

NARRATIVE FOR ZONING CHANGE

WILLOW LAKES, LLC

Willow Lakes, LLC owns approximately 200 acres of land located at 10050 W. Midway Road, at the northwest corner of the intersection of I-95 and Midway Road (Tax Parcel ID #: 3302-212-0001-000-4). The property is currently entitled for a mixed-use development known as the Willow Lakes Planned Development.

The applicant proposes to rezone the property from Planned Development (PD) to General Commercial (C-3) zoning with respect to approximately 26 acres located along the property's frontage on Midway Road and to Light Industrial (I-1) with respect to the approximately 174 acre balance of the property. The property has a future land use designation of MXD, which allows for the foregoing zoning categories.

The applicant intends to develop a data center on the portion of the property to be zoned Light Industrial. The property has access to electrical power due to two FPL easements crossing the property containing large electrical transmission lines, and a major electrical substation just south of the property. The property has access to water for a data center cooling system due to a large man-made lake on the site, which was originally excavated for aggregates mining. The applicant proposes placing a restrictive covenant on the land at the time of rezoning approval, limiting the Light Industrial zoned portion of the property to use as a data center. The portion of the property to be zoned General Commercial is intended for development for commercial retail uses, and could include a hotel, gas station and/or restaurants/fast food.

After obtaining the required rezoning to allow for a data center, the applicant intends to enter into an agreement with a partner company which would develop the data center. The partner company would need to submit to the City a site plan application for the proposed data center and obtain City approval of the site plan.