

Data Center Workshop

Sept. 3, 2026





Agenda

- Opening remarks
- Community feedback overview
- Legislation
- Information & presentations from experts
- Current status of data centers in North Port
- Current status of data center moratorium
- Next steps



Opening Remarks

- Community-Led Discussion
- Education, Not a Project Discussion
- Information, Not Advocacy
- Expert Perspectives:
 - Gartner
 - Florida Power & Light
 - Peace River Manasota Regional Water Supply Authority
 - Florida Digital Infrastructure & Security Alliance
 - City staff also reached out to representatives from environmental regulatory agencies and regional environmental consultants; they could not attend or didn't respond.
- Closing the Loop: NorthPortFL.gov/DataCenterInfo

A National Conversation

Data centers are part of a much broader conversation taking place across the country.

Rapid growth in artificial intelligence, cloud computing and digital services is driving increased demand for data center infrastructure nationwide. At the same time, communities, utilities, policymakers and industry leaders are asking important questions about **power demand, water use, environmental impacts, infrastructure costs, economic development and community benefits.**

Those questions are being discussed at every level, from the White House and state governments to utility regulators and local communities.

Tonight's workshop is not intended to change opinions or advocate for or against data center development. It is an opportunity to hear from subject-matter experts, better understand the issues and trade-offs being discussed nationally and locally, and provide our community with information to help inform the conversation.

A National Conversation



By [Samantha Putterman](#)
March 4, 2026

Fact-checking Florida governor candidate James Fishback on AI data center water, energy use



THE WALL STREET JOURNAL

POLITICS • POLICY

Trump Says Communities That Oppose Data Centers Risk Becoming 'Backwards and Poor'

The president has backed the construction of data centers, but most Americans oppose building them near where they live

By [Amrith Ramkumar](#) and [Marianne LeVine](#)
Aug. 31, 2026 12:31 pm ET

Aa 319 Listen (2 min)



GOVERNOR RON DESANTIS SIGNS LAW TO PROTECT FLORIDIANS FROM SUBSIDIZING DATA CENTERS

May 7, 2026

LAKELAND, Fla. — Today, Governor Ron DeSantis signed SB 484, which protects ratepayers, the environment, and local communities from harm caused by hyperscale data centers.

"Today in Lakeland, I signed legislation to protect our citizens and communities from hyperscale data centers. These are much-needed protections for taxpayers and our natural resources," said Governor Ron DeSantis. "SB 484 ensures that local governments maintain the authority to reject data center development in their communities, prevents data center costs from being passed on to consumers, including electricity costs, and protects Florida's water resources from data center consumption."

Governor Ron DeSantis signed SB 484. The bill:

- **Protects Ratepayers**
 - Prohibits utilities from passing data center costs, including electricity costs, onto residential and small business customers.
 - Requires large-scale users to pay their full cost of service.
 - Prevents financial risk from being shifted to the public.
- **Empowers Local Communities**
 - Preserves local authority over zoning, permitting, and land use.
 - Allows communities to set stricter standards or deny projects.
 - Ensures data centers are properly classified and regulated.
- **Increases Transparency and Security**
 - Requires public disclosure of data center development deals after the exemption period.
 - Establishes clear definitions in law to prevent loopholes.
 - Prohibits utilities from serving data centers owned or controlled by foreign countries of concern.
- **Strengthens Infrastructure and Environmental Standards**
 - Creates a dedicated permitting process for large-scale data centers.
 - Allows use of reclaimed water as part of permitting.
 - Requires major modifications to be treated as new applications.

David Jolly backs Escambia data center moratorium, says Byron Donalds out of step with voters on issue

'Voters are saying we don't want data centers.'

The Washington Post
Democracy Dies in Darkness

Trump unveils data center pledge amid voter backlash to high utility bills

Top AI executives vowed to cover the energy costs created by data centers at an event with the president.

March 4, 2026

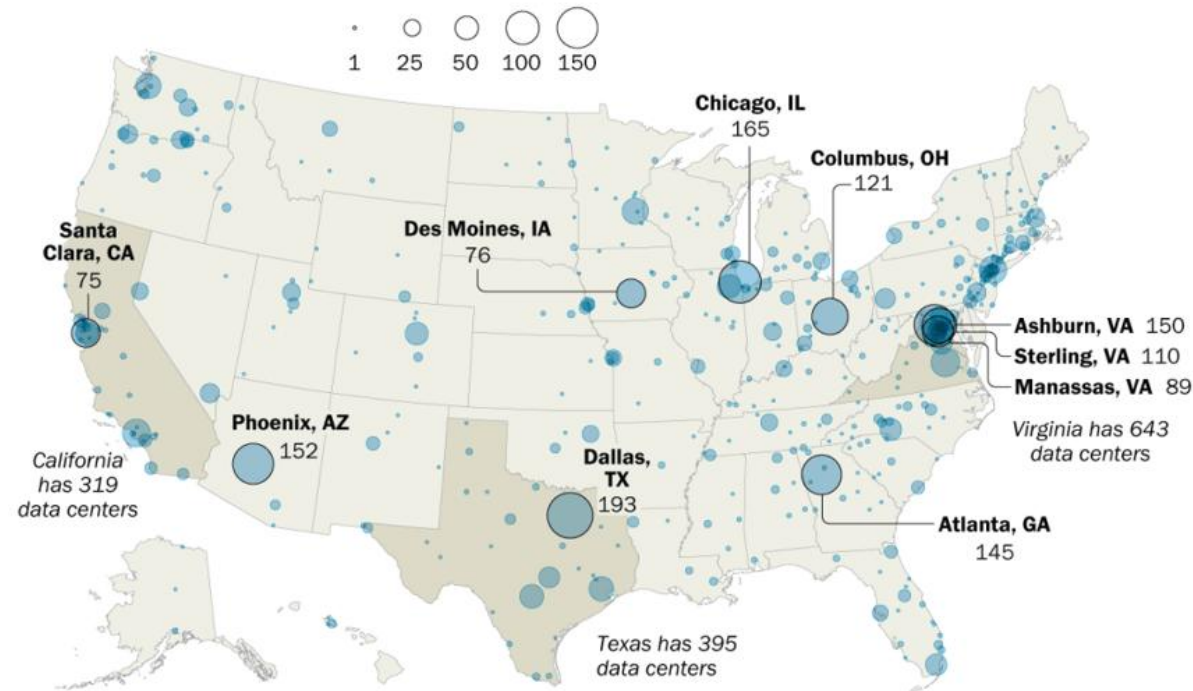


Gartner

Data Centers Across the United States

Virginia, Texas and California lead in number of data centers

Number of data centers, by market

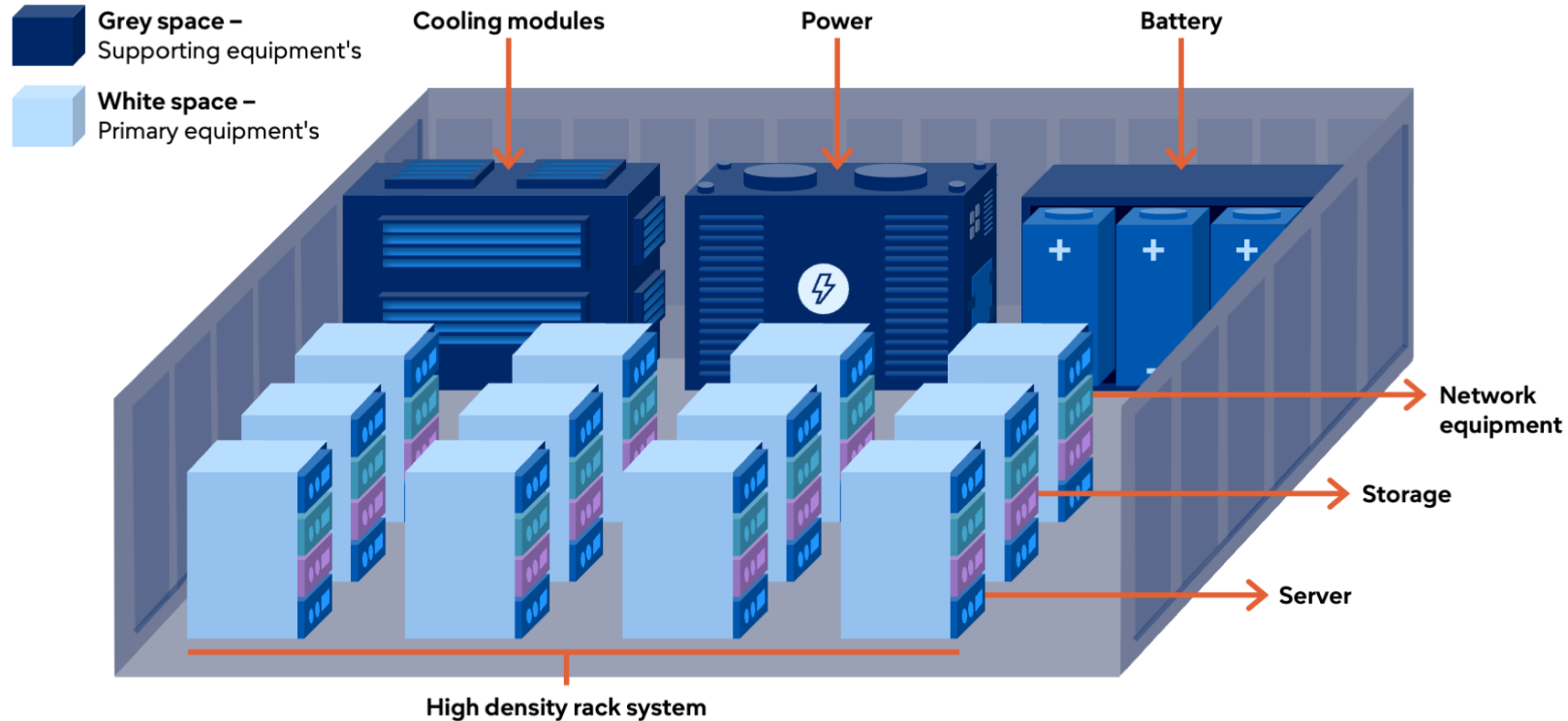


Note: Includes operational data centers and those in development. Refer to the Data Center Map methodology for more details.

Source: Data Center Map, accessed Oct. 20, 2025.

PEW RESEARCH CENTER

Modular Data Center Components



Source: Gartner
847287



Community Feedback Overview

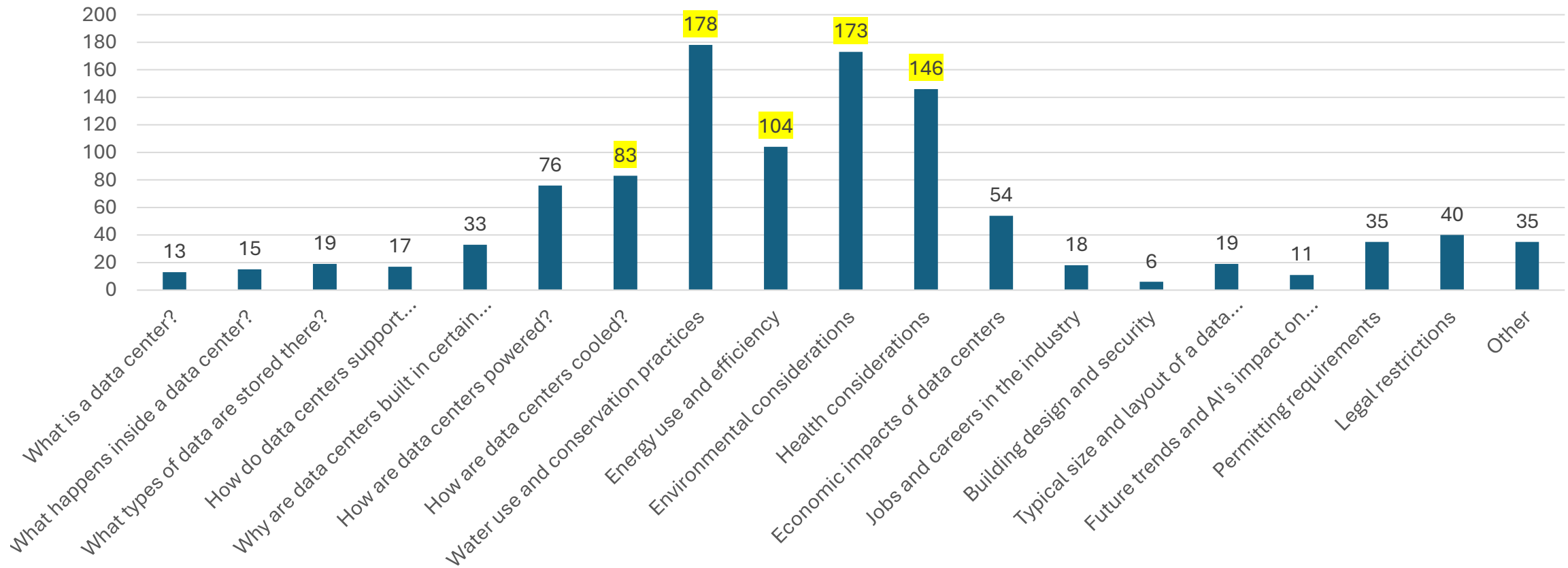


An online survey was shared ahead of the Sept. 3 workshop to determine which topics the community was most interested in.

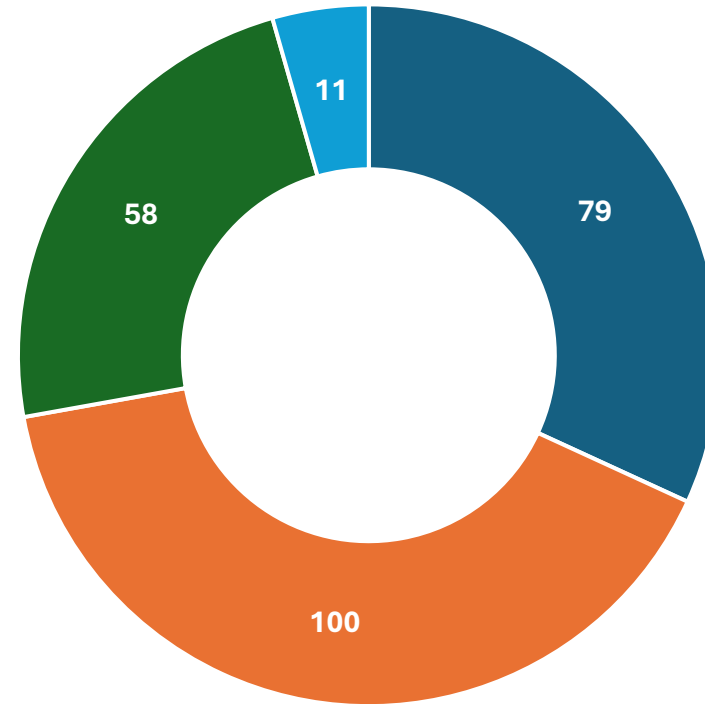
Survey Overview

- Survey duration: **Aug. 10-21, 2026**
- Started surveys: **476**
- Completed surveys: **253**
- Total data points collected: **4,160**

Which topics would you most like us to cover during the data center workshop?

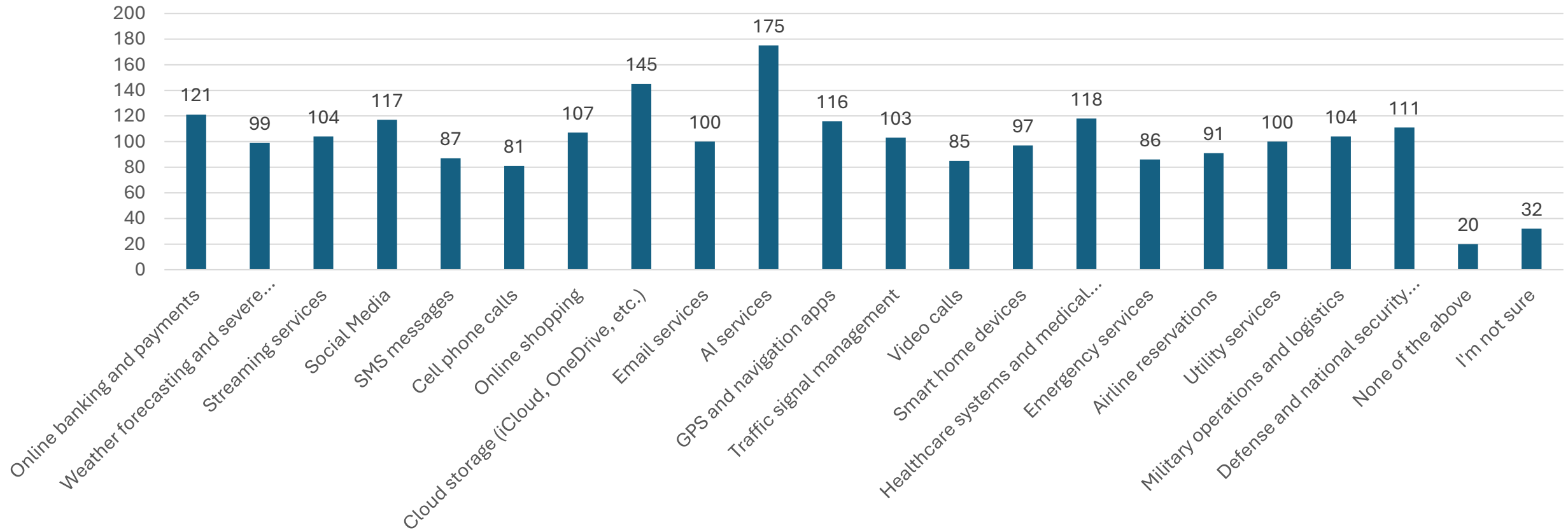


How familiar are you with details on data centers and community impacts?

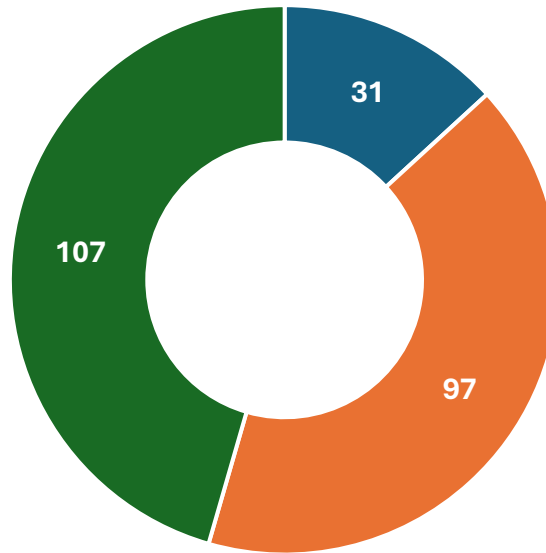


- Very familiar - 79 (31.85%)
- Somewhat familiar - 100 (40.2%)
- I've heard of them but don't know much about them - 58 (23.39%)
- I know very little or nothing about them - 11 (4.44%)

Which services do you think rely on data centers? Select all that apply.

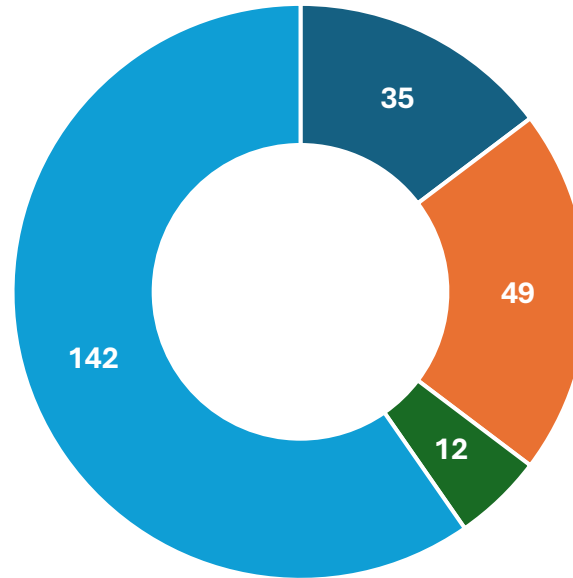


Which level of detail would be most helpful to you?



- A high-level overview focused on key concepts and practical takeaways (13.19%)
- A balanced explanation combining key concepts with supporting technical details (41.28%)
- An in-depth explanation with detailed technical information and examples (45.53%)

Which types of sources would you find most valuable?



- Practical guidance and real-world examples from other organizations (14.71%)
- Research, data and analysis from professional or academic sources (20.59%)
- Official guidance, policies, regulations or industry standards (5.04%)
- A combination of these sources, depending on the topic (59.66%)

Written response word cloud



A stylized world map is centered on the page, rendered in a light teal color against a darker teal background. The map is composed of a network of white lines connecting small blue dots, creating a mesh-like appearance that covers the continents. The text "Existing Legislation & Regulations" is overlaid on the map in a bold, white, sans-serif font.

Existing Legislation & Regulations

State Legislation

Florida Senate Bill 484 - Data Centers

What Does It Do?

- **Preserves Local Authority:** Comp Plan, zoning and land development regulations
- **Protects Existing Utility Customers:** Large-load customers bear full electric costs
- **Defines “Large-Scale”:** 50 megawatts or more of monthly peak electrical demand
- **Establishes Water Protections:** Permits can't be issued where use would harm local water resources
- **Prioritizes Reclaimed Water:** Rather than surface or groundwater
- **Adds Requirements for Significant Water Users:** Detailed water-use info, conservation plan
- **Requires Further State Study:** Examine economic, tax, land, water, energy, rate, public health and safety impacts, along with siting and mitigation recommendations



State Legislation

Florida Senate Bill 180

- **Limits New Moratoriums After a Hurricane**
- **Applies to North Port** (included in disaster declaration and within 100 miles of hurricane track)
- **Could Restrict a Data Center Moratorium**
- **Also Limits More Restrictive Development Rules**
- **Existing/Applicant-Initiated Actions Have Exceptions**
- **Legal Challenge Provisions**

State Legislation

Bert J. Harris, Jr., Private Property Rights Protection Act

- **Protects Private Property Rights:** Legal avenue for relief when a new law affects property value or use
- **Could Apply to City Land-Use Decisions**
- **Potential Relevance to a Data Center Moratorium**
- **Temporary Moratoriums Are Treated Differently**
- **Potential Financial Exposure:** Property owner may be entitled to compensation
- **Claims Can Lead to Litigation Costs**

Permitting Agencies and Authority

Permitting Agency	Area of Authority
Florida Power & Light	Electrical power usage
Florida Public Service Commission	Power grid connection and cost protection
Southwest Florida Water Management District	Water supply, stormwater, wetlands
Florida Fish & Wildlife Conservation Commission	State-listed protected species
Florida Department of Environmental Protection	Air and environmental quality; hazardous waste; National Pollutant Discharge Elimination System permits
Florida Department of Health	Wastewater treatment
U.S. Environmental Protection Agency	Clean Air Act
U.S. Army Corps of Engineers	Section 404 Clean Water Act; Federal wetlands
U.S. Fish & Wildlife Service	Endangered Species Act
Federal Energy Regulatory Commission	Onsite power generation

Development Review Process

Sufficiency Review: Planning & Zoning staff reviews and determines whether the application materials are sufficient (meet ULDC requirements) to send to City departments for development review. (F.S. 166.033 – Municipality may request additional information for than 3 times, unless applicant waives the limitation).

City Review	Applicant Resubmittal	City Review	Applicant Resubmittal	City Review	Applicant Resubmittal	End of Process
30-days	Within 30-days	30-days	Within 30-days	30-days If still insufficient, City must offer applicant a meeting to resolve issues	Within 30-days	City must deem complete within 10 days or proceed to process the application for approval or denial unless limitation waived

Development Review Committee (DRC)

Once an application has been deemed sufficient, the land development applications undergo extensive review by professional, credentialed and certified staff. The review and approval (or denial) cycle is required to be complete in 120-days for administrative approvals or 180-days for public hearing approval.

DRC Reviewers

- Fire Rescue
- Natural Resources
- Parks and Recreation (if residential)
- Planning and Zoning
- Police
- Public Works: Engineering, Infrastructure, Solid Waste and Stormwater
- Utilities

DRC Areas of Review

Comprehensive Plan Goals, Objectives and Policies

- Future Land Use Element
- Transportation Element
- Utilities Element
- Conservation Element
- Recreation Open Space Element (when applicable)
- Intergovernmental Coordination Element (when applicable)
- Housing Element (when applicable)
- Capital Improvement Element
- Economic Development Element
- Property Rights Element
- Coastal Zone Management Element

DRC Areas of Review (continued)

Unified Land Development Code

- Zoning (uses, setback, building heights, impervious surface, open space, etc.)
- Site Development Standards and Technical Specifications
 - Building/site design
 - Buffers/landscaping
 - Environment (cultural resources, sensitive land, endangered species, tree protection)
 - Flood prevention
 - Fire safety
 - Lighting
 - Open space
 - Parking/loading
 - Stormwater
 - Transportation
 - Utilities

DRC Areas of Review (continued)

Unified Land Development Code (continued)

- Concurrency Management: Ensure the availability and adequacy of public facilities (capacity) at the adopted levels of service concurrent with the impacts of development.
 - Potable Water
 - Public Safety (Fire)
 - Reuse Water
 - Recreation and Open Space (if residential)
 - Sanitary Sewer
 - Solid Waste
 - Stormwater (if shared facilities)
 - Transportation

What else is within the City's control?



Noise

Existing noise regulations can be strengthened to require sound-dampening measures to reduce or eliminate potential impacts on surrounding properties.

New data centers or those built to higher standards have less noise impact.



Tax Incentives

No tax exemptions have been offered or requested.



Florida Power & Light (FPL)

FPL overview

- Obligation to provide electric service to all new customers, including data centers, while continuing to provide reliable power for existing customers
- Large-load rate structure requires qualifying customers, including data centers, to pay 100% of the costs associated with serving their facilities
- Costs of new infrastructure needed to serve these projects are borne by customer requesting the service, not by other FPL customers
- FPL evaluates each large-load request for reliability
- Any generation, transmission or distribution infrastructure needed to serve a new large-load facility is planned and constructed as part of that process
- Ensures reliability is not affected for responsible growth while maintaining the reliability customers expect



How does an application come to FPL?

- FPL has established a defined process for onboarding large-load customers, including data centers.
- The data center tells FPL the maximum power it will need and how fast it plans to reach that level — both are essential for FPL to plan the infrastructure required to serve them.
- From there, FPL conducts a system study, which typically takes 6–9 months to estimate the time and cost to interconnect. The study is paid for by the data center customer.
- Once the customer accepts the study results, the parties move toward execution of agreements, payment and provision of performance security.



How does FPL review its ability/capacity to serve?

- It's important to note that we are not simply plugging them into our grid. The power and infrastructure needed to power their data center will be built and added to our grid at the expense of the data center company.
- FPL evaluates the requested project at the customer's preferred site and determines what is required to reliably interconnect and serve it. We perform rigorous engineering studies at the project's expense to determine how best to serve it while maintaining reliable service for all customers.
- FPL plans ahead for system growth. Our planned generation, transmission and distribution, hardening, and other system improvements are detailed in the Ten-Year Site Plan filed annually with the Florida Public Service Commission (FPSC).



How is capacity measured: Current demand or future built-out amount?

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If more infrastructure is needed for a requested use, who pays for it?

- A central principle of FPL's large-load framework is that incremental large loads should bear the appropriate incremental cost of serving them while protecting FPL's general body of customers.
- As part of the Path to Power process, the customer may be required to pay a Contribution in Aid of Construction (CIAC) associated with the facilities necessary to interconnect the project.
- The large-load rate itself includes an incremental generation component to be paid by the data center, with FPL determining the generation type and location.



What are FPL's regulatory requirements for electric supply to area and new development?

- FPL operates as a regulated electric utility, with system planning and rates subject to oversight by the FPSC.
- FPL's large-load rate structure was unanimously approved by the FPSC last year. It aligns with Florida data center (SB484), requiring data centers to pay their full cost of electric service, including 100% of the new power generation needed to serve them.
- Our planned system improvements and expansion are detailed in our Ten-Year Site Plan, which is filed annually with the FPSC.
- Rates and cost allocations are also subject to regulatory oversight.



What is FPL's current capacity compared to the potential needs of a data center?

- We have a system capacity of about 36 gigawatts, serving more than 12 million customers across the state. That capacity includes a required reserve margin to account for emergencies or equipment unavailability.
- But, again, a data center would not simply start using power from our existing capacity. They will pay for the incremental infrastructure and power added to our system to support their facility. This will add infrastructure and capacity and maintain reliability for our existing customers.



How would other users' fees or access to service be impacted by a data center?

- In short, existing customers will not be affected.
- Protecting the general body of customers is an explicit design principle of FPL's large-load framework. In short, existing customers will not be charged for the incremental generation needed to power a new data center.
- The rate structure includes a minimum demand charge, a long-term commitment of at least 20 years, and financial penalties if the data center fails to meet its obligations or come online as planned.





Peace River Manasota Regional Water Supply Authority



North Port, FL
September 03, 2026

PRMRWSA – Who We Are?

Regional Wholesale provider of drinking water within 4 Counties:

- Charlotte County
- DeSoto County
- Manatee County
- Sarasota County

Created in 1982 under F.S. Chapter 373

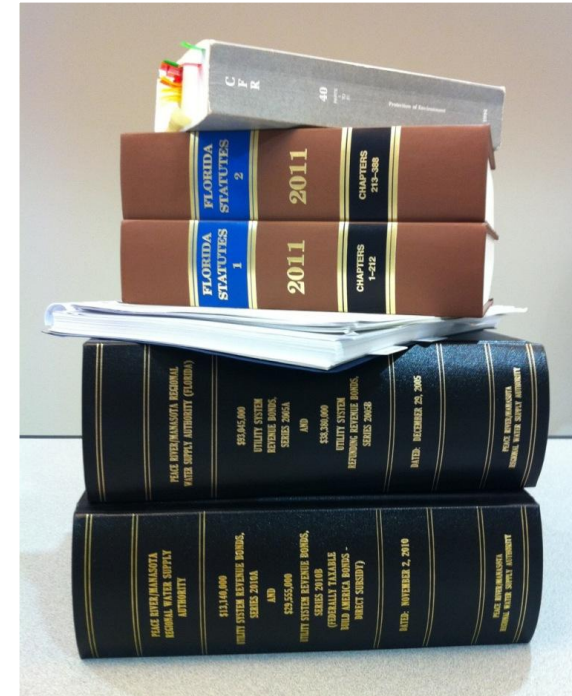
- Peace River Facility
 - Acquired from GDU in 1991
 - Expanded from 12MGD to 51 MGD capacity
- Regional Transmission System
 - 88 Miles large diameter pipelines
 - 11 Wholesale delivery points
 - 3 Remote Pump Stations
 - Emergency Interconnects



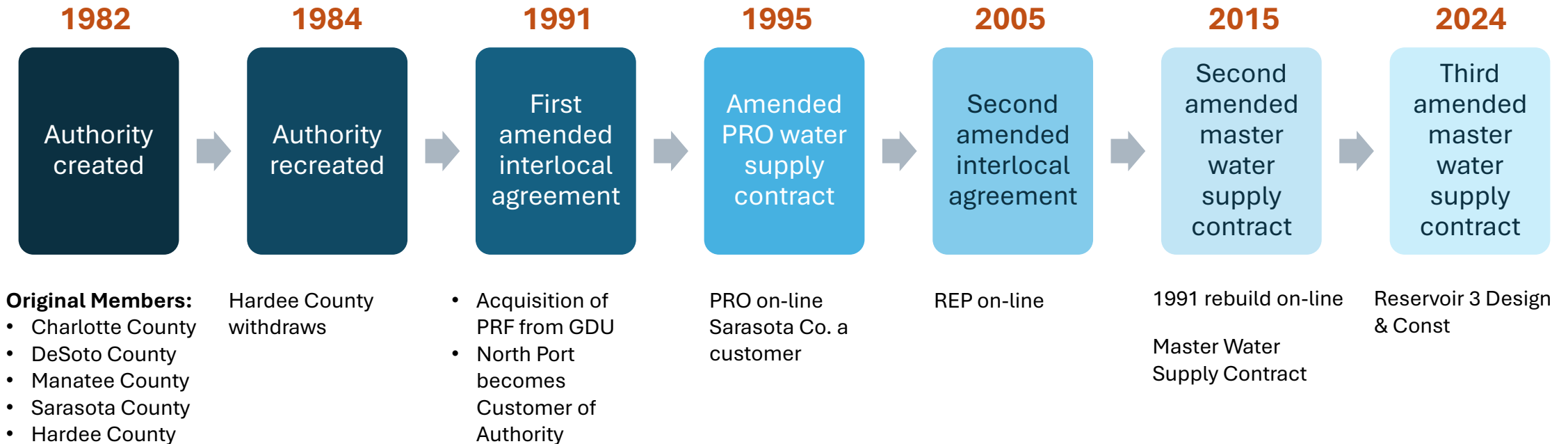
PRMRWSA – Who We Are?

Governing Documents

- Second Amended Interlocal Agreement Creating the Peace River Manasota Regional Water Supply Authority (Amended 2005)
- Peace River Manasota Regional Water Supply Authority Master Water Supply Contract (Amended 2015 and 2024)
- Utility System Revenue Bonds



Authority Overview- Historical Timeline



Authority Governing Documents

Florida Statutes; Chapter 373

Provides for the creation of Regional Water Supply Authorities:

- Section 373.713, Florida Statutes
- Purpose: *'...developing, recovering, storing and supplying water for municipal purposes in such a manner as will give priority to reducing adverse environmental effects of excessive or improper withdrawals of water from concentrated areas.'*
- Can not engage in local water distribution
- Created via interlocal agreement and governed in accordance with the agreement as an independent special district of the state created pursuant to Chapter 163.01, Florida Statutes.

Authority Governing Documents

Second Amended Interlocal Agreement Creating the Authority (2005)

Master Water Supply Contract (2005; Amended 2015 and 2024)

- Members are four counties
 1. Charlotte County
 2. DeSoto County
 3. Manatee County
 4. Sarasota County
- All members equal – one member, one vote
- Grants a preferential right to the four counties and City of North Port to purchase water from the Authority
- North Port is a non-voting Customer of the Authority
- Establishes water allocations by Customer [Exhibit B].
- Creates a planning process – Annual submittal [January].
 - a. 20-year demand projection
 - b. 7-year commitment [MWSC Exhibit C]

Drought Response and Management

August Update

- SWFWMD Modified Phase III “Extreme” Water Shortage Order extended until October 1, 2026
- Emergency Order SWF 26-006 (Lower Peace River) extended until October 1, 2026
- Emergency Order SWF 26-007 (Shell Creek) extended until October 1, 2026
- ASR Recovery continues

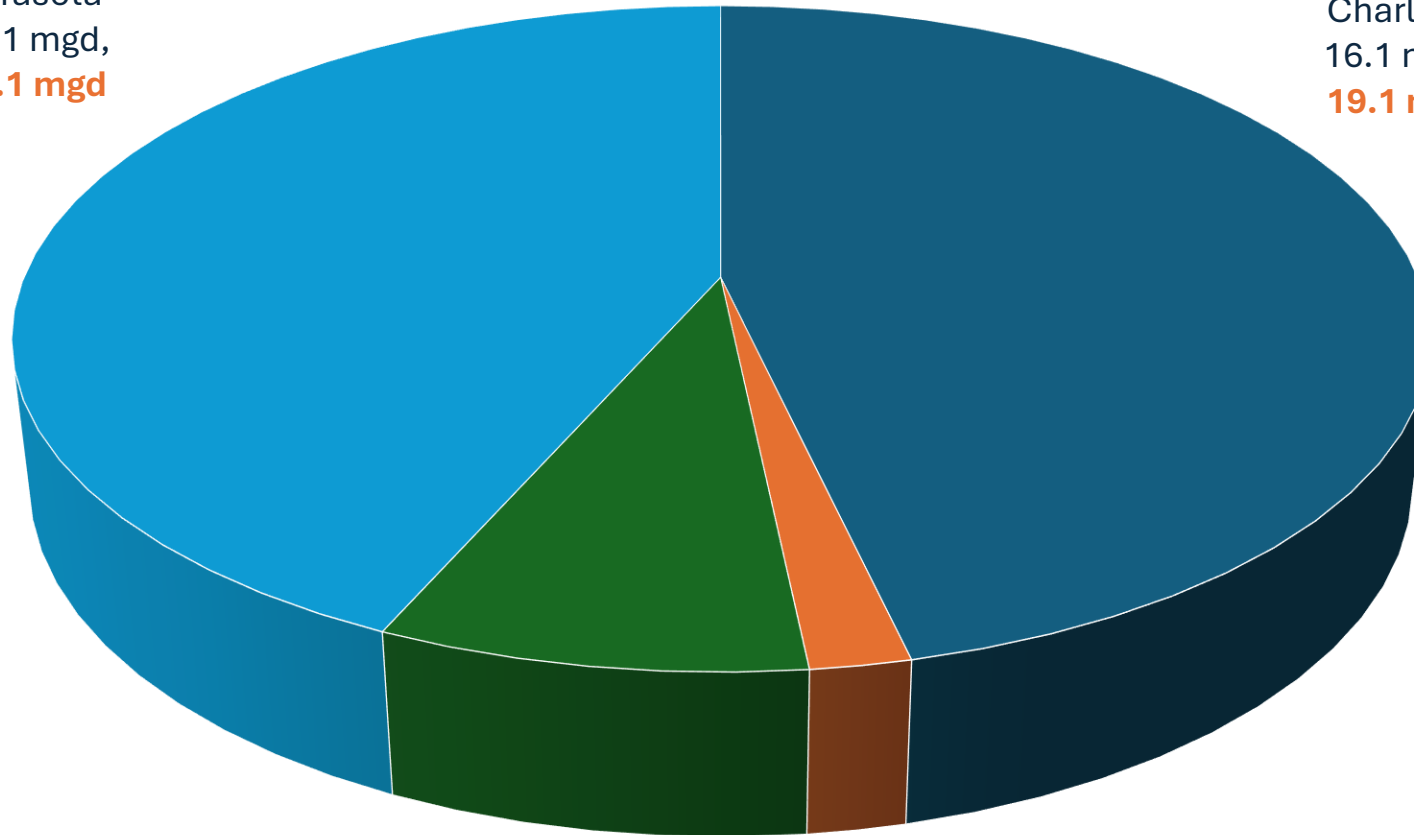


Authority Overview

PRF Water Allocations – Current & (Future)

Sarasota
15.1 mgd,
27.1 mgd

Charlotte
16.1 mgd,
19.1 mgd



North Port
2.9

DeSoto
0.7

Total Allocated Capacity:
34.7 MGD
(52.7 MGD Future)



Florida Digital Infrastructure and Security Alliance (FDISA)



FDISA

FLORIDA DIGITAL INFRASTRUCTURE
AND SECURITY ALLIANCE

CITY OF NORTH PORT · DATA CENTER WORKSHOP
SEPTEMBER 3, 2026

If We Build It Here. Let's Build It Right.

Imran Siddiqui · Executive Director

The Florida Digital Infrastructure and Security Alliance is a nonpartisan coalition of leaders across technology, energy, water, and infrastructure.

We bring industry, government, and communities to one table to ensure development is informed, responsible and right for Florida.

FDISA.ORG





01 WHO WE ARE

A nonpartisan coalition, on the record.

FDISA's founding board brings together Florida leaders across civic life, public policy, national security, and environmental law.

BOARD OF DIRECTORS



Tim Center

Board Chair
Non-Profit Executive



Hailey Miller

Board Treasurer
Hut 8



Jesus Peña

Board Secretary
United Data Technologies



Sherry Ambrose

Board Member
Florida Power & Light



Dr. Brian Fonseca

Board Member
Florida International University



Luna Phillips

Board Member
Gunster



Jamie Grant

Board Member
RedLeif



Stephanie Smith

Board Member
Tampa Electric & Peoples Gas



Frank Walker

Board Member
Florida Chamber of Commerce



Daniel Leon

Board Member
MasTec



Chris Flack

Board Member
Duke Energy Florida



Dr. Geeta Nayyar

Board Member
Physician and author



Kerri Stewart

Board Member
Miller Electric

STAFF



Imran Siddiqui, JD

Executive Director



Brittany Wise

Lead Spokesperson



The cloud is somewhere.

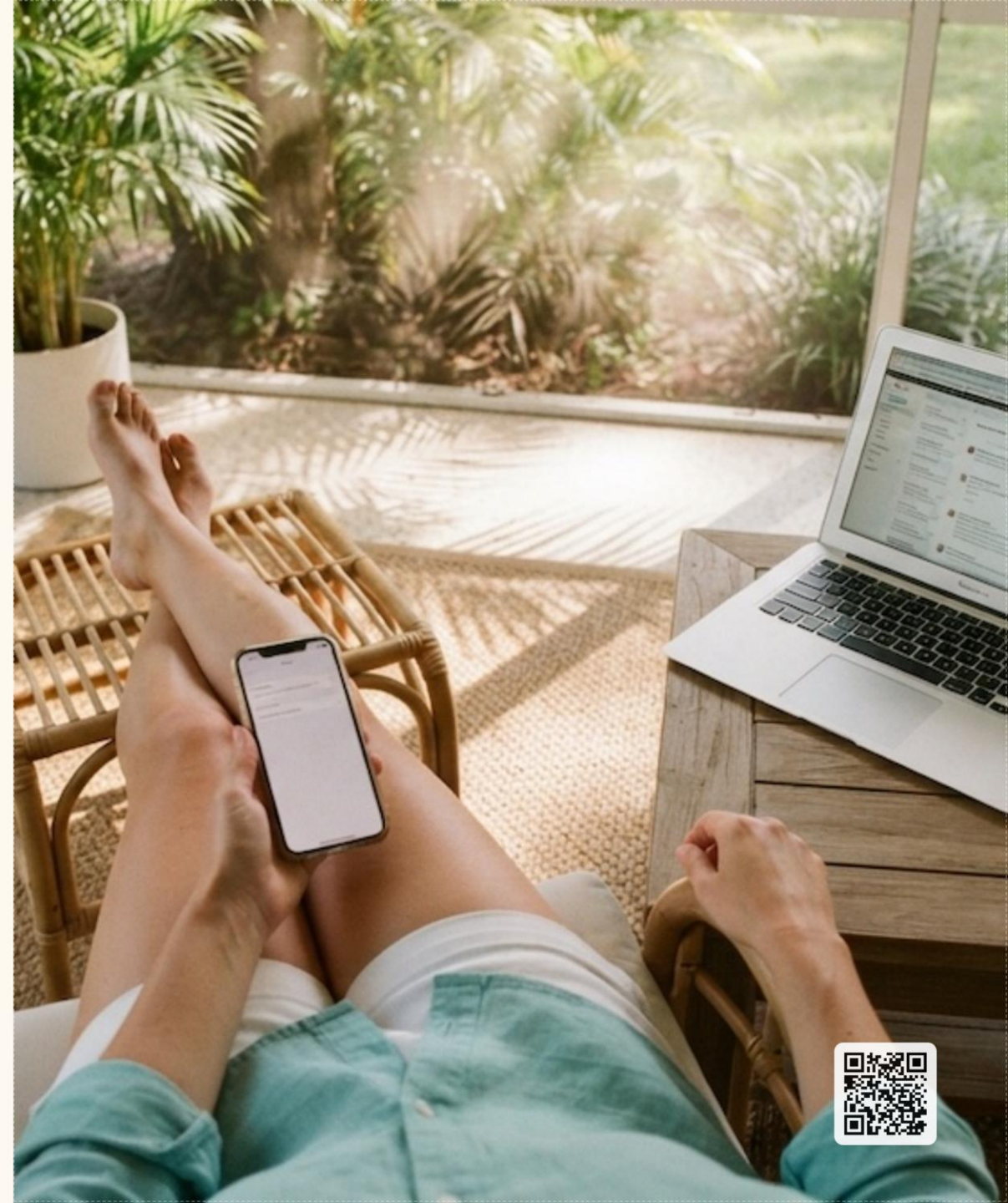
Our family photos live
somewhere.

Our financial transactions are
processed somewhere.

The applications running our
businesses live somewhere.

Hospitals, schools,
governments and banks
operate somewhere.

That "somewhere" is a data center.

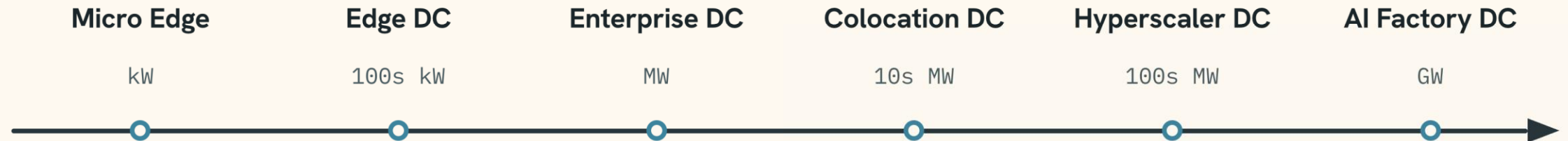




— 03 WHAT IS THE DATA CENTER NOW?

Powers. Cools. Connects. Secures. Operates.

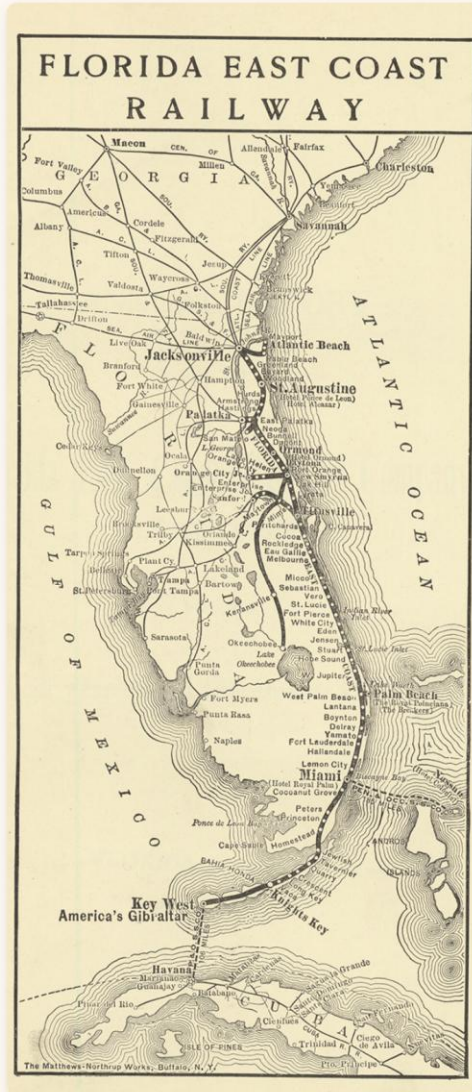
Digital and AI workloads, at every scale.



Different scale. Different economics. Different risks.

Same strategic role: IT infrastructure for digital and AI workloads.





Florida East Coast Railway system map, 1917

04 THE NEXT FRONTIER

Florida has built the future before.

Henry Flagler's Florida East Coast Railway reached Miami in **1896** and Key West in **1912**. Many called it a folly.

The railroad did not follow Florida's growth. It created it.

That same spirit built our ports, our highways and our space program. Digital infrastructure is the next frontier.





— 05 WHY COMPUTE MATTERS

Every generation builds
the infrastructure that
powers the **next economy**.

1900s	The electric grid	Industrial economy
1950s	Interstate highways	Logistics economy
1990s-2000s	Fiber & broadband	Information economy
Today	Compute	AI economy





06 THE FLORIDA ADVANTAGE

We can learn from the states that **went first.**

Virginia

Texas

Georgia

Ohio

Arizona

Florida knows how to accommodate major investment. We permit power plants, manufacturing, hospitals, distribution centers and aerospace.

Understand the project.

Apply the standards.

Make an informed decision.





Water. Power. Land use. Florida is ready.

Chapter 373, F.S.

Water

Consumptive-use permitting for more than fifty years: reasonable-beneficial use, no interference with existing legal users, consistent with the public interest — plus monitoring, reporting and enforcement.

Senate Bill 484

Power

Large-load tariffs designed to ensure these customers pay their own cost of service, so the risk of nonpayment is not shifted onto the general body of ratepayers.

Local authority

Land Use

Comprehensive planning and land-development regulation stay local: noise standards, setbacks, buffers, landscaping and compatibility requirements.

Use them. Improve them where necessary. And allow projects to compete on their merits.





— 08 THE ECONOMIC OPPORTUNITY

Capital investment. **Tax base. Jobs. Workforce.**

Loudoun County, Virginia — reported by the county

\$16B

Real-property value added by data centers in 2024 alone

\$26 : \$1

Tax revenue received for every dollar spent serving them

~50%

Share of county property-tax revenue now generated by data centers

In Richland Parish, Louisiana, construction of Meta's data center contributed to a surge in sales-tax collections — and supplemental compensation reaching approximately **\$50,000** for some teachers.

Construction, electrical contractors, engineers, HVAC, civil, network and security specialists — plus apprenticeships and technical-school on-ramps into the digital economy.





— 09 KEEP FLORIDA OPEN TO INNOVATION

Don't start with yes. Don't start with no. **Start with the facts.**

Because fundamentally, “no” is a conversation ender. Once you categorically say no, there is nothing left to evaluate.

- 01 Use the regulatory systems Florida already has.
- 02 Set clear standards.
- 03 Ask good questions.
- 04 Bring technical experts to the table.
- 05 Evaluate each project on its merits.





— 10 BUILD IT HERE. BUILD IT RIGHT.

Florida does not have to choose between innovation and **good governance**.

We know how to do both. We have been doing both for decades. Florida can lead the digital economy responsibly.

Build it here. Build it right.

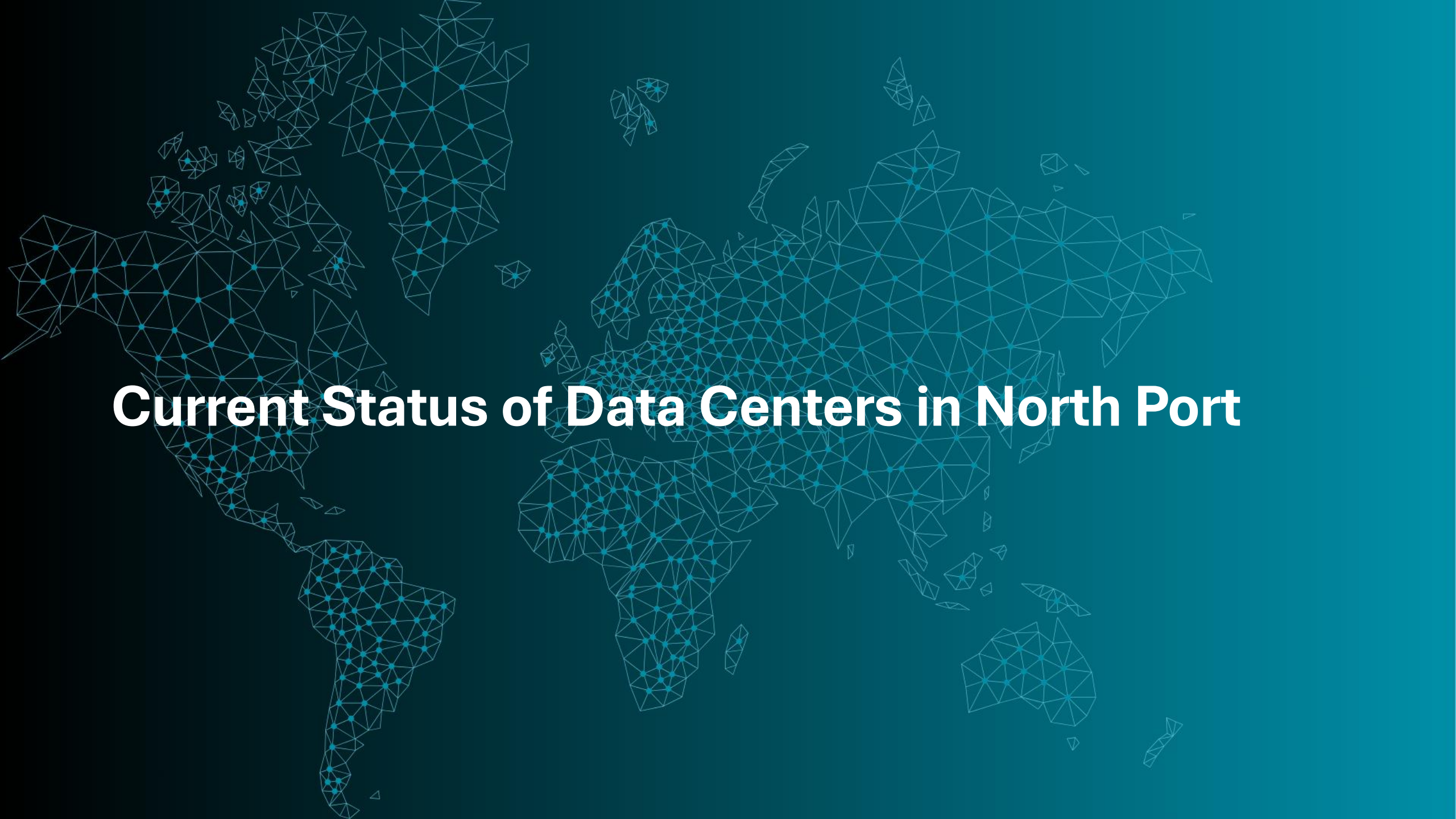
Imran Siddiqui · imran@fdisa.org

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Current Status of Data Centers in North Port

Current Status of Data Centers in North Port



Application Received
City receives a Site and Development Plan application for a proposed data center and office project.

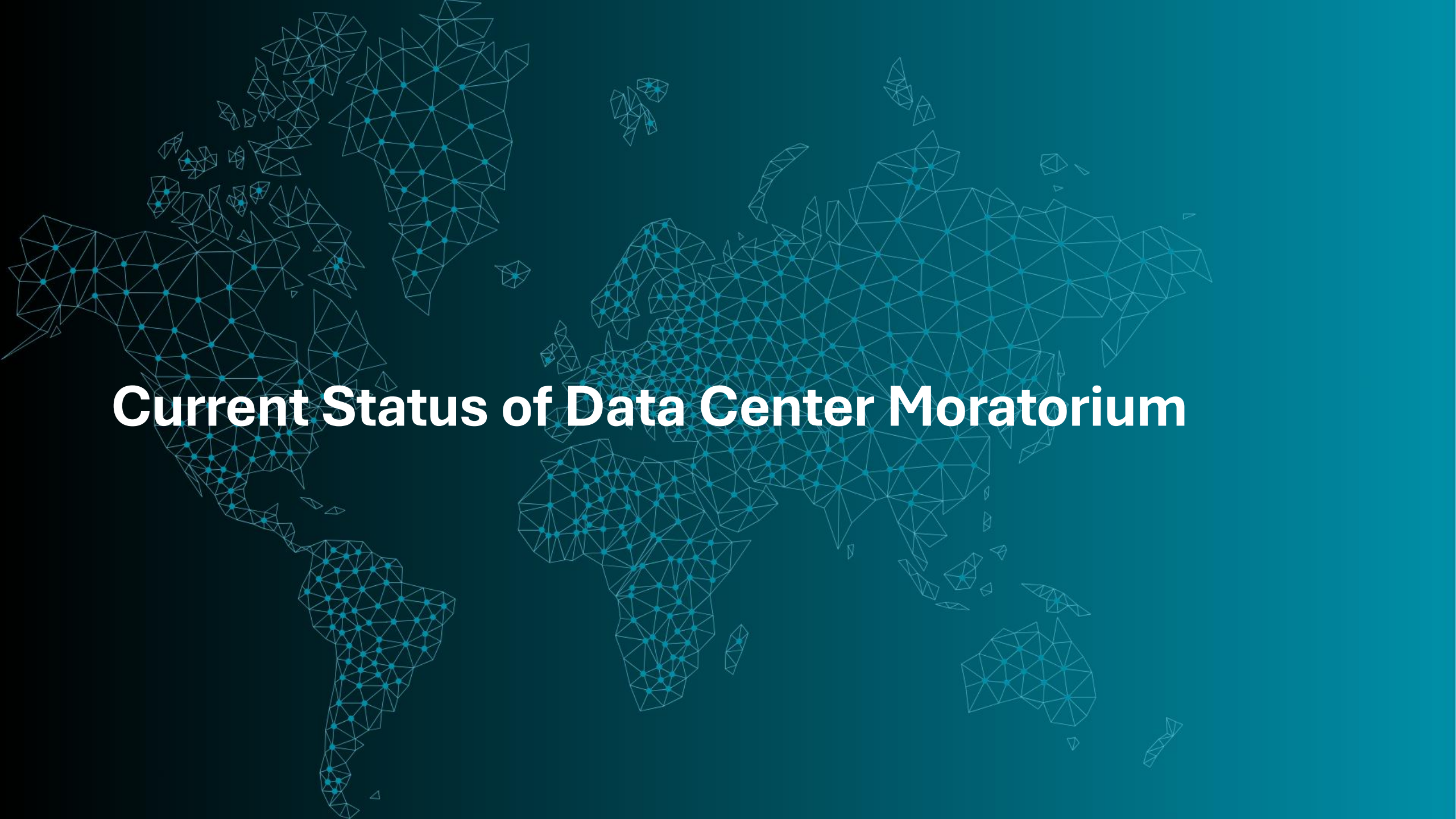


Confidentiality Period Ended
Applicant-requested confidentiality under Florida Statutes 288.075(2)(a) has expired.



Sufficiency Review
Application has undergone a sufficiency review by staff (Aug. 12, 2026). Applicant addressed insufficiencies and resubmitted Aug. 31, 2026.

More details about the data center application are available online:
NorthPortFL.gov/DataCenterInfo



Current Status of Data Center Moratorium

Current status of data center moratorium



July 29,
2026

Direction to Draft Moratorium

City Commission directed the City Attorney to draft a moratorium related to data center development, with retroactive application.



Aug. 31,
2026

First Reading

The Commission voted to move Ordinance 2026-25 to a Sept. 22 second reading, establishing an 18-month retroactive moratorium while allowing the current application to be accepted, processed and reviewed—but not approved.



Sept. 3,
2026

Commission Workshop

Commission holds a workshop to discuss data centers and related technologies, hear from subject-matter experts and consider community questions.



Sept. 22,
2026

Second Reading

Commission considers the proposed Aug. 31, First Reading moratorium ordinance at second reading and takes final action.

Next Steps



Continuing the conversation

			
Stay Informed	Closing the Loop	Keep Asking Questions	Contact Us
Visit the City's website for data center information, resources, workshop materials and future updates.	Questions we cannot answer today will be researched, with responses shared in a follow-up "Closing the Loop" Q&A.	Residents are encouraged to continue sharing questions and seeking information as the discussion moves forward.	Questions can be submitted online for follow-up and routing to the appropriate subject-matter experts.

NorthPortFL.gov/DataCenterInfo



*Thank
you*