

# Silver Fox Grid Station PUD

## Project Narrative

Silver Fox 606, LLC is planning the development of a state-of-the-art data storage industrial park to support increasing demand from internet and social media providers. The +/- 296-acre project is located on SW Silver Fox Lane in The Village of Indiantown. The property is designated by the Village of Indiantown Comprehensive Plan for Heavy Industrial land use and is zoned HI (Heavy Industrial District).

The site is currently vacant and undeveloped except for an existing stabilized access drive to an approximately 7-acre lake, and approximately 100 acres of adjoining improved pasture that supports a small cattle grazing operation. The balance of the site contains native upland and wetland habitat. As shown on the proposed master site plan, an active bald eagle nest has been identified in the larger wetland preserve area north of the existing lake and pasture area. The master site plan identifies the 330' primary protection zone and the 660' secondary protection zone. These areas shall be protected in accordance with USFWS and FWC guidelines as identified in the Bald Eagle Protection Plan provided with this application.

The proposed industrial project will be constructed in phases and may include up to 2,200,000 sq. ft. of two or three-story, data center buildings or a combination of equivalent heavy industrial uses.

To ensure high reliability and continuous 24/7 operations, the project incorporates a fully redundant 2N electrical transmission system, featuring:

- Two independent electrical feeders
- Four customer-owned transformers (200/180 MVA, 500kV/26kV)
- Four dedicated transmission feeds providing capacity and system redundancy

The anticipated in-service date for the initial facility is 2028.

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## Project Location

**13820 SW Silver Fox Lane, Indiantown, FL**  
Village of Indiantown, Florida

## Parcel Control Number (PCN)

- 27-39-38-000-000-00011-4

## Site Details

- **Total Area:** 296.23 acres
- **Zoning:** Heavy Industrial (HI)
- **Future Land Use:** Heavy Industrial

## Adjacent Uses

- **North:** CSX Railway & SR 710
- **East:** Silver Fox Lane
- **West:** FPL Transmission & Generation
- **South:** FPL Solar Farm, agricultural lands, St. Lucie Canal