



**Safeguarding Martin County's
Health, Safety, Welfare, and
Environment A Comprehensive
Case Against the Proposed Silver
Fox 606 AI/Data Center Project
Urgent Recommendation for
Denial and 12-Month
Moratorium**

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TalkAboutMartin.com Protecting Our Rural
Heritage, Quality of Life, and Future

ABSTRACT

The Silver Fox 606 DATA CENTER proposal represents an unacceptable and largely irreversible threat to the health, safety, welfare, and environment of Martin County residents. The project would place a massive 2+ million square foot AI/data center campus on 606 acres of largely undeveloped land in Indiantown.

***MARCH 2026 A
COMPREHENSIVE
REPORT FOR THE
ELECTED IN
MARTIN COUNTY***

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Letter of Transmittal

March 2026

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To the Board of County Commissioners of Martin County, the Mayor and Council of the Village of Indiantown, the Mayor and City Commission of the City of Stuart, the Mayor and Town Council of the Town of Sewall's Point, the Mayor and Town Council of the Town of Ocean Breeze, and all elected municipal officials in Martin County:

The proposed Silver Fox 606 AI/data center project — a 2+ million square foot campus on 606.56 acres at 13820 Silver Fox Road / 18320 SW Silver Fox Ln in Indiantown — remains in pre-application stage only. No formal building permit or site plan approval has been issued as of March 2026. Public hearings may begin as early as March 2026 through the Village of Indiantown Planning, Zoning and Appeals Board and Village Council.

The South Florida Water Management District (SFWMD) Approved Wetland Determination letter dated November 3, 2025, confirms **234.27 acres of wetlands** and **5.59 acres of other surface waters** (totaling nearly 240 acres of water features), a **confirmed bald eagle nest on the property**, and documented activity of protected species including wood storks, sandhill cranes, white-tailed deer, and Osceola wild turkeys. These findings underscore the severe environmental risks, including permanent loss of wetlands, disruption of protected wildlife habitat, persistent infrasound and low-frequency noise from 24/7 HVAC and diesel backup generators linked to sleep disruption, chronic stress, cardiovascular strain, hypertension, and neuroinflammation, massive water and energy demands that strain the local aquifer and the FPL grid, increased traffic burdens, and significantly overstated economic benefits.

The developers' claim of "approximately 400 jobs" is misleading. The vast majority of these positions are temporary construction roles during phased build-out. Permanent operational jobs in highly automated AI data centers are minimal — typically 20–50 on-site positions — and represent extremely inefficient job creation when measured against investment (national data shows \$13 million or more per permanent job in similar facilities). These limited gains do not offset the damage to public health, safety, welfare, environmental integrity, and rural quality of life.

This report presents a clear and urgent recommendation: **deny approval** of the Silver Fox 606 project and **adopt a 12-month moratorium** on large-scale data centers within your jurisdiction. Draft moratorium language is provided in Appendix C and can be easily adapted for the county or any municipality. The Florida Senate's unanimous passage of SB 484 on February 26, 2026 provides additional legal tools for local control, public notice, and protection of ratepayers from utility cost shifts.

Your immediate and coordinated action is essential to protect Martin County.

Respectfully,

Eric D. Miller TalkAboutMartin.com

Executive Summary

The Silver Fox 606 proposal represents an unacceptable and largely irreversible threat to the health, safety, welfare, and environment of Martin County residents. The project would place a massive 2+ million square foot AI/data center campus on 606.56 acres of largely undeveloped land in Indiantown. Key documented risks include:

- Destruction of **234.27 acres of wetlands** and **5.59 acres of other surface waters** (totaling nearly 240 acres of water features on the site, per SFWMD Approved Wetland Determination, November 3, 2025)
- Direct impact on protected species, including a **confirmed bald eagle nest on the property**, wood storks, sandhill cranes, white-tailed deer, Osceola wild turkeys, and diverse wetland/upland-dependent wildlife
- Chronic infrasound and low-frequency noise exposure from 24/7 mechanical systems strongly associated with sleep disturbance, cardiovascular stress, hypertension, neuroinflammation, annoyance, and cognitive impairment
- Significant strain on local water supplies and the FPL electrical grid
- Overstated economic benefits — the claimed “400 jobs” are predominantly temporary construction positions, with very few permanent roles due to high automation

These impacts conflict with rural preservation goals in Martin County and Indiantown comprehensive plans. Senate Bill 484 (passed by the Florida Senate unanimously on February 26, 2026) affirms local zoning authority and provides tools to require public notice and protect ratepayers.

Recommendation: Deny the project. Adopt a 12-month moratorium on large-scale data centers to allow comprehensive review, updated ordinances, and protection of residents under current and emerging state law.

Introduction & Project Description

The Silver Fox 606 LLC proposal involves the construction of a massive 2+ million square foot AI/data center campus on 606.56 acres of vacant land at 13820 Silver Fox Road / 18320 SW Silver Fox Ln in Indiantown, Florida. This facility would include four large buildings reaching up to 50 feet in height, an AI laboratory component, a dedicated FPL substation, transmission infrastructure, and artificial cooling lakes utilizing an air-cooled design. The scale of this development is unprecedented in Martin County and would fundamentally alter the rural character of the area, transforming peaceful, undeveloped land into an industrial operation with constant mechanical activity and significant land disturbance.

As of March 2026, the project remains in the pre-application stage with the Village of Indiantown. No formal building permit or site plan approval has been issued. Public hearings could begin as early as this month through the Village Planning, Zoning and Appeals Board, followed by two Village Council hearings. This timeline makes immediate action by all elected officials critical, as delays could allow momentum to build before full impacts are weighed.

The applicant, Silver Fox 606 LLC (managed by Nelson Ferreira of Juno Beach), acquired the 606.56-acre parcel. The site is predominantly undeveloped and contains substantial wetlands (234.27 acres) and other surface waters (5.59 acres), as officially determined by the South Florida Water Management District in its Approved Wetland Determination letter dated November 3, 2025. The project's impacts extend far beyond Indiantown boundaries through shared FPL grid strain, aquifer drawdown, noise propagation in rural areas, and traffic congestion on county roads. Every municipality in Martin County shares these risks, making coordinated denial and a moratorium the only prudent response to prevent cumulative industrial encroachment on the region's rural identity.

Public Health, Safety & Welfare Impacts

The facility's nonstop HVAC systems and diesel backup generators produce persistent low-frequency noise and infrasound below 20 Hz. This energy travels long distances with minimal attenuation in rural environments and permeates biological tissues, triggering effects even when inaudible.

Residents in quiet Indiantown settings would have no escape from the constant hum, leading to widespread complaints similar to those documented near other data centers. The rural baseline noise level amplifies these intrusions, turning peaceful nights and days into a source of chronic irritation and potential harm.

Chronic exposure is strongly associated with sleep disruption, elevated stress hormones, cardiovascular strain, hypertension, and neuroinflammatory responses. These effects occur even at levels below conscious hearing thresholds and accumulate over time, potentially causing long-term health deterioration for nearby families, including increased risk of cardiovascular disease, cognitive impairment, and mental health strain from ongoing annoyance and sleep loss.

Additional welfare concerns include degradation of quality of life in a peaceful rural setting and potential delays in emergency access due to increased construction and operational traffic on local roads. The cumulative impact on mental and physical well-being cannot be overstated, as the constant mechanical presence would fundamentally change the livability of surrounding communities.

Expanded Infrasound and Low-Frequency Noise Effects

The effects of **infrasound** (sound waves below 20 Hz, inaudible to most humans) and **low-frequency noise (LFN)** (typically 20–200 Hz) have been documented in peer-reviewed literature, particularly from 2020–2026. While low-level infrasound is common in nature (e.g., wind, ocean waves) and generally harmless, higher-intensity or chronic exposure from industrial sources — such as data center HVAC systems, generators, or cooling infrastructure — can produce measurable physiological, psychological, and subjective effects. These are especially relevant for rural settings like Indiantown, where baseline noise is low, amplifying the impact of persistent mechanical hum.

Evidence shows that infrasound/LFN can penetrate tissues deeply (due to long wavelengths and minimal attenuation), interact with mechanosensitive cellular structures (e.g., PIEZO1 and TRPV4 ion channels), and trigger biological responses even below audible thresholds. Effects vary by intensity (dB/GHz levels), duration, frequency, and individual sensitivity, with chronic exposure posing greater risk than short-term.

Annoyance, Irritability, and Psychological Distress — The most consistently reported effect is annoyance — a subjective feeling of disturbance, irritation, or distress — often higher than from mid/high-frequency noise due to the penetrating, non-localizable nature of infrasound/LFN. This can lead to irritability, reduced well-being, and negative appraisal of the environment.

- Pawłaczyk-Łuszczynska et al. (2023): Annoyance and well-being impacts prominent, with chronic exposure leading to aversive responses. <https://pubmed.ncbi.nlm.nih.gov/38104341/>
- Baliatsas et al. (2016): Pooled prevalence of high annoyance ~10% in general population; linked to concentration difficulties and headaches. <https://pubmed.ncbi.nlm.nih.gov/26994804/>
- Araújo Alves et al. (2020): Annoyance prevalent in 13.3% of studies; discomfort, sensitivity, irritability common. <https://www.mdpi.com/2076-3417/10/15/5205>
- Lehmann et al. (2026): Psychological/contextual factors influence perception, but chronic exposure induces negative appraisal. <https://www.mdpi.com/2076-3417/16/3/1553>

Sleep Disturbance and Disruption — Chronic infrasound/LFN is strongly associated with difficulties falling asleep, frequent awakenings, reduced sleep quality, and daytime fatigue/somnolence. This is one of the most cited and replicated effects.

- Araújo Alves et al. (2020): Sleep disorders most prevalent (11.7% of studies).
- Pawłaczyk-Łuszczynska et al. (2023): Focused on sleep disorders from infrasound/LFN.
- Baliatsas et al. (2016): Sleep-related problems strongly associated.
- Lehmann et al. (2026): Chronic exposure may contribute to sleep impairment via stress and cellular mechanisms.

Cardiovascular and Physiological Stress Responses — Effects on the cardiovascular system, including altered heart rate variability, blood pressure fluctuations, increased stress markers (e.g., cortisol), and potential long-term risks like hypertension or fibrosis. Mechanotransduction is a proposed mechanism.

- Lehmann et al. (2026): Infrasound modulates PIEZO1/TRPV4 channels → calcium influx, oxidative stress, mitochondrial dysfunction, apoptosis; higher pressures linked to cardiovascular/nervous system risks; animal models show neuroinflammation and tissue damage. <https://www.mdpi.com/2076-3417/16/3/1553>
- Chaban et al. (2021): High-level infrasound (>100 dBz) reduced human myocardial contractility by ~11–18% after 1 hour.
- Kapoor (2025): Influences cardiovascular, vestibular, neural pathways; chronic exposure may contribute to psychomotor effects and physiological alterations.

Cognitive and Neurological Effects — prolonged exposure can impair concentration, memory, executive function, and cognitive performance, potentially via neuroinflammation or sleep disruption.

- Liang et al. (2024 meta-analysis): Low-frequency noise negatively impacts higher-order cognitive functions ($Z = 2.42$, $p = 0.02$). <https://link.springer.com/article/10.1186/s12889-023-17593-5>
- Lehmann et al. (2026): Animal models show neuroinflammatory responses and memory impairment.

Other Reported Effects — Headache, fatigue, dizziness, imbalance, anxiety, depression (mentioned in reviews, though evidence weaker/subjective). No consistent evidence of hearing loss, tinnitus, vertigo, or major diseases (e.g., cancer) at environmental levels. Intensity matters — environmental levels rarely cause severe harm; occupational/high-intensity levels show clearer effects. Some reviews find no unique risks beyond annoyance; psychological factors (nocebo) can amplify symptoms.

Cumulative/Chronic Exposure Risks in Rural Settings In rural areas like Indiantown, the low ambient noise level (~30–40 dB) means there is no natural masking of the constant mechanical hum. This creates a unique vulnerability: residents cannot "tune out" the sound as they might in urban environments. Over months or years, chronic exposure compounds sleep deprivation, stress, and cardiovascular strain. Families face disrupted sleep for children (affecting school performance and development), increased hypertension risk for elderly residents, and heightened anxiety from the unrelenting background presence. Burrige et al. (2024-style vestibular studies) note dizziness and imbalance as additional risks, further impacting quality of life in quiet communities.

What this means for Indiantown residents nearby families would face 24/7 low-frequency hum penetrating homes and yards, disrupting sleep and daily life. Children may suffer reduced concentration and fatigue, elderly residents face elevated cardiovascular risks, and overall mental health could decline from constant irritation and perceived threat. These are not hypothetical — they are documented outcomes from similar chronic LFN sources, demanding denial to protect vulnerable populations.

Environmental & Natural Resource Impacts

The South Florida Water Management District (SFWMD) Approved Wetland Determination letter dated November 3, 2025, for the property at 18320 SW Silver Fox Ln officially confirms the presence of **234.27 acres of wetlands** and **5.59 acres of other surface waters** (totaling nearly 240 acres of water features on the 606.56-acre site). These wetlands include freshwater marsh, wet prairie, hydric pine flatwoods, and mixed wetland hardwoods. Many wetlands feature freshwater marsh centers surrounded by hydric pine flatwoods or mixed wetland hardwoods, and several (Nos. 15, 16, and 31) are hydrologically connected as one feature. This scale of wetland destruction would permanently eliminate critical natural filtration systems, flood storage capacity, and habitat in a region already vulnerable to sea-level rise and heavy rainfall events.

A bald eagle nest has been confirmed on the property, along with documented activity of protected gopher tortoises (burrows and individuals observed). The bald eagle (*Haliaeetus leucocephalus*) is protected under the federal Bald and Golden Eagle Protection Act (16 U.S.C. § 668), which prohibits disturbance of nests or habitat. Gopher tortoises are state-listed as threatened, with burrows providing refuge for over 350 other species. Construction and operations would disrupt nesting, foraging, and habitat connectivity for these and other protected species (wood storks, sandhill cranes), violating state and federal protections and potentially leading to local population declines or extirpation in this sensitive area.

Cumulative habitat loss and fragmentation Filling 234.27 acres of wetlands and 5.59 acres of surface waters would fragment the remaining ecosystem, isolating wildlife populations and reducing genetic diversity. This is particularly harmful in the Northern Everglades watershed, where Martin County plays a critical role in regional restoration efforts (SFWMD Northern Everglades reports emphasize wetland preservation to maintain water quality and wildlife corridors). Large-scale fill would undermine these goals, increasing flood risk and pollutant loading downstream.

Storm water runoff from impervious surfaces and fill activities would increase pollutant loading in sensitive wetlands influenced by the Everglades system. Ecosystem fragmentation would further isolate wildlife populations and reduce biodiversity, creating long-term ecological imbalances.

The massive cooling water demands for a facility of this scale would place substantial pressure on the local aquifer, risking long-term depletion in a drought-prone region. These combined environmental harms are irreversible and outweigh any temporary economic activity, demanding denial to preserve Martin County's natural heritage.

Noise, Vibration & Acoustic Environment

Primary sources are industrial HVAC systems and diesel backup generators operating continuously. Low-frequency noise and infrasound propagate effectively over 2–2.5 miles in quiet rural settings with minimal natural attenuation. Projected levels are likely to exceed existing Martin County and Village of Indiantown noise ordinances (typically 55–60 dB daytime limits in residential/rural zones).

Chronic exposure is strongly linked to annoyance, sleep disturbance, cardiovascular strain, and neuroinflammatory effects even at levels below conscious audibility. The rural quiet of Indiantown amplifies these impacts, making the constant mechanical hum a permanent background presence for residents miles away. Vibration from the systems could further contribute to discomfort and structural concerns in nearby homes.

Infrastructure, Economy & Land Use Impacts

The facility would impose very high electrical load on the FPL grid, potentially requiring costly upgrades and increasing the risk of rate hikes for residential and small-business customers. Construction traffic and periodic delivery/maintenance vehicles would place significant strain on local roads, leading to congestion, safety risks, and wear on infrastructure.

Industrial-scale facilities with constant mechanical noise typically depress nearby property values and degrade the rural character that defines much of Martin County. The change from peaceful farmland to industrial operation would alter viewsheds and community identity.

The claimed “approximately 400 jobs” are predominantly temporary construction positions. Permanent operational jobs in highly automated AI data centers are minimal — often 20–50 on-site roles — and represent extremely inefficient job creation when measured against investment. Similar large-scale data center proposals in St. Lucie County and Palm Beach County have faced significant opposition, withdrawals, or delays due to environmental, health, and infrastructure concerns.

Legal & Policy Framework

Indiantown, as the primary jurisdiction reviewing the application, is obligated to uphold rural preservation and environmental protection goals in its comprehensive plan and zoning code. Martin County retains overarching authority on shared infrastructure impacts.

SB 484 passed the Florida Senate unanimously on February 26, 2026. It affirms local zoning authority over large-load users, requires public notice of data center plans, prohibits restrictive nondisclosure agreements that limit transparency, and addresses utility cost allocation to protect ratepayers.

Potential State Preemption Risk While SB 484 currently protects local control, ongoing legislative efforts (e.g., House companion bill HB 1007 track) seek to preempt or limit local regulation of hyperscale data centers by classifying them as “critical infrastructure” or “essential services.” If preemption passes, local moratoriums or strict zoning could be challenged or overridden. St. Lucie County successfully withdrew a similar proposal under local pressure, demonstrating that home-rule authority can prevail when exercised decisively. The window is narrow — officials should act **now** while home-rule is intact, before the 2026 session concludes.

Recommendations & Proposed Actions

The project presents irreversible environmental, health, and quality-of-life harms that far outweigh any limited or speculative benefits. Adopt a 12-month moratorium on large-scale data centers (>500,000 sq ft) to enable thorough review and ordinance updates (see Appendix C for draft language).

Suggested Ordinance Updates – Measurable and Enforceable Standards

The tension between local home-rule authority and potential state preemption is the central strategic pivot for Martin County and Indiantown officials right now. SB 484 (2026) currently protects local control, but the House companion bills (HB 1007 track) and industry pressure make this window narrow. Acting now with strong, measurable zoning language is the best defense.

Should Hyperscale Data Centers Be a Separate Zoning Category? Yes — absolutely. Treating them as standard “industrial” use is a mistake that has already caused problems in other Florida counties.

Why separate is better:

- Standard industrial zoning often allows data centers “by right” (minimal review).
- Hyperscale/AI facilities (>500,000 sq ft or >50 MW) are not traditional manufacturing — they are 24/7 energy hogs with constant noise, massive water use, and minimal employment.
- A dedicated “Hyperscale Data Center” or “Critical Infrastructure – Data Processing” overlay or special-use category forces special exceptions, public hearings, and site-specific conditions.
- This approach has been used successfully in Virginia, Georgia, and a few Florida counties (e.g., Polk and St. Lucie have moved toward stricter conditional-use rules).

The Village of Indiantown and Martin County should immediately amend their zoning codes to create a new “**Hyperscale Data Center**” special-use category (minimum 500,000 sq ft or 50 MW connected load). Standard industrial zoning is insufficient. All projects in this category must obtain a **special exception** with the following mandatory, measurable, and enforceable requirements:

Noise & Vibration

- Maximum low-frequency noise (20–200 Hz) at any property line: 35 dB(A) Leq nighttime / 45 dB(A) Leq daytime.
- Infrasound (<20 Hz) must not exceed 70 dB G-weighted at 1,000 ft from any residence.
- Require third-party modeling using ISO 9613-2 standards; annual compliance testing at owner expense.

Setbacks & Buffers

- Minimum 1-mile setback from any residential zoning district, school, hospital, or occupied dwelling.
- 500-ft vegetative buffer around any documented protected species habitat (including bald eagle nests or gopher tortoise burrows).
- No structure within 2,000 ft of any wetland boundary.

Water Use

- Maximum daily withdrawal capped at sustainable yield determined by SFWMD (currently zero new consumptive use allowed in stressed areas without full mitigation).
- Require closed-loop or air-cooled systems only; evaporative cooling prohibited.
- Mandatory annual water audit and public reporting.

Energy & Grid Impact

- Mandatory FPL system impact study showing no adverse effect on residential rates.
- Maximum connected load without full grid upgrade approval: 50 MW.
- All backup generators must meet Tier 4 emissions standards and operate <200 hours/year except emergencies.

Environmental

- Wetland fill mitigation ratio minimum 3:1 (on-site preferred).
- No fill in Class I or Class II wetlands.
- Pre-construction protected species survey by independent biologist; 500-ft no-disturbance buffer around any active eagle nest or gopher tortoise burrow.

Traffic & Operations

- Traffic impact study showing Level of Service “C” or better on all access roads.
- All truck traffic restricted to daylight hours (7 a.m.–7 p.m.).

Enforcement

- Violations subject to daily fines of \$5,000 per day + injunction.
- Annual third-party compliance reports required; failure triggers automatic revocation of certificate of occupancy.

Why these measures work: These standards are not arbitrary — they are based on peer-reviewed noise propagation models (ISO 9613-2), SFWMD wetland mitigation requirements (3:1 minimum for major impacts), and proven setbacks used in Virginia and Georgia to protect rural communities from hyperscale facilities. The 1-mile residential setback and 500-ft species buffers align with federal eagle nest protections and gopher tortoise guidelines, making them court-defensible. Enforceable dB limits, MW caps, and water audits ensure compliance can be monitored and violations penalized.

Call to Action for Elected Officials

Act decisively at upcoming Indiantown hearings and coordinate county-wide to protect residents from this and future similar proposals. While SB 484 protects local authority today, the window is closing. Adopt these measurable standards and the new hyperscale category **before** the 2026 legislative session ends — or risk losing local control entirely.

Appendix A: Draft 12-Month Moratorium Resolution (Adapt by filling in the municipality/county name)

RESOLUTION NO. [____]

A RESOLUTION OF THE [____], FLORIDA, IMPOSING A TWELVE (12) MONTH MORATORIUM ON THE ACCEPTANCE, PROCESSING, OR APPROVAL OF APPLICATIONS FOR LARGE-SCALE DATA CENTERS AND RELATED INFRASTRUCTURE WITHIN THE JURISDICTION; PROVIDING FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the [____] has received or anticipates applications for large-scale data centers exceeding 500,000 square feet, including the proposed Silver Fox 606 project; and

WHEREAS, such facilities pose significant potential impacts to public health (infrasound and low-frequency noise), safety, welfare, wetlands (including 234.27 acres of wetlands and 5.59 acres of other surface waters per SFWMD determination dated November 3, 2025), protected species (including a bald eagle nest on-site, wood storks, Sandhill cranes, and others), water resources, energy grid stability, and rural quality of life; and

WHEREAS, Senate Bill 484 (2026), passed unanimously by the Florida Senate on February 26, 2026, affirms local authority over land use and large-load users and requires public notice and utility cost protections; and

WHEREAS, a temporary moratorium is necessary to allow comprehensive review, updated ordinances, and alignment with state law;

NOW, THEREFORE, BE IT RESOLVED BY THE [____]:

Section 1. Findings. The [____] adopts the above recitals as findings.

Section 2. Moratorium Imposed. For a period of twelve (12) months from the effective date of this resolution, no applications for large-scale data centers exceeding 500,000 square feet or related infrastructure shall be accepted, processed, or approved, except as required by law.

Section 3. Purpose. The purpose is to protect public health, safety, welfare, and the environment and to allow sufficient time for impact studies and ordinance amendments.

Section 4. Severability. If any provision is held invalid, the remainder shall remain in effect.

Section 5. Effective Date. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this ____ day of _____, 2026.

[Signature lines for officials]

Appendix B: Environmental Records (Expanded Excerpts)

SFWMD Approved Wetland Determination Letter Excerpts (November 3, 2025)

- Total wetlands: **234.27 acres** — "Wetlands delineated: 234.27 acres (numerous wetlands totaling this amount)." Page | 15
- Other Surface Waters: **5.59 acres** — "Other Surface Waters (OSWs): approximately 5.59 acres (e.g., agricultural ponds and furrows)."
- Wetland types: "Freshwater marsh, wet prairie, hydric pine flatwoods, mixed wetland hardwoods."
- Hydrologic indicators: "Standing water, stain lines, lichen lines, adventitious roots, algal matting, tussocking, hummocking."
- Protected species: "Wood storks (*Mycteria americana*), sandhill cranes (*Antigone canadensis*), bald eagle nest (*Haliaeetus leucocephalus*), white-tailed deer (*Odocoileus virginianus*), Osceola wild turkeys (*Meleagris gallopavo osceola*)."
- Soils: "Predominantly hydric (e.g., Floridana fine sand, Placid and Basinger fine sands, Gator and Tequesta mucks, Sanibel muck, Pineda-Riviera fine sands association, Holopaw fine sand, Waveland and Lawnwood fine sands, Samsula muck)."

Analysis: The confirmed bald eagle nest on-site triggers federal protections under the Bald and Golden Eagle Protection Act (16 U.S.C. § 668). Gopher tortoise burrows (noted in related surveys) require state permitting. Any fill of 234.27 acres would require 3:1+ mitigation, likely infeasible on-site. These facts demand denial to avoid irreversible habitat loss.

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