Attachment
“F”
Data Center Info
B. Jackson

Data Centers

June 2026

DATA CENTER SOLUTIONS

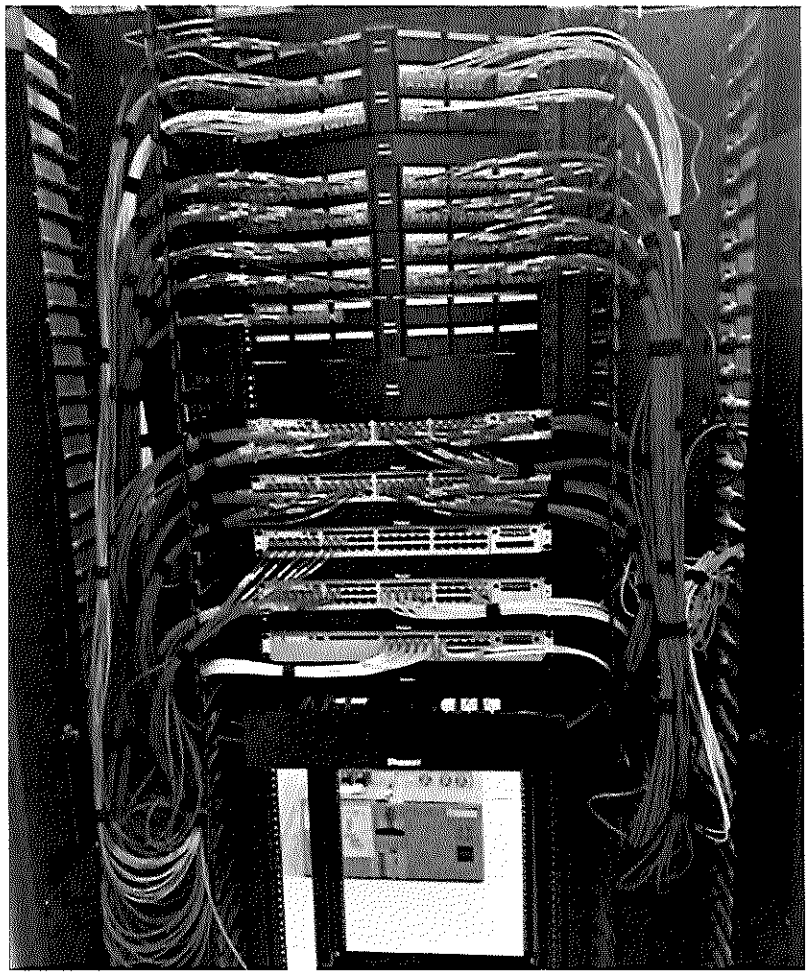
Bruce Jackson

Data Center Solutions

Florida Lead

CBRE

DATA CENTERS IN FLORIDA



Why Florida

Connectivity

Power

Water

Economic Benefits

Why Florida NOW for Data Centers

Florida is the 3rd most populated State

with 23.5+ million people which is critical to AI & ML

Connectivity Story

Abundant Fiber

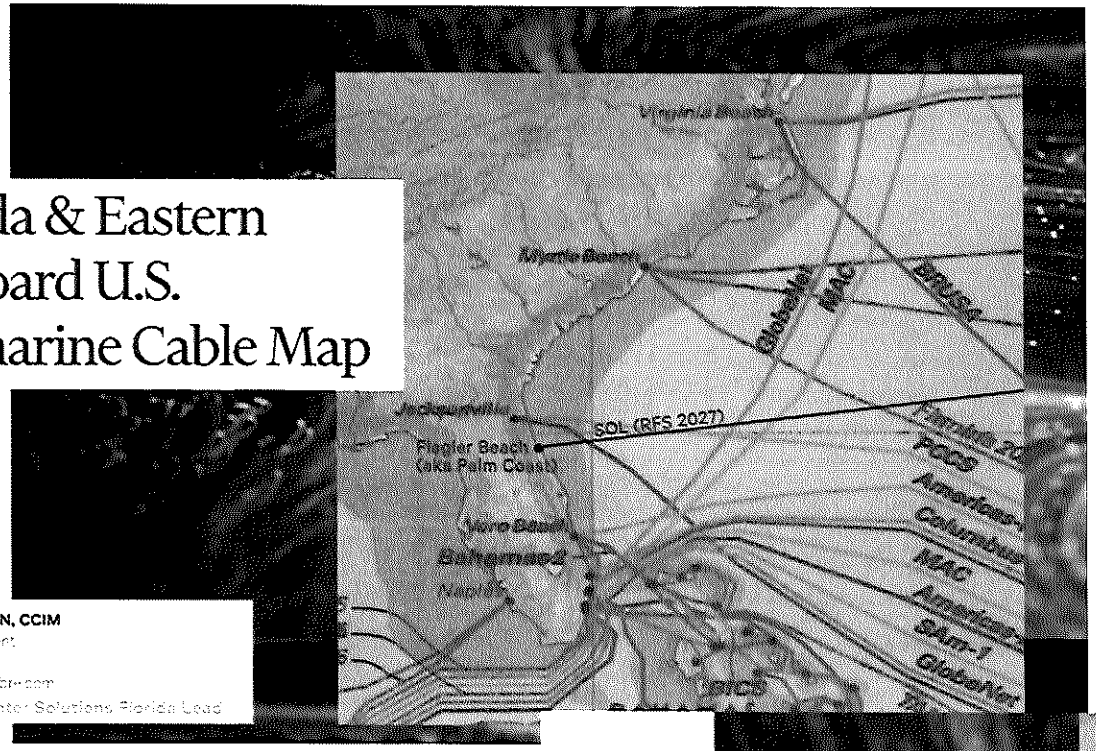
- 1st for submarine fiber landings in U.S. (TeleGeography)
- 3rd most fiber miles among U.S. States
- 6th most data centers in the U.S.

Great corridors for Fiber:
I-95, I-75, I-10, US-1, and 3 Class 1 Railroads

Jacksonville (JAX) is the #1 most requested last Duty Station in the U.S. Navy

- Provides a highly skilled IT/Tech savvy workforce
- NASJAX, NS Mayport, Kings Bay Submarine Base
- (SSBN/SSGN nuclear trained = SMRs)

Florida & Eastern Seaboard U.S. Submarine Cable Map



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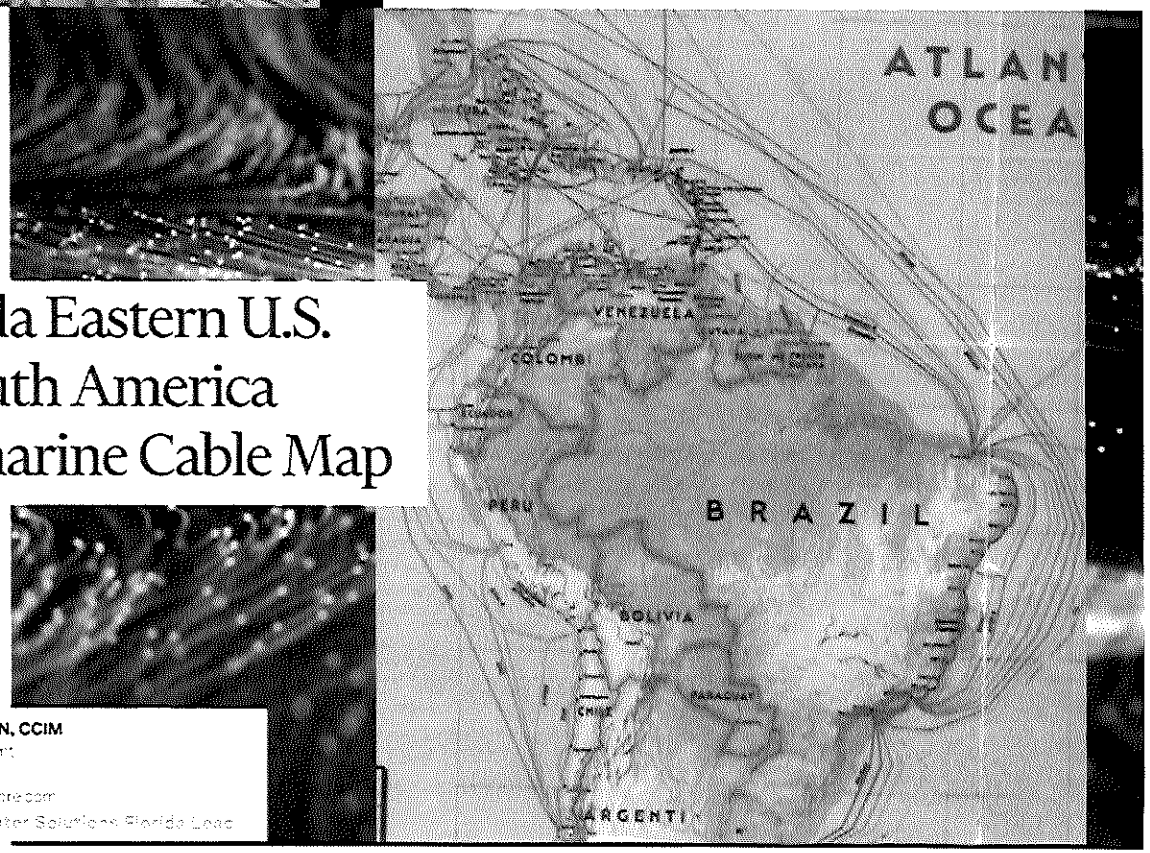
Florida Eastern U.S. & South America Submarine Cable Map



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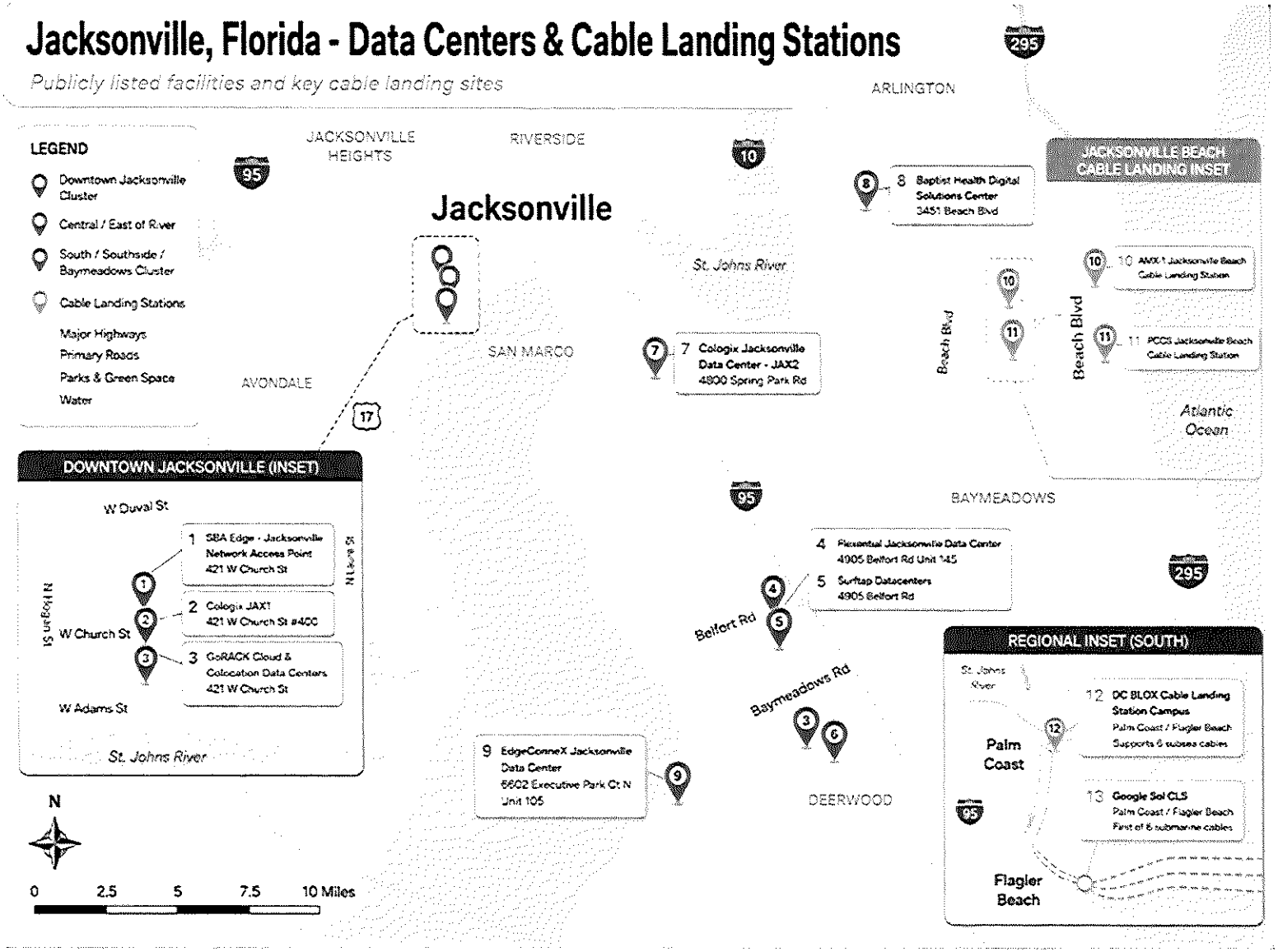
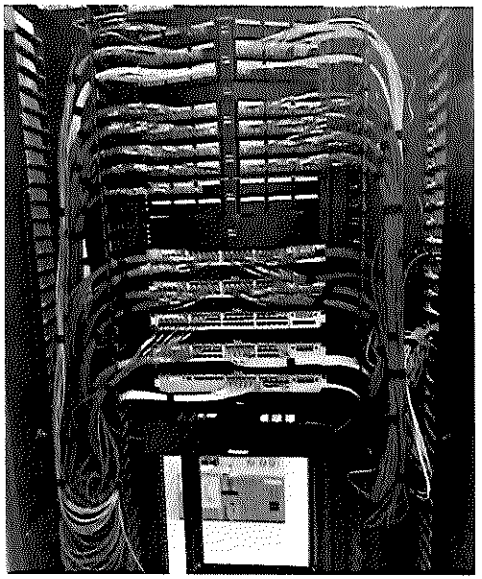
Existing Data Centers in North Florida

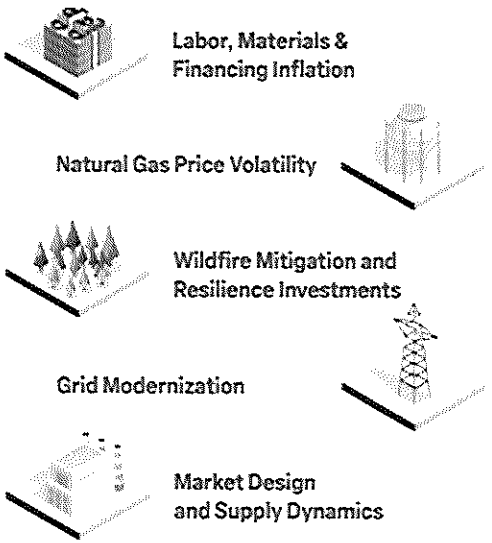


POWER

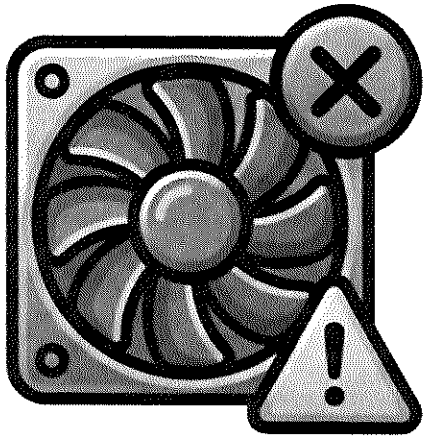
- Before AI and Machine Learning Cabinet Density (per kWh) was typically 3-8 kWh
- Now power per cabinet/Rack density reaching 50-80-100 to 150+ kWh
- A quantum leap in power demand
- Our existing power grid was designed , engineered and constructed primarily in the 1960's - 1970's (50 to 60 + years old)
- New Data Centers must and will pay for upgrades to the power grid related to their use ("will pay their way")

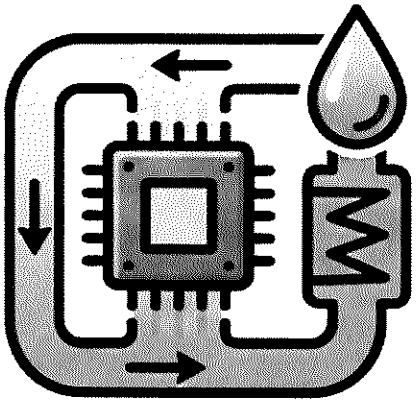


What is *really* causing a rise in electricity rates?
Beyond load growth alone, these factors have been major contributors to rising electricity rates



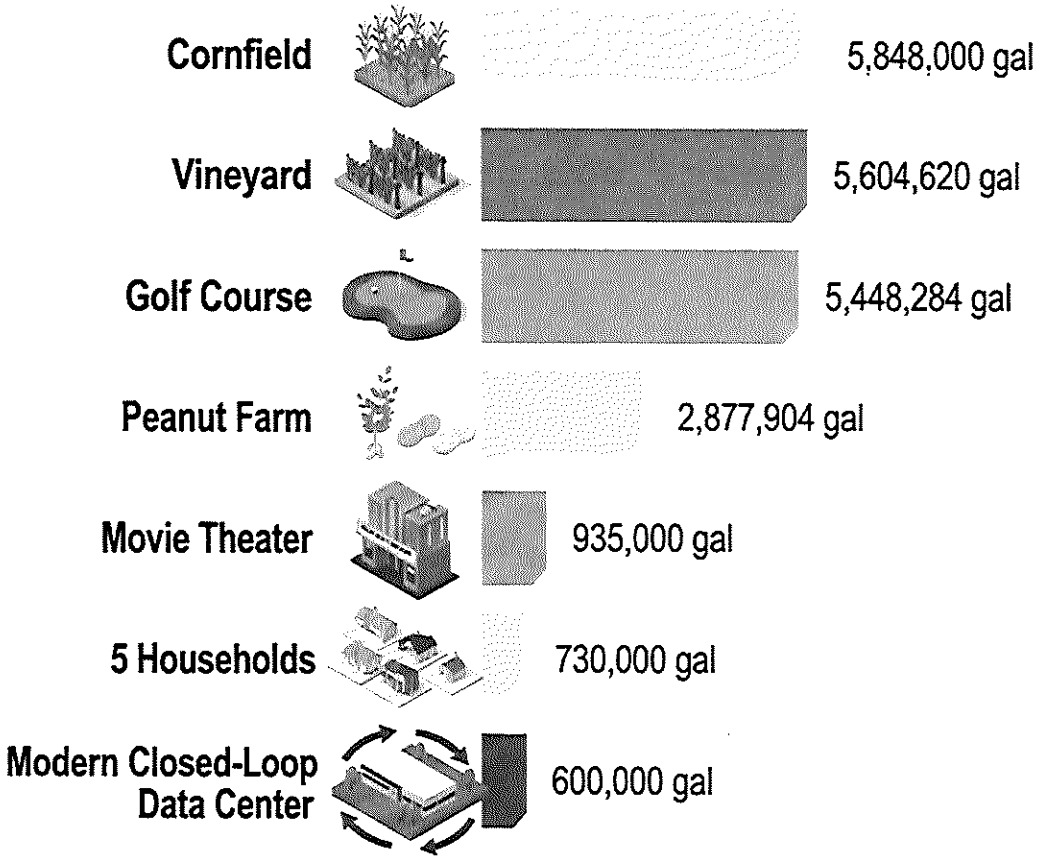
WATER





- Higher power means more cooling required
- Above ~ 50 KWh power per cabinet/rack, air cooling no longer efficient, so Liquid-to-the-chip (LTC) required
- Closed Loop Cooling much more efficient and uses dramatically LESS water
- Immersion cooling - uses dielectric fluid (i.e. does not conduct electricity and is not water). It is continually filtered and re-used (closed loop)

WATER

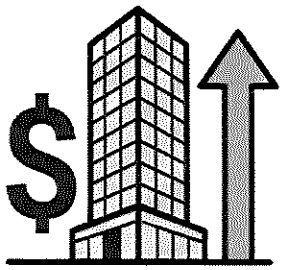


Annual Water Consumption

This chart represents the domestic water used by equivalent square footage of a typical size data center.

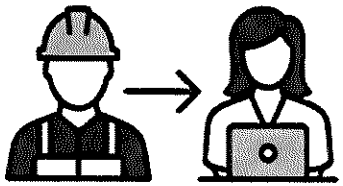
Domestic water usage includes items such as toilets and sinks.

KEY ECONOMIC BENEFITS OF DATA CENTERS



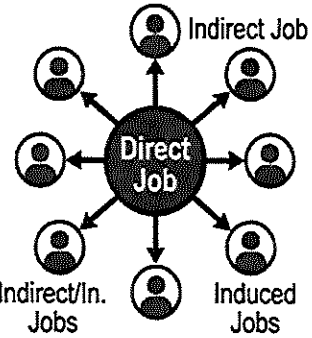
MASSIVE PRIVATE INVESTMENT

- Attracts billions in private capital.
- Little or no public funding required.
- Supports local suppliers & contractors.



HIGH-PAYING JOBS

- Thousands of construction & skilled trades workers.
- Long-term operational and IT careers.

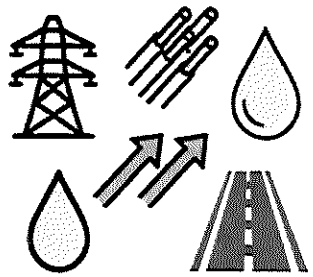


ECONOMIC MULTIPLIER EFFECT

- Each direct job creates approx. 6 additional jobs.
- Benefits local businesses and housing markets.

EXPANDED TAX BASE

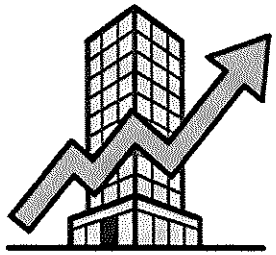
- Significantly higher property tax revenue.
- Recurring tax on technology & equipment upgrades. (e.g., Loudoun County: ~$795M/yr).



INFRASTRUCTURE UPGRADES

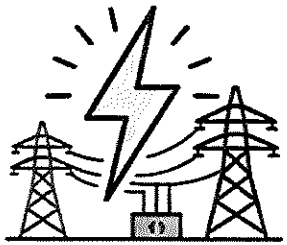
- Accelerates network improvements for the region.
- Upgrades electrical, fiber, water, and transport.

SUMMARY OF DATA CENTER BENEFITS



EXPANDING MARKET IN NORTH FLORIDA

- Attracting better facilities.
- Data Centers are already established.

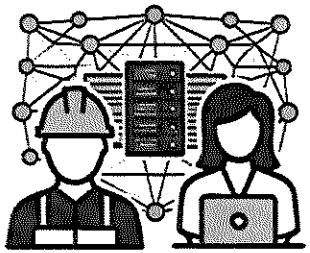


GRID MODERNIZATION & RESILIENCE

- Operators fund electrical upgrades.
- Electrical grid becomes better for everyone.

EFFICIENT WATER USE

- Drastically less water consumed.
- Uses significantly less than comparable sizes.



HIGH-PAYING JOB CREATION

- Salaries of $100,000 - $250,000+.
- Each permanent job creates up to 6 indirect jobs.

INCREASED TAX REVENUE

- Higher annual property tax.
- Recurring taxes on technology and equipment upgrades.

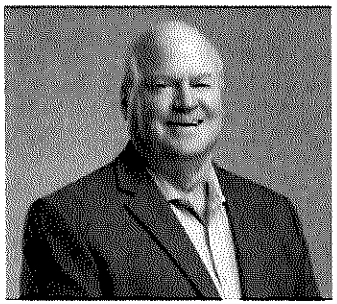
JACKSONVILLE, FL

Daily Record

CRE insights: Data center market relies on power speed, access

Data center operators and developers desire proximity to large populations to ensure the lowest possible latency.

FEBRUARY 17, 2025 | JAXDAILYRECORD.COM



To best describe the outlook for Jacksonville's future data center market, it is all about power ... and specifically how much power is presently available, how fast can it be delivered, and when will more power be available?

The advent of artificial intelligence (AI) and machine learning (ML) has required data center operators, developers and their deep-pocketed investors to scour the entire country, including hurricane-prone Florida, in search of electrical power, ideally a minimum of 100 megawatts to start with a proven runway to 500+ MWs within three to five years.

For some perspective, one MW of power will supply about 1,000 homes. Prior to AI and ML, a typical computer cabinet or rack required about 6 kWh per rack. Now, high-density computing requirements need 20 to 40 kWh per rack, which necessitates a substantial increase in power and cooling capacity.

Jacksonville has eight data centers, totaling about 40 MWs of critical power capacity. These data centers range from legacy enterprise data centers originally constructed in the 1980s to carrier hotels housing up to 20+ of us telecommunication carriers in a single building, to modern purpose-built, cable landing stations (CLS) that bring submarine fiber-optic cables ashore from the ocean.

Jacksonville enjoys the benefit of having 2 CLSs: AMX – 1 linking Jacksonville to Brazil/Latin America, and PCCS connecting Jacksonville to the Caribbean, Central America, the western side of South America and the Pacific.

A new entry into the North Florida data center picture is "Project Orchid" - a new CLS being developed by DC Blox in Flagler Beach. This CLS is designed for up to six submarine fiber-optic cables connecting at the 34-acre site, recently purchased for $ 3.5 million west of Interstate 95. This facility will be the only CLS between Jacksonville and Vero Beach.

While Jacksonville has always enjoyed a robust collocation (CoLo) market, it plays a critical role in the area's connectivity story.

When combined with the intersections of two major interstates (I-95 and I-10), U.S. 1, and three railroads (CSX, Norfolk Southern and Florida East Coast Railway), these rights-of-way for fiber-optic cables make Jacksonville the "Gateway to Florida," now the third most populated state with more than 22 million people.

Data center operators and developers desire proximity to large populations to ensure the lowest possible latency. Latency is the speed of data. Lower latency equates to higher speed and a better user experience.

All businesses, universities, governments and the public benefit from low latency, which attracts new data center and hyperscale developers to the region.

AI and ML are the new frontiers for business. Provided we can supply the power, Jacksonville is positioned well for continued data center growth.

Bruce Jackson is a member of NAIOP Northeast Florida.