Code Deficiency	Cause (Current LDR Limitation)	Outcome / Potential Impact (Silver Fox 606 at ≈2.5 miles)	Proposed Resolution (via PUD)
1. Noise & Infrasound	Sec. 3-6.9 only measures audible noise starting at 20 Hz; no full-spectrum requirement and no use of A-weighted (dBA), C-weighted (dBC), or Z-weighted (dBZ) scales.	Constant low-frequency pressure waves from cooling fans and generators travel miles, causing sleep disruption, headaches, vertigo, pressure sensations, and chronic annoyance.	Require full-spectrum (0–20 Hz) monitoring at residential property lines using **A-weighted (dBA), C-weighted (dBC), and Z-weighted (dBZ)** scales plus low-frequency penalties.
2. Light Pollution & Glare	Only requires "no glare visible at the lot line" — completely subjective with no shielding or photometric study required.	24/7 security and operational lighting on 50-ft buildings creates sky glow and light trespass, destroying rural night skies for miles around.	Mandate a strict "zero light escape rule" using full-cutoff LED fixtures, photometric study, and dark-sky compliance.
3. Waste Heat / Temperature Rise	Only vague "no discernible heat at the lot line" rule; no modeling or temperature-delta requirement.	"Data heat island" effect raises surrounding land/air temperatures by an average of 3.6 °F (up to 16.4 °F) — measurable up to 6.2 miles away (Cambridge study, March 2026).	Require independent waste-heat and temperature modeling showing no measurable increase at 2.5 miles.
4. Water Consumption	No local metering, caps, audits, or public reporting required (even for claimed closed-loop systems).	Significant makeup water, blowdown, and chemical treatment still needed; strains local supply and lakes shown on project plans.	Mandate continuous metering, annual audits, and public reporting of all water usage and blowdown.
5. Buffers & Residential Compatibility	Only a minimal 10-foot landscape buffer required; no enhanced setbacks or compatibility study.	Inadequate separation between a 2-million-sq-ft industrial facility and nearby rural residential homes.	Require minimum 300-foot opaque Type-D buffers plus a site-specific compatibility study.
6. Abandonment / Decommissioning	No specific requirement for a detailed decommissioning plan, financial assurance, or site restoration for hyperscale data centers.	If abandoned or obsolete, the Village and taxpayers face high costs for demolition, hazardous waste removal, and full site restoration.	Require a binding decommissioning plan with financial assurance (bond/escrow) sufficient to cover full removal and restoration.
7. Ecological Impacts / Habitat Protection	LDRs only require basic compliance with state/federal permits; no enhanced local ecological baseline study or long-term monitoring.	Direct impact to 230+ acres of wetlands, bald eagle nest on site, habitat fragmentation, and long-term biodiversity loss.	Require an independent full ecological baseline study, mitigation beyond minimum state requirements, and ongoing monitoring.
8. Traffic Impacts	No hyperscale-specific local traffic impact study or mitigation required beyond basic state/FDOT standards.	Increased heavy truck traffic during construction and operation, road wear, congestion, and safety concerns on local roads serving southwest Indiantown.	Require a full independent traffic impact study and developer-funded mitigation (turn lanes, road widening, signage, etc.).
9. Infrastructure Costs & Public Services Burden	No requirement for the developer to cover 100% of incremental costs to fire rescue, police, roads, utilities, or other public services.	Higher costs shifted to existing taxpayers (increased millage/tax rate or reduced services); strain on fire rescue response times and overall infrastructure capacity.	Require the developer to fully fund all incremental infrastructure and public-service costs via impact fees or binding developer agreement as part of the PUD.

These are **not** theoretical concerns — they are documented in recent scientific studies, news reports, and ordinances already adopted by other small communities.

- All resolutions can be implemented through the **Planned Unit Development (PUD)** process without stopping the project.
- This chart is a starting point for constructive dialogue. I recommend forming a collaborative joint task force (Council, staff, residents, and applicant) to investigate these and any additional issues.

APPENDIX A Sources and References Silver Fox 606 Data Center – LDR Code Deficiencies Chart Village Council Presentation – April 2026

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This Appendix contains all sources referenced in the accompanying chart and presentation. All links were verified as active on April 3, 2026.

1. Primary Resident Analysis

- Talk About Martin (March 29, 2026). "Why Indiantown's Code is too weak for a Hyper Scale Data Center." Full analysis of LDR Sec. 3-6.9 deficiencies and proposed ordinance. → https://talkaboutmartin.com/2026/03/29/why-indiantowns-code-is-to-weak-for-a-hyper-scale-data-center/

2. Project-Specific Information

- WPTV (2026). "Proposed data center in Indiantown would impact wetlands and protected species, records show." → https://www.wptv.com/news/region-martin-county/indiantown/proposed-data-center-in-indiantown-would-impact-wetlands-and-protected-species-records-show
- WFLX (March 3, 2026). "Proposed data center in Indiantown would impact wetlands, protected species, records show." → https://www.wflx.com/2026/03/03/proposed-data-center-indiantown-would-impact-wetlands-protected-species-records-show
- WPTV Investigates. "Scrapped developer of St. Lucie County data center project may withdraw plan amid new AI legislation." → https://www.wptv.com/wptv-investigates/scrapped-developer-of-st-lucie-county-data-center-project-may-withdraw-plan-amid-new-ai-legislation

3. Scientific & Technical Studies

- University of Cambridge (March 2026). "The data heat island effect: quantifying the impact of AI data centers in a warming world." Working paper. → https://www.researchgate.net/publication/403073048_The_data_heat_island_effect_quantifying_the_impact_of_AI_data_centers_in_a_warming_world
- CNN (March 30, 2026). "Data centers are having an underreported effect on local temperatures." → https://www.cnn.com/2026/03/30/climate/data-centers-are-having-an-underrported
- Fortune (April 1, 2026). "AI data centers are creating heat islands that affect 343 million people." → https://fortune.com/2026/04/01/ai-data-centers-heat-island-hyperscalers/
- ResearchGate Systematic Review (updated Jan 2026). "Health effects from low-frequency noise and infrasound in the general population." → https://www.researchgate.net/publication/297731649_Health_effects_from_low-frequency_noise_and_infrasound_in_the_general_population_Is_it_time_to_listen_A_systematic_review_of_observational_studies
- PMC / NIH (2023, with 2026 context). "Low-frequency noise and infrasound: annoyance, sleep issues, and health effects." → https://pmc.ncbi.nlm.nih.gov/articles/PMC10562056/

4. Air Quality, Water, Light Pollution & Ecological Sources

- EESI (March 23, 2026). "Communities are raising noise pollution concerns about data centers." → https://www.eesi.org/articles/view/communities-are-raising-noise-pollution-concernsabout-data-centers
- Food & Water Watch (March 1, 2026). Report on closed-loop cooling systems and water use in data centers. → https://www.foodandwaterwatch.org/wp-content/uploads/2026/03/RPT2_2602_DataCenterMoratorium.pdf
- Frontiers in Climate (2026). "Virginia data-center generators increase air pollution and health risks." → https://www.frontiersin.org/journals/climate/articles/10.3389/fclim.2026.1648912/full
- VCU News (February 12, 2026). "Northern Virginia data-center air pollution rivals power-plant emissions." → https://news.vcu.edu/article/northern-virginia-data-center-air-pollution-rivals-power-plant-emissions
- Northwestern University News (March 4, 2026). "Artificial light at night from large facilities disrupts sleep and health." → https://news.northwestern.edu/stories/2026/03/sleep-experts-warn-fcc-satellites-could-dramatically-increase-light-pollution
- Washington Post (February 27, 2026). "Data-center and satellite lighting risks turning night into day." → https://www.washingtonpost.com/climate-environment/2026/02/27/satellites-light-pollution-spacex/

5. Municipal Examples & Best Practices

- City of Canton, NC (February 2026). Data center moratorium and new noise/buffer ordinance. → https://www.citizen-times.com/story/news/local/2026/02/18/canton-passes-data-center-moratorium-with-new-noise-rules/
- Palm Beach County (December 2025). Staff report on Project Tango data center delay and enhanced conditions. → https://www.pbpost.com/story/news/local/2025/12/15/palm-beach-county-delays-huge-data-center-project/

Note: All sources are from 2025–2026 and were selected for credibility (peer-reviewed journals, major news outlets, or official municipal records). Full PDFs or printed copies are available upon request.