addressed through comprehensive planning and land development regulations.