Florida
Data Center Analysis

LandGate Corp.

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Florida Data Center
ANALYSIS

The global data center market is currently undergoing significant growth and transformation, with the United States leading the largest market trajectory. With rapid demand expansion and a considerable investment surge in data center infrastructure, the United States is undergoing a mass digital transformation. The country is expected to double its power capacity by the end of 2029.

Florida has undergone massive changes over the last year, but ultimately remains a host to numerous data centers within the United States, earning a place in the top 5 data center market states. LandGate's data shows that Florida hosts over 100 data centers across colocation, hyperscale, and enterprise projects. As the third fastest growing state for high-tech employment growth, Florida remains in the top leading states.

LandGate's extensive profiling capabilities cover in-depth analyses, economic impact valuations, technological advancements, and offtake capacity across the region, highlighting the critical functions of each in supporting the growth of data center demands in Florida. LandGate stands out as the only platform providing a comprehensive state-by-state profiling of the US data center market, offtake capacity, fiber optic lines, and redundancy data. With over 95% of data centers in their exact locations, the most up to date data for white space, gross max power, parcel acreage, power usage effectiveness, rackspace and building size, LandGate provides the most accurate data across data center resource providers.

Data Centers by State – Largest Players

How Many Data Centers Are In Florida?

With a total of 120 data centers in Florida, the state hosts a combination of colocation, hyperscale, cloud, and enterprise data centers. Major market players are Lumen Technologies, Flexential, and EdgeConneX with an average whitespace of 9884 meter square, leaving colocation projects to be the most popular in the state.


Top Florida Data Center Providers

365 Data Centers
9.1%

Equinix
11.4%

Lumen Technologies
43.2%

EdgeConneX
18.2%

Flexential
18.2%
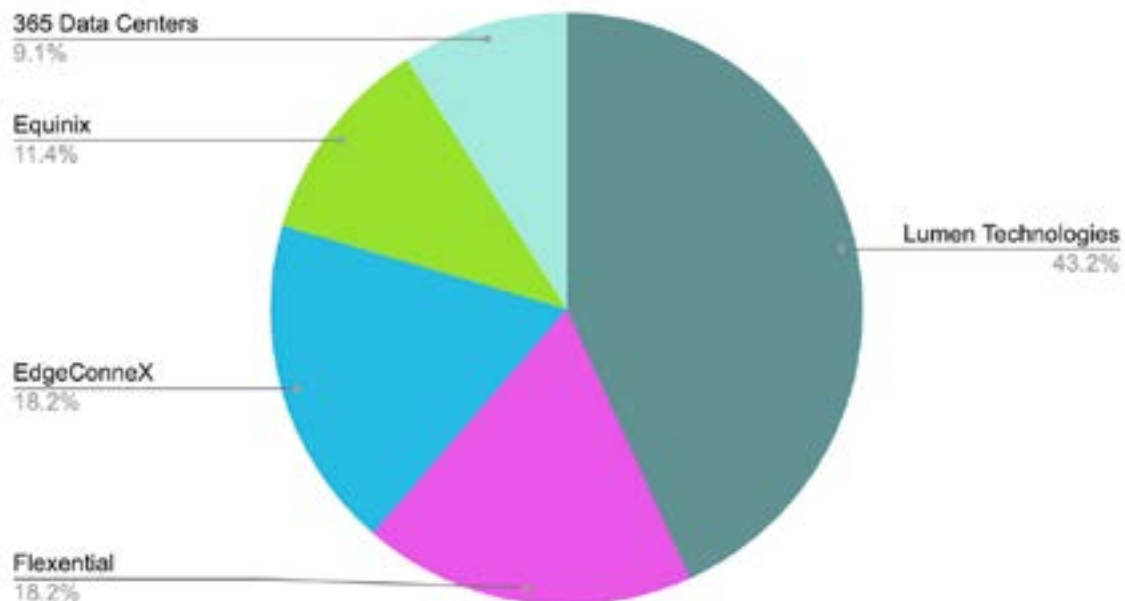
Florida has seen a steady increase in data center projects over the last few years with a high number of existing developers and new projects wishing to expand in the state. With numerous incentives to build data centers in the form of statewide efficiency programs and lower electricity costs, the state is welcoming exponential growth into the state.

Florida Top Provider Power Distribution
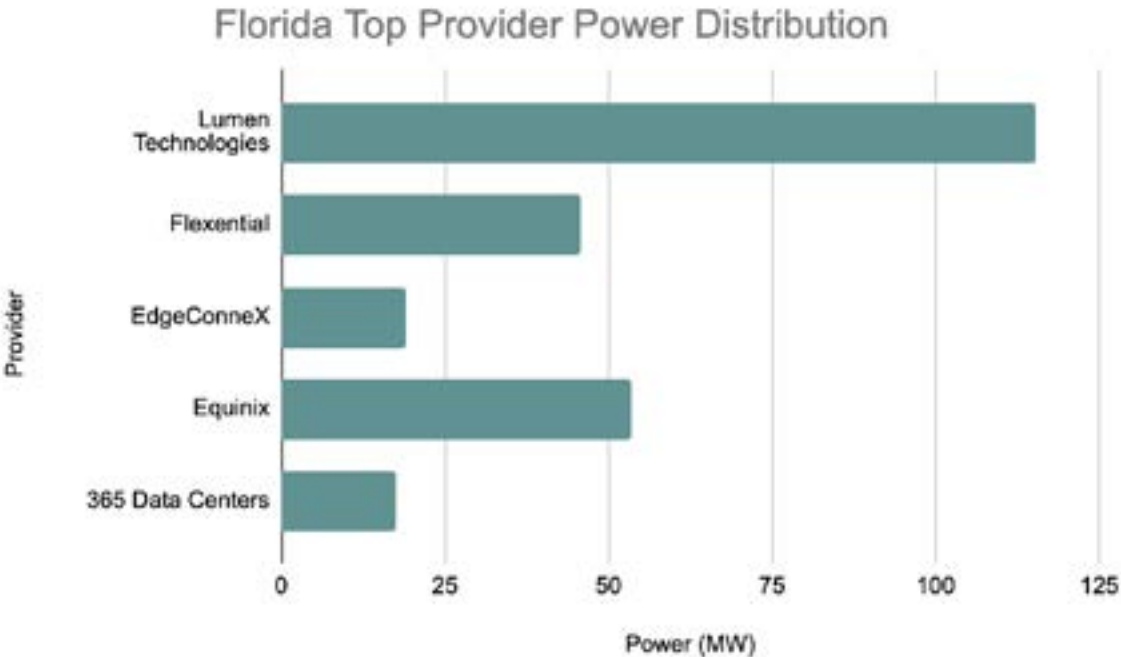
As of now, LandGate data shows 11 planned for expansion projects and 7 planned data centers in the state.
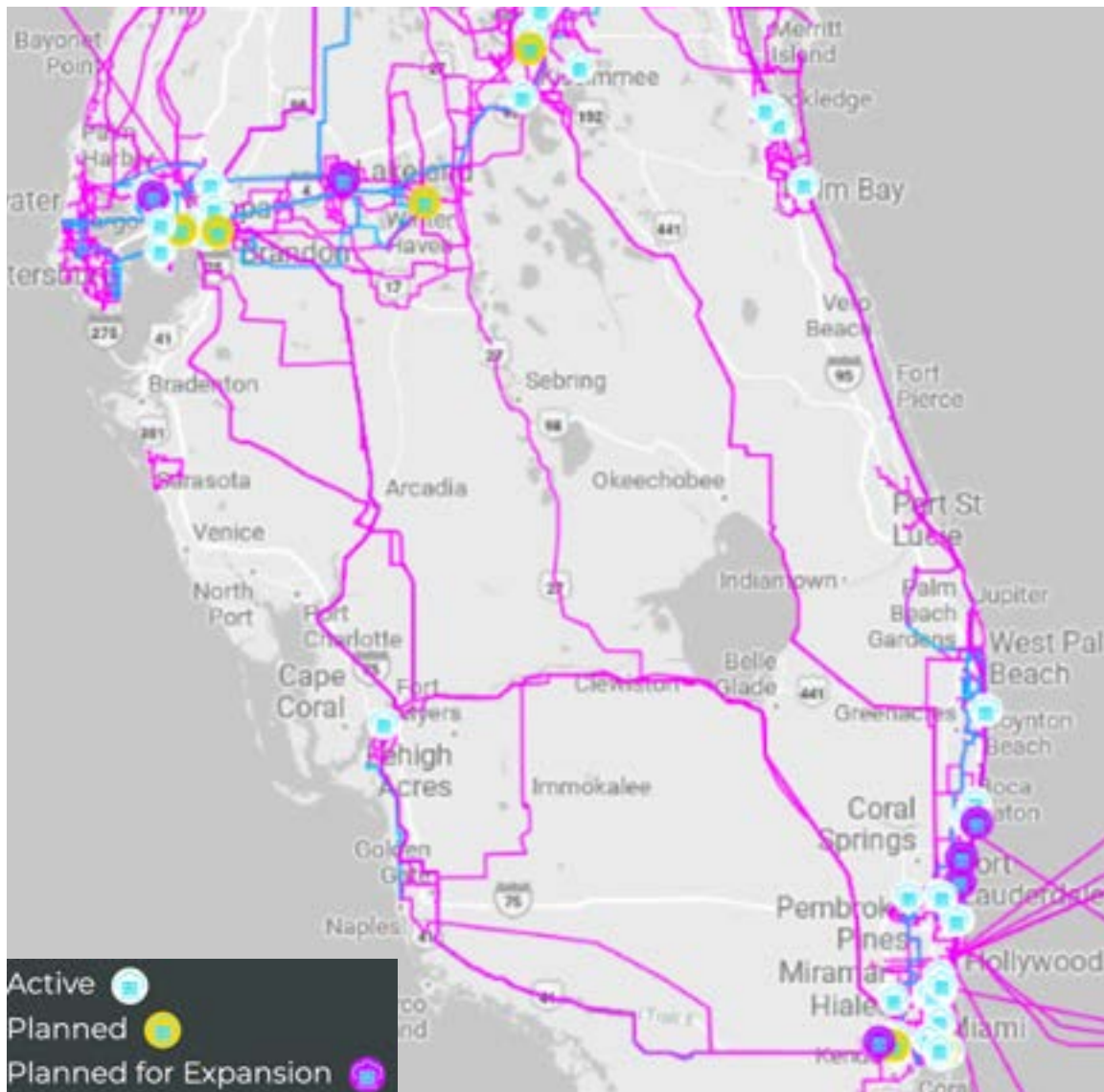
Data Center Hubs in Florida

With the influx of large data center operators such as AWS, CyrusOne, and QTS taking initiatives to expand in the area, development in Florida looks promising. For example, EdgeConneX announced plans to build a 173,000 square-foot data center on a 6.3 acre site purchased for $13.7 million. Additionally, Osceola county in Florida announced plans to build a 7 million square foot data center, potentially inviting developers to make the country's largest data center yet.

According to LandGate's data center analysis, planned hotspots for data centers in Florida include Miami, Tampa, and Jacksonville, with a number of expansion and planned projects within the Miami area.

Location Quality + Offtake Capacity
OVERVIEW

LandGate provides multiple property reports and market analyses to identify multiple factors that developers should consider while building a data center. Additionally, it is the only resource to provide offtake capacity data for the entire United States, ensuring that its data center market analyses are the most accurate.
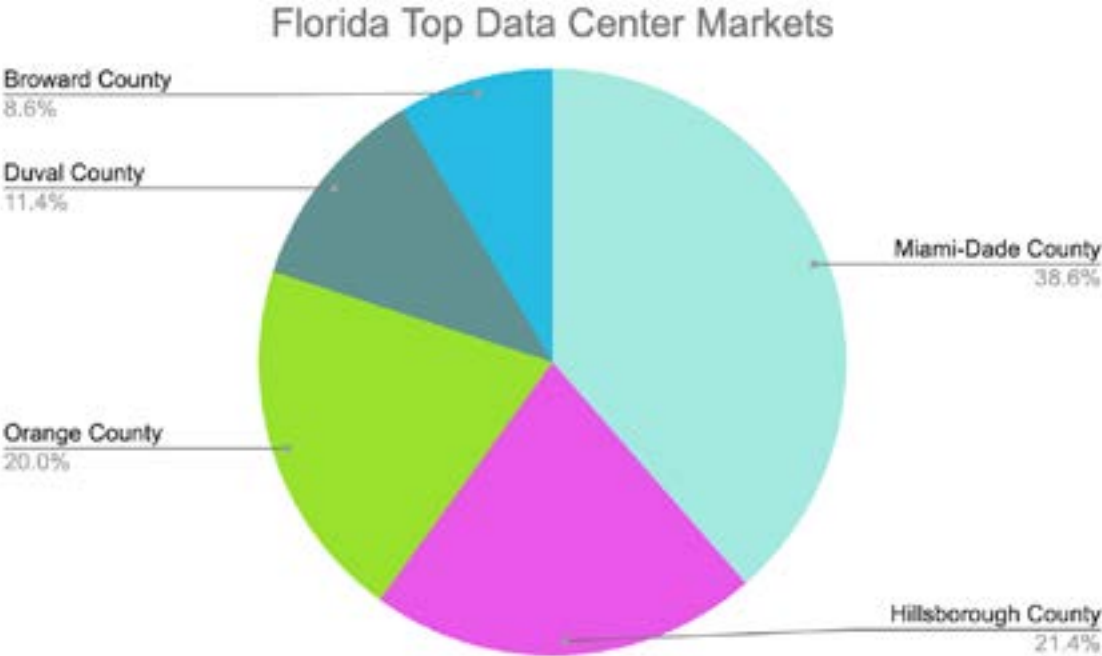
Offtake Capacity refers to the authorized amount of power that can be drawn from an electrical grid for use in data centers or other large industrial projects. This capacity is essential to the efficient operation of data centers and to ensure that company needs are being met. In Florida, offtake capacity data is substantially available and with FPA electricity costs hovering around 35% below national averages, a large number of developers are drawn to the area, attracted to new investment opportunities. Despite current natural disasters and events following, Florida has managed to keep up with electricity costs. Considering challenges associated with downtime costs of data centers, energy providers in Florida's FPL have planned to cover costs of restoration post 4 hurricanes in the area.
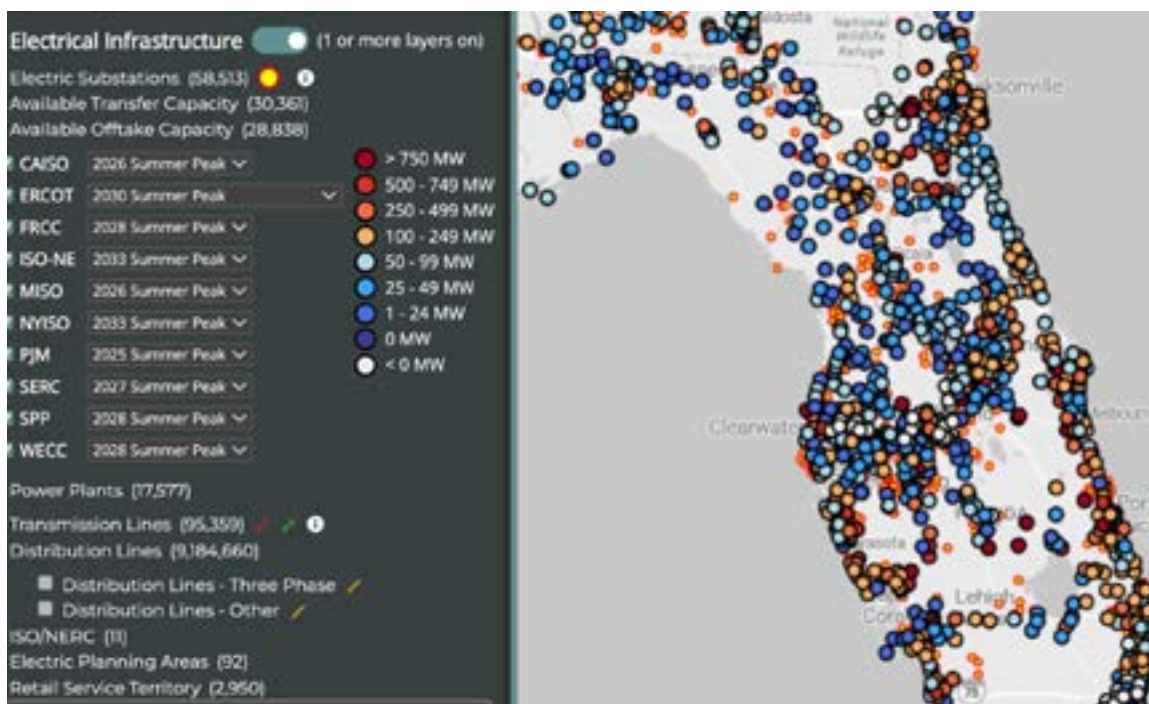
Offtake Capacity in Florida

Florida's infrastructure is designed to meet energy costs across high load demand by major developers and potential incoming projects. With FPL, TECO, and Duke Energy taking the lead on energy provisions within the state, hubs such as Tampa, Miami, and Jacksonville have maintained their spots in addition to providing developers to major business environments. With Florida being a major port, the state's geological positioning gives data centers a great advantage through connections to ISPs and network service providers. With operations thriving, and large investments from companies like Equinix and Cyxtera, the Miami data center market has begun leaning towards smart cities investments to enhance data services across the city.

Florida Top Data Center Markets

Broward County 8.6%
Duval County 11.4%
Miami-Dade County 38.6%
Orange County 20.0%
Hillsborough County 21.4%

Moreover, while Florida has a reliable supply of energy, there are multiple other factors that make a data center's location prime. Close proximity to fiber optic lines, water sources, electrical supply and renewable energy opportunities increase value, functionality, and efficiency of data centers. LandGate's database includes all of the above to show the best locations for data centers and assess whether existing data centers or planned projects are set to run smoothly.

Based on LandGate's data, Florida is expected to expand at a compound annual rate of 17.1% and is projected to go higher following a huge surge in tech business investment and population growth in the area.

How Do Florida Data Centers Stand Out?

Florida's data centers have access to some of the busiest and developed connectivity networks, overall low costs of power, and favorable business environments across the country. There is no doubt that data centers within the state have had monumental impacts on the economy by creating a multitude of jobs across construction, information technology, corporate, and education sectors. With impacts extending across environmental sustainability and artificial intelligence, Florida data centers have gained much deserved traction over.

Data center projects create multiple job opportunities from when they start construction to when they become active and offer full-time employment positions. Large, hyperscale projects are known to make monumental impacts on the economy through creating hundreds of full-time positions as well as multiple additional positions through contract and support services. Additionally, Florida added over 3000 tech businesses to its economy since 2021, increasing its IT workforce to over 237,000 workers. Over the last two years, Florida's tech net employment grew by 4.8%, well above the national figure of 3.2%.

Here are some notable data centers in Florida that have gained market attention due to their investment and economic output:

Project	Status	Description
EdgeConneX Miami	Planned	• $13.7 million site • 173,000 square foot data center • 500+ jobs across construction and full time placements
Volico Miami	Planned	• $10 million data center • 300,000 square foot data center location • 150+ jobs across construction and maintenance

Technological Trends & Economic
GROWTH PROSPECTS

Data centers within Florida only benefit from its location and fiber network infrastructure. Major data centers such as Flexential, CyrusOne, and QTS highly benefit from being located near network access points and carrier hotels. The data center market within Florida is at the forefront of technological innovation and industry integration, readily adopting AI, ML, Edge Computing, and sustainability measures and ensuring collective growth across industries. These trends not only improve operational capabilities but also align with broader global goals of sustainability and security. Furthermore, data centers have been quick to integrate artificial intelligence, machine learning, and edge computing technologies into their automate operations. For example, Flexential's efforts to integrate AI within their data center services has allowed for an overall 30% reduction in energy consumption and a 15% increase in efficiency of cooling patterns and predictive maintenance methods.

With the Sunshine State being labeled as a large educational hub, many universities and educational institutions have taken on the initiative to research and develop efficient methods of technology transfer into the data center market. With Orlando, Jacksonville and Miami boosting tech ecosystem growth, each location offers dynamic environments conducive to innovation and thereby increasing demand for data center services. Having large tech-ecosystems only aids companies that hope to keep their data within specific regions in order to comply with increasing regulations around data privacy.

With Florida's geographical location being somewhat ideal, it also comes with its fair share of setbacks. The high water table in Florida is extremely high, making its coastal location an infrastructural disadvantage. In addition to this, the region faces high levels of extreme heat and humidity, with great risks of tropical storms and hurricanes. Challenges related to internet connectivity, and power supply need to be addressed to ensure these challenges are overcome. LandGate is able to provide clients with

specialized solutions to address these obstacles and leverage opportunities by providing insights into infrastructure and regulatory landscapes.

Fortunately, Florida's relatively stable climate and disaster resilience efforts create large windows of opportunities as far as data center market growth is concerned. In comparison to other hurricane and natural disaster prone states, Florida's modern data centers are constructed to specifically withstand natural disasters. The T5 Miami Data center is a prime example of how disaster resilience increases efficiency within the market. The facility is designed to withstand hurricanes and flooding with raised floors, impact resistant windows, and backup power systems, reducing predictive damage costs and ensuring all year round operation. LandGate's data analysis has been pivotal in shaping prospective data center landscapes by providing exclusive and precise information on offtake capacity and infrastructure. Considering recent world events, Florida's data center market was prepared for category 5 hurricanes, with QTS, Flexential, Cologix and HostDime prepared with mechanical and electrical redundancy methods to withstand natural disasters. Data centers within Florida have been custom built across providers to withstand winds up to 185 miles per hour with curtain walls that shield them against rain and hurricanes. Amidst preparations for such a disaster, the aftermath of both category 4 & 5 hurricanes that hit Florida earlier this year leave the data center market unscathed with any losses in power being compensated by energy providers in the state.

Emerging trends indicate a shift towards sustainability and the adoption of advanced technological methods. Overall, there is a growing expansion in off-take capacity with recommendations focusing on promoting innovation, investing infrastructure, and partnering with government resources to fully leverage available assets for long-term market success.

The impact of Florida's data center market on the job market and digital economy is more than evident. In order to ensure that accurate and efficient management of off-take capacity measures are taken, stakeholders must prioritize data accuracy and technological innovation. For more information on data center trends, availability, and specifics on off-take capacities, visit LandGate.

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