

# PROJECT SILVER FOX COMMUNITY FAQ

Project Silver Fox is a proposed data center campus in the Village of Indiantown, Florida. The project is being planned with a focus on responsible development, environmental considerations, sustainable and efficient infrastructure while maintaining the character of the community.

The project team understands that residents have questions about water use, storm water design, electricity rates, traffic, and other potential impacts. These FAQs are intended to address those questions directly and will continue to be updated as planning and engineering further advance.

## About Project Silver Fox

### What is Project Silver Fox?

Project Silver Fox is a proposed data center campus in the Village of Indiantown, Florida, on approximately 606 acres.

The project is being designed around a simple principle: Project Silver Fox should complement the Village of Indiantown, not change it. The size of the property provides flexibility to thoughtfully locate buildings and infrastructure while preserving open space, protecting neighboring properties and maintaining the character of the community.

### Why is a project of this size appropriate for Indiantown?

The project is located in an area historically used for industry and already zoned for heavy industrial use. With the closure of the coal-fired power plant and downturn in the citrus industry, the area has an opportunity for new economic investment.

### What does responsible development mean for Project Silver Fox?

Responsible development means considering not only what is built, but also what is preserved and how the project fits within the surrounding community.

Project Silver Fox will provide meaningful economic and infrastructure benefits while respecting the qualities that make the Village of Indiantown a special place to live.

## About Data Centers

### What is a data center?

Data Centers store, process and distribute large amounts of data for hospitals, universities and schools, emergency services, utilities and much more. They require power, cooling and high-speed connectivity to operate continuously.

A Data Center is essentially a high-tech “warehouse” for the internet. Instead of storing physical goods, it houses thousands of powerful computers called servers that store and process almost everything you do online. To keep these machines running 24/7, every data center needs cooling, power, and security.

### **Why are data centers important?**

Data centers are part of the infrastructure supporting the modern economy. They provide computing capacity used by businesses, schools, hospitals, government agencies, financial institutions and many other organizations.

## **Why Indiantown?**

### **Why is this site being considered?**

The property has several characteristics necessary for potential data center development, including proximity to significant electrical infrastructure, existing Heavy Industry (HI) Zoning District which includes Data Centers as a Permitted Use, and access to utility resources. Large-scale infrastructure should be located within areas specifically planned for industrial development and separated from residential neighborhoods rather than introduced into established residential areas.

Its approximately 606 acres also provide flexibility to thoughtfully locate buildings and infrastructure and provide space for setbacks, landscaping, stormwater management, wetlands and natural buffers. Upon completion, less than 30% of the site will be developed.

### **How will Project Silver Fox preserve the character of Indiantown?**

Preserving the Village of Indiantown's character will be a central consideration in the project's design.

The design will use setbacks, landscaping, existing vegetation where appropriate, and new plantings to help screen buildings and equipment, control sight lines and provide additional separation from neighboring properties and roadways.

The intent is for Project Silver Fox to complement the community.

### **How will the project's power needs be determined?**

Power will be delivered in phases and coordinated with local and regional utilities based on actual demand, available capacity, required infrastructure and applicable utility requirements. Any project-specific improvements required to serve Project Silver Fox will be funded by the project rather than by local taxpayers or other utility customers.

### **When could development happen?**

Construction could begin as early as 2027, with development occurring in phases.

# **Water, Drainage and the Environment**

## **Will the data center use all of the community's available water?**

No. Project Silver Fox is being designed to minimize ongoing water consumption through a closed-loop cooling approach. Once operational, daily water use would primarily be associated with standard domestic needs such as sinks, restrooms and kitchens.

## **Will the data center contaminate local water, lakes, streams or groundwater?**

No. The Project is designed to take all measures necessary to ensure no waterbodies or groundwater is at risk for contamination. Protecting surface water and groundwater is an important part of site design.

The proposed cooling system is closed-loop, meaning water is recirculated rather than continuously consumed and discharged.

The project will also comply with applicable requirements governing stormwater, wastewater, spills, and environmental protection.

## **Will development make existing flooding worse?**

No. Stormwater engineering will be an important component of Project Silver Fox. The project's stormwater system will account for runoff from buildings, roads and other impervious surfaces while also addressing existing drainage patterns.

The design will include on-site detention or retention facilities, controlled drainage, conveyance systems, green infrastructure and other engineered solutions intended to manage stormwater and prevent off-site migration.

## **Will construction cause erosion or water-quality problems?**

No. Project Silver Fox will include appropriate erosion, sediment and stormwater controls to comply with applicable permits and environmental requirements throughout construction.

# **Power and Infrastructure**

## **Will Project Silver Fox increase residents' electricity bills?**

No. Protecting existing ratepayers is an important part of Florida's approach to large new energy users. Florida Senate Bill 484 includes additional ratepayer protections related to the costs associated with serving large-load customers, which includes Project Silver Fox funding its own infrastructure.

## **Will a data center make the electrical grid less reliable?**

No. Grid reliability is important to both the community and Project Silver Fox. Data centers depend on a consistent, reliable supply of electricity to operate, so destabilizing the grid would not be in the project's interest either. Project Silver Fox will be developed in phases based on available utility capacity and any required improvements.

**Will infrastructure need to be upgraded, and if so, who funds it?**

Any project-specific infrastructure improvements required will be funded by the project.

## **Sound, Generators and Public Safety**

**Will the data center create constant noise for neighboring residents?**

No. Project Silver Fox will be designed to minimize acoustical impacts on neighboring properties. The site's size allows buildings and equipment to be located with significant separation from surrounding properties, with setbacks, natural buffers and landscaping providing additional separation and screening.

The project will comply with applicable sound requirements, and acoustic engineering will be used to identify and address potential sound impacts as the design advances.

**Will I be able to see the data center from my property?**

No. Reducing visual impacts is an important consideration in the project's design. Landscaping, preserved open space, vegetation and landscaped berms will be used strategically to screen buildings and equipment and control sight lines.

**Will diesel generators run 24 hours a day?**

No. Backup generators are intended to provide emergency power if normal electrical service is interrupted. They are not intended to serve as the campus's normal, continuous source of electricity.

Generators must be periodically tested and maintained so they are available during an emergency. Testing is limited and will occur only during daytime hours. Generator operation, emissions, placement and testing will be subject to applicable requirements.

**What happens if there is a fire or construction accident?**

Worker and community safety are fundamental requirements for Project Silver Fox.

The project team will coordinate with local fire, emergency medical, law enforcement and other appropriate public safety officials. That coordination will help determine appropriate emergency response and other measures necessary to safely serve the site.

Any project-specific safety measures and resources required will be funded by the project.

**Will the project contain lithium-ion batteries?**

No.

## **Roads and Traffic**

### **How will the project affect local roads?**

The project team will work with appropriate transportation agencies and local officials to evaluate access, truck routes, etc. needed to safely accommodate construction as per the Traffic Study that will be completed.

Once operational, data centers typically generate relatively few daily vehicle trips compared with many other industrial uses.

Any project-specific transportation improvements required to safely accommodate the development will be funded by the project.

## **Community and Economic Impact**

### **What will Project Silver Fox mean for Indiantown and Martin County?**

Project Silver Fox is intended to bring significant long-term investment to the Village of Indiantown while complementing the community rather than changing it.

The project will generate tax revenue, create construction and permanent employment opportunities, create demand for local businesses and support project-funded infrastructure investment.

### **How many jobs will the project create?**

Peak construction periods could support several thousand jobs across skilled trades, including electrical, mechanical, HVAC, concrete, steel and logistics. Once operational, the data center campus is expected to support approximately 225 permanent positions in operations, facilities, security, IT, engineering, maintenance, landscaping, logistics, and related services.

### **Will Project Silver Fox benefit the Martin County School District?**

Yes. A data center can generate tax revenue without creating the same corresponding increase in student enrollment associated with residential growth. This creates an opportunity for additional school funding without the same demand for new classrooms, teachers, transportation and other services associated with population growth.

### **Will the entire property be developed?**

No. The project is being planned to preserve substantial undeveloped acreage and provide space for open areas, setbacks, landscaping, berms, stormwater management, screening and natural buffers.

Development will occur in phases over multiple years. The project will not fill the property with buildings, but to thoughtfully locate development within the site so the project can coexist with its neighbors and complement the Village of Indiantown.

## **Community Input and Transparency**

### **How is Project Silver Fox responding to community concerns?**

We are listening.

Residents have raised important questions about water, flooding, sound, aesthetics, power rates, emergency response, neighboring properties, livestock, traffic, construction and the overall character of the Village of Indiantown.

Those concerns are helping inform the project's design and the information provided to the community.

### **How will Indiantown's history and character be considered?**

The Village of Indiantown's history, community character, open spaces and surrounding landscape are important assets.

Responsible development will respect those qualities. Landscaping, berms, setbacks, screening, building placement, views, lighting and drainage will all be addressed as Project Silver Fox's design is further advanced.

Project Silver Fox will complement the Village of Indiantown, not change it.

### **Will the community continue to have input?**

Yes. Project Silver Fox intends to continue communicating with residents, neighboring property owners, local officials, utilities, public safety agencies and other community stakeholders as designs are further developed.

Community questions help identify issues that should be addressed through engineering, design, construction planning and communication.

### **Questions or Comments**

Project Silver Fox welcomes questions and comments from members of the community. As the project advances, new information and updates will be shared on the Project Silver Fox website.