

PUD Considerations

- Pursuant to Sec. 656.222, Zoning Code, “the use provisions in the various zoning districts are exclusive and a use not included under permitted or permissible uses shall be prohibited in the district.” Because data centers are not listed as allowable by right in any zoning district, FLUE Policy 1.1.9 supports the use of a PUD zoning to evaluate potential impacts and ensure compatibility.
- FLUE Policy 1.1.13 supports mitigating adverse impacts through:
 1. Creation of complementary uses
 2. Enhancing transportation connections
 3. Noise, odor, vibration, and visual/aesthetic controls
 4. Buffering, landscaping, and other mitigation measures

Conclusion

Consistent with the General Intent of the LI land use category, large-scale data centers are allowed in both LI and HI. Additionally, as these uses are not enumerated in any zoning district, these uses are only permitted in the PUD zoning district.

- Large-scale data centers, as defined by Sec. 373.203(4), F.S., are allowed only within the LI and HI land use categories.
- Large-scale data centers, as defined by Sec. 373.203(4), F.S., are allowed only within the PUD zoning district.
- If a PUD lists a large-scale data center as an allowed use, the approved site plan should explicitly reflect such use.

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