

From: [Kevin Freeman](#)
To: [Vennis Gilmore](#)
Subject: Fw: Please, No Data Center in our County
Date: Monday, September 21, 2026 1:02:14 PM

FYI

Kev Freeman | Planning Director | City of Fort Pierce

Planning Department

Phone: [REDACTED]

100 North U.S. 1 Fort Pierce, FL 34950

From: Linda Hudson <[REDACTED]>
Sent: Thursday, September 17, 2026 2:55 PM
To: [REDACTED] <[REDACTED]>
Cc: Linda Cox <[REDACTED]>; Kevin Freeman <[REDACTED]>;
Richard Chess <[REDACTED]>; Camille Wallace <[REDACTED]>
Subject: Re: Please, No Data Center in our County

Rezoning for the parcel is before the planning board today. By copy of this email, requesting that you be advised of the progress of this project,

Linda Hudson, Mayor

Keep Fort Pierce Beautiful
Our City, Our Responsibility

Get [Outlook for iOS](#)

From: [REDACTED] <[REDACTED]>
Sent: Thursday, 17 September 2026 14:50:23
To: Linda Hudson <[REDACTED]>; Arnold Gaines
<[REDACTED]>; Curtis Johnson <[REDACTED]>; Michael
Broderick <[REDACTED]>; Chris Dzadovsky
<[REDACTED]>; Kevin Freeman <[REDACTED]>; Christopher
Suneson <[REDACTED]>; Planning Department <[REDACTED]>
Subject: Please, No Data Center in our County

City of Fort Pierce

Warning: Sender [REDACTED] is not yet trusted by your organization.
Please be careful before replying or clicking on the URLs.

[This is UNSAFE: Report](#)

[This is SPAM: Block](#)

[This is SAFE](#)

powered by Graphus®

You don't often get email from [REDACTED] [Learn why this is important](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

As a resident, what more can I do to object to this proposal?

Patrick Haynes

[REDACTED]

From: [juan chavez](#)
To: [Planning Department](#)
Cc: [Linda Hudson](#); [Arnold Gaines](#); [Curtis Johnson](#); [Michael Broderick](#); [Chris Dzadovsky](#)
Subject: Strong opposition to project Neptune
Date: Thursday, September 17, 2026 10:33:10 AM

City of Fort Pierce

Warning: Sender [REDACTED] is not yet trusted by your organization.
Please be careful before replying or clicking on the URLs.

[This is UNSAFE: Report](#) [This is SPAM: Block](#) [This is SAFE](#)

powered by Graphus®

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Dear Members of the Fort Pierce Planning and Zoning Board,

My name is Juan Camilo Chavez, and I am a resident of Fort Pierce living approximately three miles from the proposed Project Neptune site at I-95 and West Midway Road. I am writing to formally voice my **strong opposition** to the rezoning application (PZZAM2026-00002) and to urge the Board to **vote NO** on this proposal at the September 17 meeting.

While a distance of three miles shields my home from immediate construction noise, a massive AI data center of this scale poses an unacceptable risk to our entire community's shared infrastructure and resources. I urge you to reject this application based on the following critical threats:

- **Threat to Electric Grid Reliability:** The immense power demands of AI data centers put our local electrical grid at risk, especially during severe weather. Our community should not risk brownouts, blackouts, or potential rate hikes to power a facility that benefits outside tech conglomerates.
- **Irresponsible Water Use:** The plan to use an onsite lake system for server cooling threatens our local water table and shared aquifers. Depleting our precious local water resources for data cooling is a risk Fort Pierce cannot afford to take.
- **Zero Long-Term Value for Residents:** Data centers take up hundreds of acres of land and consume massive amounts of energy while creating almost no permanent jobs for local residents. This project brings maximum strain to our utilities with virtually no long-term community benefit.

The risks to our water, our power grid, and our public resources heavily outweigh any promised

tax revenue. As a taxpayer and resident, I urge the Planning and Zoning Board to protect Fort Pierce and **deny this rezoning request.**

Please enter my opposition into the official public record for the September 17 meeting.

Sincerely,

Juan Camilo Chavez

Sent from my iPhone

From: [Crystal Turner](#)
To: [Planning Department](#); [Kevin Freeman](#)
Subject: Voting Resident opposition to data center
Date: Thursday, September 17, 2026 10:38:34 AM

City of Fort Pierce

Warning: Sender [REDACTED] is not yet trusted by your organization.
Please be careful before replying or clicking on the URLs.

[This is UNSAFE: Report](#) [This is SPAM: Block](#) [This is SAFE](#)

powered by Graphus®

[REDACTED] d this message don't often get email from
[REDACTED]. Learn why this is important at
tSenderIdentification]

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Hello, I hope this email finds you well. My family and I live in the Torino area of Port St. Lucie. Close to where the proposed data center would be built. I'm writing this email to express my family's strong opposition to the data center in our backyard. I won't waste both of our time expressing all of the reasons we believe this is a bad idea. I'm sure you all are aware of our concerns and I hope you will make the right choice and stop the building of this data center before it progresses any further.

Thank you for your time.

The Heen Family
Sent from my iPhone

From: [Tara Lee](#)
To: [Tara Lee](#)
Cc: [Planning Department](#); [Kevin Freeman](#)
Subject: Re: FORMAL PUBLIC COMMENT – Willow Lakes / Project Neptune – September 17 Planning Board
Date: Thursday, September 17, 2026 10:44:14 AM

City of Fort Pierce

Warning: Sender [REDACTED] is not yet trusted by your organization.
Please be careful before replying or clicking on the URLs.

[This is UNSAFE: Report](#) [This is SPAM: Block](#) [This is SAFE](#)

powered by Graphus®

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Good morning!

I called to make sure this is included as official public record for the meeting today. Please confirm. Thank you

On Sep 16, 2026, at 10:36 PM, Tara Lee <[REDACTED]> wrote:

Please distribute this correspondence to all members of the Planning Board and include it in the official public record for the Willow Lakes / Project Neptune matter. Please confirm receipt.

Dear Fort Pierce Planning Board Members and Planning Department,

I am writing to formally object to the proposed Willow Lakes / Project Neptune data center development being considered by the Planning Board on September 17, 2026. Please distribute this correspondence to all Planning Board members and include it in the official public record for this matter.

I am a local resident, homeowner, parent, educator, and animal rescue advocate. I care deeply about responsible growth in St. Lucie County and the preservation of the rural and agricultural areas that make this community worth living in.

I am particularly concerned about converting agricultural or rural land to an intensive industrial use of this magnitude without

sufficient assurances regarding its long-term effects on surrounding residents, water resources, wildlife, infrastructure, and quality of life.

Water resources are one of my greatest concerns. Our area is already experiencing tremendous development pressure. Before additional land is converted for a large-scale data center, the public deserves clear, independently verifiable information regarding the project's maximum daily and annual water requirements, cooling system, source of water, effects on groundwater and surrounding wells, and plans during drought or water restrictions. These questions should be answered before approval—not after construction.

Noise is another serious concern. Data centers operate continuously. Cooling equipment, transformers, generators and other mechanical systems can create persistent noise, including low-frequency sound that may affect nearby residents differently than ordinary daytime commercial activity. I ask the Board to require a comprehensive 24-hour acoustic analysis that models expected noise at the nearest existing residences, including nighttime conditions, backup-generator testing and cumulative mechanical noise.

I am also concerned about **wildlife, habitat and the permanent loss of agricultural and open land.** Once land is converted to intensive industrial development, that decision is extremely difficult to reverse. Before recommending this change, the Board should have adequate environmental information concerning wetlands, wildlife habitat, protected species, drainage, habitat fragmentation and the cumulative effects of continued development in this area.

More broadly, I question whether a development of this intensity is **compatible with the surrounding community and the long-term land-use vision for this area.** The fact that a project can potentially be accommodated through a land-use or zoning change does not necessarily mean that the change is appropriate.

I also object to meaningful public decisions on a project of this

magnitude occurring at **2:00 p.m. on a weekday**. I understand that this may be the Planning Board's regularly scheduled meeting time, but that does not change the practical effect: many teachers, parents, business owners and other working residents cannot leave work in the middle of the afternoon to participate.

I am one of them.

My inability to physically attend this hearing should not be interpreted as a lack of concern or opposition. I am taking the time to submit this letter precisely because this decision matters to me and to the future of our community.

I respectfully request that the Planning Board **not recommend approval of the proposed land-use and zoning changes at this time**. At minimum, I ask that action be postponed until the public has had adequate opportunity to review comprehensive information regarding water demand, noise, environmental impacts, infrastructure and compatibility with surrounding properties, and until residents have been provided a meaningful opportunity to participate at an accessible public hearing.

Development decisions made today will shape this community for decades. We should not permanently transform agricultural and open land for an extraordinarily intensive industrial use until we are confident that the consequences have been fully examined and that the interests of the people who already live here have been adequately protected.

Please confirm receipt of this correspondence and that it will be included in the public record for the September 17, 2026 Planning Board hearing.

Thank you for your consideration.

Tara Borsman Gneist



St. Lucie County Resident

From: [Alex Bousquet](#)
To: [Alex Bousquet](#)
Subject: FW: NO DATA CENTER IN FT. PIERCE
Date: Thursday, September 17, 2009 10:51:42 AM

-----Original Message-----

From: Jack [REDACTED]
Sent: Wednesday, September 16, 2009 4:30 PM
To: Planning Department [REDACTED]
Subject: NO DATA CENTER IN FT. PIERCE

City of Fort Pierce
Warning: Sender ([REDACTED]) is not yet trusted by your organization.
Please be careful before replying or clicking on the URL.

This is UNSAFE: Report "[https://cloud.graph.us/feedback?PID=503&IOTIS=SGTY60TY&NY=Not0M6\(11MxM6Q1ND6aMVAZ21hWwV728Pq3D7p3D&opDomain=Y70kV9wZm7ydl1BpZVZ/2S2b20%3D&op=usafe\)](https://cloud.graph.us/feedback?PID=503&IOTIS=SGTY60TY&NY=Not0M6(11MxM6Q1ND6aMVAZ21hWwV728Pq3D7p3D&opDomain=Y70kV9wZm7ydl1BpZVZ/2S2b20%3D&op=usafe))" This is SPAM: Block "[https://cloud.graph.us/feedback?imgId=FE0E0R61GDSOTY60TY&NY=Not0M6\(11MxM6Q1ND6aMVAZ21hWwV728Pq3D7p3D&opDomain=Y70kV9wZm7ydl1BpZVZ/2S2b20%3D&op=usafe\)4F1d43aWwWFRKYZgU1ySQ1BNXR4B3ZQ2TV7R3DwZd01YVVKMBHkaz6%3D&op=VXFEarVNd0b53VYXT11h0S8RCNsXVVZnZmkShopOVE12QjRP0M2SU5J1f3aCSEhA2N5E8RPT0%3D&op=spam](https://cloud.graph.us/feedback?imgId=FE0E0R61GDSOTY60TY&NY=Not0M6(11MxM6Q1ND6aMVAZ21hWwV728Pq3D7p3D&opDomain=Y70kV9wZm7ydl1BpZVZ/2S2b20%3D&op=usafe)4F1d43aWwWFRKYZgU1ySQ1BNXR4B3ZQ2TV7R3DwZd01YVVKMBHkaz6%3D&op=VXFEarVNd0b53VYXT11h0S8RCNsXVVZnZmkShopOVE12QjRP0M2SU5J1f3aCSEhA2N5E8RPT0%3D&op=spam)" powered by Graphus!!
Some people who received this message don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSecureMailConfiguration>

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Hello,

I am writing to you because I am concerned about the recent proposal to build a data-center at Midway Road.

I am unable to attend the meeting for public comment tomorrow afternoon, as I will be at work. However, this is my public comment now: I do not want to have a data-center built in the city of Fort Pierce. I do not wish for there to be a data-center anywhere along the Treasure Coast area.

Data-centers wreak havoc on the surrounding area.
With the rising costs of living, it is unwise to add the communal cost of a data-center. A data-center is far too capital intensive for no benefit in return to the community that is paying for it. It has been shown over and over again that investments in these data-centers result in financial loss, as they do not generate the wealth promised to those investing - I do not want our tax dollars spent on this gamble.

Data-centers are also water intensive, and they use an incredible amount of water that will devastate the local community - it is poised to be built near. Already in rural areas across the US, especially seen in different counties in Georgia, there is a degradation in water quality and water pressure due to the use of these centers. In Florida, we are limited in our water resources and our water is our money. Tourists come to the Ft. Pierce to enjoy the natural landscape it has to offer, and as a coastal town - that's the water!

Data centers also bring toxic air because of their around the clock energy use. The air pollution can result in increased risk of respiratory disease, asthma, heart disease, and more. Any benefit that may be perceived by the construction of this data center is not worth the health of the community.
The people here deserve to breathe in clean air and have access to clean drinking water.

Beyond the increase costs of electricity, use of taxpayers money, water and air pollution - data centers impact the housing market of the area.
Data-centers produce excessive light and noise pollution that make nearby homes unlivable. I do not want to see the people suffering in the homes they have, and I do not want to see a surge of out-migration as that will have devastating effects on the local economy, as well.

Cities across the US have already fallen victim to the construction of data-centers. We have seen the damage they do. I do not want Fort Pierce to be one more piece of evidence among them. We cannot risk the people, the local ecosystems, and the local economy on something that, in its earliest form, is already doing so much damage.

I want Fort Pierce to be a city that can thrive through the actions of its community, not because it sold itself out to a data-center.

I urge you to look at different uses for the area that would be beneficial to the community you serve. Please allow public comment guide you through your decision-making on this matter, as I know I am not alone when it comes to this.

Thank you for your time.

-
Beck Covington
Ponoms: they/then

From: [Alice Bonaiuto](#)
To: [Yvonne Gilmore](#)
Subject: FW: Concerns regarding Project Neptune, for Sept 17 meeting
Date: Thursday, September 17, 2026 12:51:47 AM

-----Original Message-----

-----Original Message-----
From: Concerned Citizen [REDACTED]
Sent: Tuesday, September 15, 2020 11:28 AM
To: Planning Department [REDACTED]
Subject: Concerns regarding Project Neptune, for Sept 17 meeting

City of Fort Pierce
Warning: Sender (████████████████████) is not yet trusted by your organization.

[illegible]

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

To whom it may concern,

I'm writing this letter to share my concerns regarding Project Neptune as I cannot be there in person at the meeting on September 17.

I was raised here in Fort Pierre and have chosen to make my home here. I love this city, its people, and all of the animals and plants that inhabit it. Something I grew up loving about our town is the community efforts to protect and preserve our land and ecosystems.

Port Pierce is home to some of the most beautiful habitats and wildlife. Many of us learned from a young age about how integral these ecosystems are and the importance of protecting them. I'm sure lots of us remember trips to the Sequim Preserve State Park or the Indian River Lagoon to study the plants and wildlife there. I don't know if all elementary schools were like mine, but Weatherbe Elementary did an outstanding job integrating local history and nature into our curriculum. They taught me to be curious and how to be a good community member, someone who takes care of others and stands up for what's right. They taught me about our local ecosystems, how necessary they are, and how we can all do our part to protect them. And maybe most importantly, they taught me about our waterways, and the animals and plants that live there.

As a citizen who grew up here and has a family here, I'd like to ask how many of you who are in favor of Project Naptune were born and raised here? Or even just plan to spend the rest of your life here, or have lived here long enough to have experienced how much our ecosystems and weather have already changed? Have you lived here long enough to know that our local wildlife is already struggling? That our waterways are in danger? If we build this data center, we destroy all chances of restoring any of our natural habitat. Building this data center threatens our natural habitats, especially Ten Mile Creek and the North Fork of the St. Louis River Aquatic Preserve. Not to mention the noise and light pollution this data center will create so close to residential areas. The potential for new jobs is not enough to justify the amount of water needed for this data center, water that would very likely end up being treated to the point of being unusable. We know the harm that data centers cause to entire communities. When the water is gone, there won't be any more life left to save. I'd rather see my children and grandchildren get to make memories of exploring and learning about our waterways and ecosystems, instead of only experiencing a wasteland that prevents a data center.

Data centers consume enormous amounts of electricity and water, damage the environment, increase strain on infrastructure, and primarily benefit large corporations rather than our local communities. Port Pierce should prioritize sustainable development and protecting our residents and ecosystems. You are civil servants, which means it is your duty to serve this community, not destroy it in the name of money.

Sincerely,

A concerned and devoted citizen of Fort Pierce

From: [Alicia Foxworth](#)
To: [afoxworth@cityoffortpierce.com](#)
Subject: PF - Project Neptune
Date: Thursday, September 12, 2020, 10:52:00 AM

-----Original Message-----

From: Sarah [REDACTED]
Sent: Tuesday, September 15, 2020, 8:11 PM
To: Planning Department
Subject: Project Neptune

City of Fort Pierce
Warning: Sender [REDACTED] is not yet trusted by your organization.
Please be careful before replying or clicking on the links.

This is a UNSAFE Report: <https://load-graph.us/feedback?imgId=PENBISF0R60ZJf6dNiam0TE1idlpqTYwRHfYSHZIDBAVjshdUUzndfBBYVWdLmdYWMdmsNv4TFp3DkmgDmsnmY2BcW9mZarfydlBp2XGj25Sp2P3dLmd~efpTcXVqSicZarPVdId6R1hdUVV8LmdfT2ba3LdchhcW55T3BpVfVvXVfUdITTUaVWbP0P3Dkqsp-9UfVdm20Wf0U0andf6d1H4V0hJUTWAlMdhbbaTpsaVZ3Rj8085jpc2bGZFFdmdBPT03Dkqopt-spam> This is a SAFE: <https://load-graph.us/feedback?imgId=PENBISF0R60ZJf6dNiam0TE1idlpqTYwRHfYSHZIDBAVjshdUUzndfBBYVWdLmdYWMdmsNv4TFp3DkmgDmsnmY2BcW9mZarfydlBp2XGj25Sp2P3dLmd~efpTcXVqSicZarPVdId6R1hdUVV8LmdfT2ba3LdchhcW55T3BpVfVvXVfUdITTUaVWbP0P3Dkqsp-9UfVdm20Wf0U0andf6d1H4V0hJUTWAlMdhbbaTpsaVZ3Rj8085jpc2bGZFFdmdBPT03Dkqopt-spam> powered by Graphql

Some people who received this message don't often get email from [REDACTED] Learn why this is important: <https://aka.ms/LearnAboutSpoofingInFuture>

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Fort Pierce residents should have a say and a VOTE on whether or not this data center comes to fruition. A surrounding number of people in the community have expressed their concerns and their distrust about "Project Neptune". We do not want it here. We never asked for this. NO DATA CENTERS IN FLORIDA!

Nanette Ramirez

Re: Opposition to Proposed Data Center Rezoning

Dear Members of the Planning and Zoning Board:

I am writing to express my strong opposition to the proposed rezoning that would allow a data center near my home.

I moved to this area because I wanted a slower, more agricultural way of life—not to live next to a large-scale data center. I am deeply concerned that this project would permanently change the character and quality of life of our community.

I am particularly concerned about the potential for continuous noise from cooling equipment, generators, transformers, and other systems that may operate around the clock. I am also concerned about the substantial power requirements and the additional electrical infrastructure that may be necessary to support the facility.

There are also unanswered questions about environmental and potential health impacts. These concerns should be thoroughly and independently studied before such a permanent land-use change is approved. Residents deserve clear information about noise, air quality, power infrastructure, backup generators, water use, and other potential impacts.

I respectfully ask the Board to deny the requested rezoning, or at minimum require comprehensive independent studies and enforceable protections before considering approval. Our community should not be asked to accept a major industrial-scale facility without fully understanding its long-term consequences.

Thank you for considering the concerns of nearby residents.

Respectfully,

Nanette Ramirez

From: [Hernan Suárez](#)
To: [Kevin Freeman](#); [Planning Department](#)
Subject: Project Neptune Rezoning Objection
Date: Thursday, September 17, 2026 12:19:09 PM

City of Fort Pierce

Warning: Sender [REDACTED] is not yet trusted by your organization.
Please be careful before replying or clicking on the URLs.

[This is UNSAFE: Report](#)

[This is SPAM: Block](#)

[This is SAFE](#)

powered by Graphus®

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Dear Members of the Fort Pierce Planning and Zoning Board,

My name is Hernan Suarez Pizarro, and I am a resident of Fort Pierce living approximately three miles from the proposed Project Neptune site at I-95 and West Midway Road. I am writing to formally voice my strong opposition to the rezoning application (PZZAM2026-00002) and to urge the Board to vote NO on this proposal at the September 17 meeting.

While a distance of three miles shields my home from immediate construction noise, a massive AI data center of this scale poses an unacceptable risk to our entire community's shared infrastructure and resources. I urge you to reject this application based on the following critical threats:

- **Threat to Electric Grid Reliability:** The immense power demands of AI data centers put our local electrical grid at risk, especially during severe weather. Our community should not risk brownouts, blackouts, or potential rate hikes to power a facility that benefits outside tech conglomerates.
- **Irresponsible Water Use:** The plan to use an onsite lake system for server cooling threatens our local water table and shared aquifers. Depleting our precious local water resources for data cooling is a risk Fort Pierce cannot afford to take.
- **Zero Long-Term Value for Residents:** Data centers take up hundreds of acres of land and consume massive amounts of energy while creating almost no permanent jobs for local residents. This project brings maximum strain to our utilities with virtually no long-term community benefit.

The risks to our water, our power grid, and our public resources heavily outweigh any promised tax revenue. As a taxpayer and resident, I urge the Planning and Zoning Board to protect Fort Pierce and deny this rezoning request.
Please enter my opposition into the official public record for the September 17 meeting.
Sincerely,

Hernan Suarez Pizarro.

From: [Jacqueline Kofoot](#)
To: [Planning Department](#)
Subject: Strong opposition to proposed data center
Date: Thursday, September 17, 2026 12:31:21 PM

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Dear Members of the Planning and Zoning Board and the City Planning and Zoning Staff,

I am strongly opposed to approval to rezone the 174 acres along midway. I have many concerns about the approval in regards to any proposed data center due to the strain on water and electricity usage. Not to mention the potential to affect the community regarding the noise, the air pollution, and the property values.

Furthermore, there does not appear to be any information available to the public regarding the electrical demand on the grid, the effects on the nearby water supply, the noise level, or even the ability of the fire department to respond to that.

Sincerely,

--

Jacqueline Kofoot

From: [Janeen Jones](#)
To: [Planning Department](#)
Cc: [Kevin Freeman](#)
Subject: FORMAL OPPOSITION TO PROPOSED DATA CENTER
Date: Thursday, September 17, 2026 12:34:23 PM

City of Fort Pierce

Warning: Sender [REDACTED] is not yet trusted by your organization.
Please be careful before replying or clicking on the URLs.

[This is UNSAFE: Report](#) [This is SPAM: Block](#) [This is SAFE](#)

powered by Graphus®

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

To: Planning and Zoning Board and City Planning & Zoning Staff
Subject: Strong Opposition to Proposed Data Center Between Fort Pierce and Port St. Lucie

Dear Members of the Planning and Zoning Board and City Planning & Zoning Staff:

My name is Janeen Jones. I am a homeowner and resident of Bristol South at Wylder in Port St. Lucie, Florida. I am writing to formally and strongly oppose the proposed data center being considered in the area between Fort Pierce and Port St. Lucie. I am not opposed to responsible economic development, technology, or job creation. My objection is to placing a large, continuously operating, industrial-type data center in an area that is surrounded by and continuing to develop as a residential community. The City's own documents identify significant potential impacts involving noise, water, electrical infrastructure, generators, fuel storage, cooling systems, and other industrial infrastructure. Those impacts deserve careful scrutiny before this project is approved.

The City's Data Center Zoning Category Analysis states that the current zoning regulations do not expressly identify "data center" as a separate use category and that its classification must therefore be based on the use most similar in its actual operational characteristics. The City concludes that a data center is most appropriately treated as comparable to an I-1 Light Industrial use. The same analysis describes I-1 as a district intended for industrial and related uses with limited objectionable external effects.

That distinction is important. The question should not simply be whether a data center can be compared to light industrial use. The question should be whether this particular data center, at this particular location, will actually have limited objectionable external effects and remain compatible with the nearby residential communities.

The City's own analysis describes a conventional data center as a large warehouse-like building containing computer servers and data-processing equipment, with

limited public access but continuous HVAC and cooling operations, significant electrical and telecommunications infrastructure, emergency generators, fuel storage, transformers and switchgear, loading and maintenance activity, and potential noise from chillers and mechanical equipment. In other words, the facility may have few employees, but its physical and infrastructure impacts can be substantial.

Noise and the impact to my property, and/or its resale value are my greatest concerns. The City's separate data-center materials specifically call for a professional acoustical analysis before site-plan approval and identify the need for property-line and receptor-based limits, including limits at the nearest residential or other sensitive receptors. The document also recognizes low-frequency and tonal noise and recommends restrictions on routine generator testing. If these protections are important enough to be identified by the City's own materials, they should be fully addressed before approval—not after residents are exposed to the impacts.

Water consumption is another major concern. The City's materials identify water supply, reclaimed-water availability, cooling technology, consumptive-use permitting, and comprehensive-plan consistency as important Conditional Use review issues. They also call for water-demand calculations, cooling-system descriptions, reclaimed-water feasibility analysis, and SFWMD/DEP permit information. I believe residents have a right to know exactly how much water this facility will require and what effect that demand could have on local resources.

Electrical demand also deserves full disclosure. The City's materials recognize that data centers can require significant electrical service, transformers, switchgear, and related infrastructure. Florida law, as summarized in the City's materials, defines a "large-scale data center" as a single-location data center with an anticipated monthly peak load of 50 megawatts or more. The City should therefore disclose the anticipated electrical demand of this project and explain what utility infrastructure will be required to serve it.

The location matters. This project is being considered in the developing area between Fort Pierce and Port St. Lucie, where homeowners are purchasing property and establishing neighborhoods. A decision to place a 24-hour industrial-type facility in this corridor should consider not only the individual parcel but also the long-term character, livability, infrastructure capacity, and cumulative impacts on surrounding residential communities.

Other communities provide a warning that these concerns are not hypothetical. In Northern Virginia, residents living near data centers have reported persistent mechanical noise. Virginia's Joint Legislative Audit and Review Commission reported that residents in the Great Oak neighborhood complained about noise from a nearby data center and that the issue remained unresolved to residents' satisfaction for an extended period. Residents in Brook Haven also raised noise concerns, with mitigation taking time and repeated communications before reductions were observed.

In Chesapeake, Virginia, residents living near proposed data-center development have expressed concerns about continuous cooling-system noise, water consumption, pollution, and backup diesel generators. Georgia Public Broadcasting reported that one resident living only a few hundred feet from a proposed site specifically questioned how she could relax with cooling equipment potentially producing a continuous 24-hour hum.

In Goochland County, Virginia, residents confronting a proposed large data-center campus raised concerns about noise pollution, diesel generators near homes, transmission lines, and water use. The developer discussed air cooling as a way to reduce water consumption, but acknowledged that air cooling would require substantially more electricity. That example demonstrates an important point: solving one data-center impact can shift the burden to another resource. The City should therefore evaluate the entire infrastructure picture rather than considering water, power, noise, or generators in isolation.

Data-center growth has also produced broader community and infrastructure concerns in other states. Texas is currently increasing oversight of data-center water use, with state officials requiring greater reporting and enforcement because of concerns about the industry's rapidly increasing water and power demands. These developments reinforce why water-use projections and utility capacity should be addressed before—not after—major facilities are approved.

The issue is also not limited to one state. Communities across the country are increasingly questioning whether the economic benefits of data centers justify the local impacts associated with power demand, water use, noise, land use, and infrastructure. That national experience should encourage Port St. Lucie to proceed carefully rather than assume that the impacts will be insignificant simply because the facility has relatively few permanent employees.

I am also concerned about the City's use of the "similar use" provision. Section 125-6 contains limitations concerning the placement of a use into a zone where it is not listed and the relationship between a proposed similar use and uses specifically listed in another zoning district. I respectfully request that the City clearly explain the legal and factual basis for determining that this particular data center qualifies under Section 125-6 and why I-1 is the appropriate classification.

Finally, the City's state-law materials identify an additional legal issue involving SB 484 and SB 180 and state that a City Attorney/legal opinion is required regarding the City's authority to impose certain additional requirements. I respectfully request that any such legal determination be made clear to the public before the project is approved, particularly concerning noise studies, generator testing, water-use documentation, utility-capacity studies, setbacks, buffers, and architectural screening.

MY REQUEST TO THE PLANNING AND ZONING BOARD

- Do not approve the proposed data center at this location unless the City can establish that the use is legally authorized, properly classified, and compatible with surrounding residential development.
- Require a professional acoustical study that evaluates continuous cooling noise, low-frequency and tonal noise, nighttime conditions, and noise at the nearest residential receptors.
- Require complete information regarding the number, size, location, fuel type, fuel-storage capacity, emissions, and testing schedule of emergency generators.
- Require detailed water-demand calculations, cooling-system information, reclaimed-water analysis, and confirmation of all required SFWMD/DEP permits.
- Require disclosure of anticipated electrical demand and all major utility infrastructure needed to serve the facility.
- Require a comprehensive evaluation of traffic, construction impacts, lighting, visual impacts, setbacks, buffering, stormwater, and emergency response.
- Require enforceable operating conditions that protect nearby residents after the facility becomes operational, rather than relying solely on voluntary promises.
- Ensure that all applicable legal and zoning questions are resolved and made part

of the public record before any final approval.

I strongly oppose this proposed data center because the potential impacts are too significant to be treated as an ordinary light-industrial use without a rigorous, site-specific review. The City's own documents identify the very issues that concern residents: continuous cooling, noise, generators, fuel storage, electrical infrastructure, water demand, and compatibility with nearby sensitive receptors. Homeowners should not be required to live next to a facility first and then attempt to correct problems after construction. The appropriate time to protect our community is before approval and before construction.

I respectfully request that this letter be included in the official record and provided to the Planning and Zoning Board for consideration.

Respectfully,
Janeen Jones, Homeowner/Resident
Bristol South at Wylder [REDACTED]

Sources reviewed

City of Port St. Lucie - Data Center Zoning Category Analysis (uploaded document).

City of Port St. Lucie - Data Centers - State (uploaded document).

Virginia Joint Legislative Audit and Review Commission, Chapter 6: Local Residential Impacts.

Georgia Public Broadcasting, "Why more residents are saying 'No' to AI data centers in their backyard" (July 18, 2025).

Virginia Mercury, "Goochland residents rebuff data center developer Tract ahead of permit application" (July 27, 2026).

Reuters, "Texas moves to penalize data centers for water violations" (September 14, 2026).

--

Janeen Jones (She/Her)
[REDACTED]

From: [Stephanie Kuhlman](#)
To: [Planning Department](#)
Subject: Objection to the proposed Data Center off of Midway Road
Date: Thursday, September 17, 2026 12:43:16 PM

City of Fort Pierce

Warning: Sender [REDACTED] is not yet trusted by your organization. Please be careful before replying or clicking on the URLs.

[This is UNSAFE: Report](#)

[This is SPAM: Block](#)

[This is SAFE](#)

powered by Graphus®

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

To the ladies and gentlemen of the Planning Board of the city of Fort Pierce,

"I respectfully request that the Planning Board recommend DENIAL of PZZAM2026-00002, the application to rezone the 200.23 acre Willow Lakes property at 10050 West Midway Road from Planned Development to approximately 174 acres of Light Industrial I-1 and 26 acres of General Commercial C-3. This application asks the City to grant a massive industrial entitlement first and obtain the critical facts later. The City Code requires the opposite. Before approving a zoning atlas amendment, the Board must find that the amendment:

- 1) Is consistent with the Comprehensive Plan;
- 2) Will not adversely affect the City's ability to satisfy land and water-use needs;
- 3) Will not adversely affect transportation, community facilities, or public services; and
- 4) Will promote and protect the public health, safety, and general welfare.

The present record does not support those required findings.

THE APPLICATION IS PREMATURE AND MATERIALLY INCOMPLETE

The applicant has not identified the company that would build or operate the data center. The staff report states that the owner intends to obtain the rezoning and then enter into an agreement with a partner company, which would later submit a site plan.

The City is therefore being asked to approve 174 acres of industrial zoning without knowing the operator, final equipment, electrical demand, cooling technology, generator inventory, fuel storage volume, noise profile, construction phases, or

required infrastructure upgrades.

The conceptual plan shows six data center buildings containing approximately 220,000 square feet each, a total of approximately 1.32 million square feet, plus another 250,000 square feet of commercial development.

A project of this magnitude cannot be justified by a conceptual drawing and promises that the essential engineering will be supplied after rezoning.

STAFF'S OWN RECOMMENDATIONS ARE INTERNALLY INCONSISTENT

The City acknowledges that a data center is not expressly identified as a permitted use in its zoning code.

The separate September 17 zoning category agenda item describes the proposed use as involving continuous cooling operations, significant electrical infrastructure, transformers, switchgear, emergency generators, fuel storage, service activity, and potential mechanical noise.

That agenda item recommends that a data center be reviewed as a conditional use.

If a data center requires conditional-use review, the City should first establish clear and enforceable data-center standards and require project-specific evidence. The Board should not approve the underlying industrial rezoning while the standards governing the proposed use remain unresolved.

THE WATER ANALYSIS IS BASED ON AN UNVERIFIED ASSUMPTION

The applicant's engineering memorandum estimates average potable-water and sewer demand of approximately 65,500 gallons per day. However, the memorandum expressly states that its calculations are preliminary and subject to tenant selection, final design, and detailed engineering.

More importantly, it excludes process-cooling water by assuming that the data center will use a closed-loop cooling system supplied by the on-site former aggregate-mining lake.

The application contains no sealed water-balance analysis, pond-yield study, hydro-geologic evaluation, drought analysis, evaporation estimate, thermal analysis, groundwater-interaction study, water-quality evaluation, reclaimed-water feasibility analysis, or agency determination that the proposed cooling system can be lawfully and sustainably operated.

The mere existence of a lake does not establish an adequate cooling-water supply.

ELECTRICAL CAPACITY AND PUBLIC COSTS REMAIN UNDISCLOSED

The application relies on the existence of transmission easements and a nearby

electrical substation. Proximity to electrical infrastructure is not proof of available capacity.

The record contains no quantified maximum electrical demand, FPL capacity commitment, system-impact analysis, upgrade schedule, or binding agreement identifying who will pay for new generation, transmission, or substation improvements.

Florida law identifies a large-scale data center as one with an anticipated monthly peak load of at least 50 megawatts. The applicant has not disclosed whether this six-building campus will meet or exceed that threshold.

The City should not approve the rezoning until the project's maximum electrical demand is disclosed and the utility provides written confirmation that the necessary infrastructure can be supplied without transferring project-specific costs or reliability risks to existing customers.

NOISE, EMISSIONS, FIRE PROTECTION, AND EMERGENCY DEMANDS HAVE NOT BEEN ESTABLISHED

The City's own analysis recognizes that a data center may involve round-the-clock cooling systems, chillers, transformers, switchgear, emergency generators, fuel storage, service activity, and continuous mechanical noise.

Nevertheless, the application contains no professional acoustical study, property-line noise limits, nighttime standards, low-frequency or tonal-noise analysis, generator-testing restrictions, emissions inventory, or maximum generator and fuel-storage commitment.

The record also lacks a written determination from the St. Lucie County Fire District establishing that staffing, apparatus, water supply, hazardous-material response, and emergency planning are adequate for the maximum development permitted by the requested zoning.

Without that information, the Board cannot find that the amendment will protect public health and safety or avoid adverse effects on community services.

THE ENVIRONMENTAL REPORT IDENTIFIES UNRESOLVED RESOURCES

The June 2026 environmental assessment documents freshwater marshes, pine flatwoods, described as being in good ecological condition, a large reservoir, confirmed gopher-tortoise burrows, potential habitat for listed species, and aquatic features within a wood-stork foraging area.

The report also states that the identified wetland boundaries rely on an informal determination from 2020 and that a systematic gopher-tortoise survey must be conducted before construction.

The assessment is an environmental inventory, not an analysis of the actual six-building development plan. It does not determine the project's wetland impacts,

stormwater volumes, habitat fragmentation, heat, lighting, cooling-water effects, or cumulative environmental consequences.

Likewise, a 2006 historical-resource letter prepared for a different project does not replace current, project-specific review twenty years later.

THE PROPOSED COVENANT DOES NOT PROTECT THE PUBLIC

The draft restrictive covenant limits the I-1 property to a data center and undefined “supporting ancillary uses,” but it establishes no maximum building area, electrical load, water withdrawal, cooling demand, generator count, fuel storage, noise level, emissions, height, lighting, or generator-testing schedule.

The covenant automatically expires after 50 years. It may be amended or terminated by agreement between the owner and City Commission. Its submitted Exhibit A, which is supposed to contain the legal description of the restricted property, is blank.

A covenant that merely names the intended use without controlling its size, intensity, or impacts cannot replace the evidence and enforceable conditions required before rezoning.

THE PROPOSAL DOES NOT ESTABLISH A GENUINE MIXED-USE DEVELOPMENT

Staff states that I-1 and C-3 satisfy the Mixed Use Development designation because they represent two listed land-use categories. That is merely a category recount.

The Comprehensive Plan language quoted in the staff report calls for well-planned centers that integrate complementary uses and create live-work environments.

Converting approximately 87 percent of this property into a secure industrial campus with no public access and limited permanent employment, while placing highway-oriented commercial development along the remaining frontage, does not establish an integrated mixed-use community.

The existing Planned Development envisioned residential, retail, commercial, recreational, pedestrian, and public-space components. The applicant must demonstrate how the replacement advances the purpose of the Mixed Use Development designation, not merely how two zoning labels can be placed on the same parcel.

REQUESTED ACTION

The Planning Board should recommend DENIAL because the record does not support the mandatory findings required by City Code Section 125-136.

This recommendation matters. Under City Code Section 125-133, a Planning Board recommendation of disapproval may be overcome only by a four-fifths vote of the City

Commission.

If the Board declines to recommend denial, it should continue the application without making a recommendation until the applicant supplies:

- 1) Final project parameters and the identity of the proposed operator;
- 2) A completed and recorded covenant containing legal description and enforceable limits on the project's size and intensity;
- 3) Independent water, cooling, hydro-geologic, electrical, noise, emissions, environmental, stormwater, traffic, fiscal, and emergency-response studies;
- 4) Written capacity determinations from FPL, the applicable water-management and environmental agencies, and the St. Lucie County Fire District; and
- 5) Draft development-order conditions binding the owner, operator, successors, and assigns.

Fort Pierce should determine whether this property can safely and responsibly support the actual project before changing the zoning.

On the record presented for September 17, 2026, the required findings cannot responsibly be made."

Why this is personal for me: I am the mother to two special needs boys ages 14 and 19. They are already medically fragile. I worry that the potential environmental impact to my neighborhood will add more medical burdens to our family and potentially damage our health. I feel that our already polluted Indian River Lagoon will suffer further damage from run off water used to cool this proposed data center. I feel the public health has been disregarded in this proposal and I strongly object.

Sincerely,

Stephanie Lynn Kuhlman of Magnolia Square off of Sunrise and Edwards Rd. in Fort Pierce

[REDACTED]

From: [Ariel F](#)
To: [Planning Department](#)
Subject: FL resident comment on proposed data center – please vote no
Date: Thursday, September 17, 2026 12:43:29 PM

City of Fort Pierce

Warning: Sender [REDACTED] is not yet trusted by your organization.
Please be careful before replying or clicking on the URLs.

[This is UNSAFE: Report](#)

[This is SPAM: Block](#)

[This is SAFE](#)

powered by Graphus®

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Dear Planning and Zoning Committees of Fort Pierce,

I am a South Florida resident who just heard on the news about today's planned meeting to discuss whether or not to build a new data center in the city of Fort Pierce. I would like to leave a comment urging you to vote no and to please scrap all plans for a data center. This is due to the many environmental concerns, such as massive uses of electricity and power and water that would be more beneficial for residents to be using for their homes.

Thank you for your time,
A. Finkle

From: [Carolyn Branco](#)
To: [Planning Department](#)
Cc: [Kevin Freeman](#)
Subject: Opposition to PZZAM2026-00002 — Willow Lakes, 10050 W. Midway Road — Planning Board Item 6.c, 17 September 2026
Date: Thursday, September 17, 2026 12:46:15 PM

City of Fort Pierce

Warning: Sender [REDACTED] is not yet trusted by your organization. Please be careful before replying or clicking on the URLs.

[This is UNSAFE: Report](#)

[This is SPAM: Block](#)

[This is SAFE](#)

powered by Graphus®

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Members of the Fort Pierce Planning Board,

I request that this correspondence be entered into the record for Item 6.c, PZZAM2026-00002, and distributed to board members prior to today's hearing.

I write in opposition to PZZAM2026-00002, the application to rezone the 200.23-acre Willow Lakes property at 10050 West Midway Road from Planned Development to approximately 174 acres of Light Industrial I-1 and 26 acres of General Commercial C-3. I respectfully request that the Board recommend denial, or in the alternative continue the application without a recommendation.

1. STAFF STATES THE CITY MAY BE UNABLE TO ADOPT DATA CENTER STANDARDS UNTIL OCTOBER 2027

The staff attachment to Item 6.d, the determination of zoning category for data centers, states that while SB 484 strengthens the City's authority to regulate data centers, it does not clearly override SB 180's temporary restriction on adopting more restrictive or burdensome regulations after a hurricane. The attachment expressly lists what may be barred: setbacks or buffers, noise studies, generator testing limits, water-use documentation, utility-capacity studies, architectural screening, operational performance standards, and any other additional site-plan submittal requirements. It concludes that SB 180, section 252.422, Florida Statutes, may still limit the adoption of stricter regulations until October 2027, and that a City Attorney legal opinion is required.

That legal opinion is not before the Board today. Every item on staff's list of potentially barred regulations is precisely the protection this application lacks.

This is therefore not a choice between rezoning now and regulating later. Staff has advised the Board that later may not be available. If the City cannot lawfully adopt data center standards until October 2027, declining to rezone is the only protective measure remaining to it.

2. THE SIMILAR USE DETERMINATION IN ITEM 6.d IS INTERNALLY CONTRADICTIONARY

Staff states that the purpose of the I-1 district is to provide for industrial and related uses with limited objectionable external effects. On the same page, staff lists the characteristics of a data center as including continuous HVAC and cooling operations, significant electrical service, emergency generators, fuel storage, transformers and switchgear, and potential noise from chillers and mechanical equipment.

Those are the objectionable external effects. Staff has described them and then assigned the use to a district defined by their limited presence.

Staff further reasons that although the principal activity is electronic data storage and processing, the physical form and infrastructure intensity will be closer to a light-industrial facility, warehouse, laboratory or technology plant than to conventional office use. That is a finding about physical form. Section 125-6 asks whether a use is of the same general type as the uses permitted in the district, not whether the building resembles them. A warehouse does not draw hundreds of megawatts or evaporate millions of gallons of water.

Staff also quotes, but does not apply, the limiting clause of section 125-6, which provides that the section does not authorize the inclusion, in a zone where it is not listed, of a use which is of the same general type and is similar to a use specifically listed in another zone. Staff recites the purpose of the I-3 district and offers no analysis distinguishing it from I-1. Both purpose statements contain the identical phrase regarding limited objectionable external effects, so that language cannot be the basis for the choice, and no other basis is stated.

3. THE WATER ANALYSIS RESTS ON AN UNDEFINED ASSUMPTION

The applicant's engineering memorandum estimates approximately 65,500 gallons per day of potable and sewer demand, and expressly states that its calculations are preliminary and subject to tenant selection, final design and detailed engineering. Critically, it excludes process cooling water altogether, on the assumption that the facility will use a closed-loop cooling system supplied by the on-site former aggregate mining lake.

"Closed loop" is not a defined term, and the range it conceals is not marginal. A genuinely sealed, non-evaporative system can operate at roughly 22,000 gallons per day at campus scale. A system that rejects heat through evaporation, while still described as closed loop, can consume on the order of 5,000,000 gallons per day at comparable scale. Evaporative cooling loses roughly 70 to 80 percent of withdrawal to the atmosphere, whereas a genuinely closed-loop facility may consume only 5 to 10 percent.

The record contains no sealed water balance analysis, no pond yield study, no hydrogeologic evaluation, no drought analysis, no evaporation estimate, no thermal analysis, no groundwater interaction study, no water quality evaluation, no reclaimed water feasibility analysis, and no agency determination that the proposed cooling system can be lawfully and sustainably operated.

The lake in question is a former aggregate mining pit. In this region such excavations are commonly in hydraulic connection with the surficial aquifer. Absent a hydrogeologic evaluation, "supplied by the lake" may in substance mean "supplied by the aquifer." The existence of a lake does not establish an adequate or lawful cooling water supply.

4. REZONING FORFEITS THE CITY'S LEVERAGE UNDER SENATE BILL 484

Section 373.262(2), Florida Statutes, effective 1 July 2026, provides that a water management district or the Department of Environmental Protection may not issue a consumptive use permit to a large-scale data center applicant if the proposed use of the water is harmful to the water resources of the area or is prohibited by the applicable local government zoning regulations and comprehensive plan.

Local zoning is therefore a statutory precondition to the water permit. So long as the property is not zoned for this use, that gate remains closed and the project's water demand must be established before it opens. If the Board recommends approval and the Commission rezones, the gate opens before the City, its residents, or the water management district have seen a single figure for cooling water demand.

Section 373.262(4)(b) further provides that a consumptive use permit application by a large-scale data center may not be approved without a hearing. That protection, like the rest of the framework, attaches only at or above a 50 megawatt anticipated monthly peak load, as defined in section 373.203(4) and quoted in staff's own attachment to Item 6.d. The applicant has not disclosed the project's anticipated load, so the Board cannot determine whether any of these state protections will apply at all.

5. THE RATEPAYER PROTECTIONS ARE NOT YET IN PLACE

Section 366.043(8), Florida Statutes, requires each public utility to file a compliant large load tariff for Public Service Commission approval no later than 1 October 2026, two weeks after this hearing. Florida Power and Light's existing LLCS-1 and LLCS-2 tariffs apply to new or incremental load of 50 megawatts or more at a load factor of at least 85 percent. A project structured below either threshold falls outside them.

The record contains no quantified maximum electrical demand, no FPL capacity commitment, no system impact analysis, no upgrade schedule, and no binding agreement identifying who pays for new generation, transmission or substation improvements. Proximity to transmission easements is not evidence of available capacity.

6. THERE IS NO NOISE STANDARD, AT EITHER THE STATE OR THE CITY LEVEL

Senate Bill 484 as enacted contains no noise provision. Local standards are therefore the only protection available, the City has none specific to this use, and on staff's own analysis it may be barred from adopting any until October 2027.

This matters because the nuisance at issue is not well captured by conventional measurement. Federal class actions filed in 2026 against data center operators allege that much of the disturbance is low-frequency infrasound that A-weighted decibel meters, which municipalities typically use to enforce noise ordinances, do not detect. Any condition written solely in dBA would be unenforceable against the complaint residents actually make. Property line limits should be expressed in both dBA and dBC, with nighttime limits and generator testing restrictions.

7. THE COVENANT CONTROLS NOTHING

The draft restrictive covenant limits the I-1 property to a data center and undefined supporting ancillary uses, but establishes no maximum building area, electrical load, water withdrawal, cooling demand, generator count, fuel storage volume, noise level, emissions limit, height, lighting standard or generator testing schedule. It expires automatically after 50 years, may be amended or terminated by agreement between the owner and the City Commission, and its Exhibit A, which is to contain the legal description of the restricted property, is blank.

A covenant that names a use without controlling its size or intensity is not a substitute for the evidence and enforceable conditions that section 125-136 requires before rezoning.

8. THE PROPOSAL DOES NOT SATISFY THE MIXED USE DEVELOPMENT DESIGNATION

Staff reasons that I-1 and C-3 satisfy the Mixed Use Development designation because they are two listed land use categories. That is a category count, not a finding. The Comprehensive Plan language quoted in the staff report calls for well-planned centers that integrate complementary uses and create live-work environments. This Board's own published statement of purpose says it advances the development of well-planned centers containing homes, businesses, community facilities and parks within walking distances of each other.

Staff's own description of the use in Item 6.d includes limited employees and customer traffic and no public access. A live-work environment cannot be built around a facility with almost no workers and no public entry. Converting approximately 87 percent of this property into a secure industrial campus, with highway-oriented commercial along the remaining frontage, does not advance that purpose. The existing Planned Development contemplated residential, retail, commercial, recreational, pedestrian and public space components.

REQUESTED ACTION

The Board should recommend denial, because the present record cannot support the mandatory findings required by City Code section 125-136. Under section 125-133, a Planning Board recommendation of disapproval may be overcome only by a four-fifths vote of the City Commission.

If the Board declines to recommend denial, it should continue the application without a recommendation until:

1. The City Attorney's opinion referenced in Item 6.d is before the Board, establishing whether the City may lawfully adopt data center standards before October 2027.
2. The applicant discloses the identity of the proposed operator and the project's anticipated monthly peak load in megawatts, as defined in section 373.203(4), Florida Statutes.
3. The applicant supplies a sealed water balance analysis distinguishing sanitary from process cooling demand, with annual evaporative loss stated in gallons, together with a pond yield study and hydrogeologic evaluation addressing connection to the surficial aquifer.
4. The applicant supplies a professional acoustical study with proposed property line limits in both dBA and dBC, nighttime limits, and generator testing restrictions.

5. Written capacity determinations are obtained from Florida Power and Light, the South Florida Water Management District, and the St. Lucie County Fire District.
6. A completed and recorded covenant is submitted containing the legal description and enforceable caps on building area, electrical load, water withdrawal, generator count, fuel storage and noise.

The Board should not grant a permanent industrial entitlement for a use it has not yet classified, under standards it may be unable to adopt for another year.

Respectfully submitted,

Carolyn Branco
St. Lucie County, Florida

From: [Sophie Rutkowski](#)
To: [Planning Department](#)
Subject: Opposition to Data Center Plans
Date: Thursday, September 17, 2026 1:03:33 PM

City of Fort Pierce

Warning: Sender [REDACTED] is not yet trusted by your organization. Please be careful before replying or clicking on the URLs.

[This is UNSAFE: Report](#)

[This is SPAM: Block](#)

[This is SAFE](#)

powered by Graphus®

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

To Whom It May Concern:

I am writing to express my opposition of the proposed Data Center plans for Fort Pierce, Florida. It is a detriment to wildlife ecosystems, water, electric, and waste management, and local citizens to build it. Our county already has unresolved overloading issues regarding these matters and we are extremely unequipped to take on the needs of a data center. It also does not bring LONG-TERM jobs or employment to the county; work peters off around less than a dozen maintenance workers once the facility is finished, and the typically large square footing of the center is not proportional to the miniscule amount of workers it will hire long-term. There are also major health concerns about noise and water pollution for both humans and wildlife that make inhabiting the area unviable.

If you decide to go forward with this plan, I urge that you, and all other members that approve of this, be the first to take lodging in the surrounding area of it when eventually houses get built up around it. Forfeit your current lodging and reap the decisions of which you are making. If you approve of this, you must be in full support of it, with your own persons at stake to defend it. You will be held accountable for any wrongdoings or issues this plan eventually creates.

Thank you,

Stephanie Rutkowski

From: [Cynthia Rutkowski](#)
To: [Planning Department](#)
Subject: Opposition to Data Center Plans
Date: Thursday, September 17, 2026 1:04:51 PM

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

To Whom It May Concern:

I am writing to express my opposition of the proposed Data Center plans for Fort Pierce, Florida. It is a detriment to wildlife ecosystems, water, electric, and waste management, and local citizens to build it. Our county already has unresolved overloading issues regarding these matters and we are extremely unequipped to take on the needs of a data center. It also does not bring LONG-TERM jobs or employment to the county; work peters off around less than a dozen maintenance workers once the facility is finished, and the typically large square footing of the center is not proportional to the miniscule amount of workers it will hire long-term. There are also major health concerns about noise and water pollution for both humans and wildlife that make inhabiting the area unviable.

If you decide to go forward with this plan, I urge that you, and all other members that approve of this, be the first to take lodging in the surrounding area of it when eventually houses get built up around it. Forfeit your current lodging and reap the decisions of which you are making. If you approve of this, you must be in full support of it, with your own persons at stake to defend it. You will be held accountable for any wrongdoings or issues this plan eventually creates.

Thank you,

Cindy Rutkowski

From: [Michelle Herrera Rojas](#)
To: [Kevin Freeman](#); [Planning Department](#)
Subject: Project Neptune Rezoning Objection
Date: Thursday, September 17, 2026 1:06:27 PM

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Dear Members of the Fort Pierce Planning and Zoning Board,

My name is Michelle Herrera , and I am a resident of Fort Pierce living approximately three miles from the proposed Project Neptune site at I-95 and West Midway Road. I am writing to formally voice my strong opposition to the rezoning application (PZZAM2026-00002) and to urge the Board to vote NO on this proposal at the September 17 meeting.

While a distance of three miles shields my home from immediate construction noise, a massive AI data center of this scale poses an unacceptable risk to our entire community's shared infrastructure and resources. I urge you to reject this application based on the following critical threats:

- **Threat to Electric Grid Reliability:** The immense power demands of AI data centers put our local electrical grid at risk, especially during severe weather. Our community should not risk brownouts, blackouts, or potential rate hikes to power a facility that benefits outside tech conglomerates.
- **Irresponsible Water Use:** The plan to use an onsite lake system for server cooling threatens our local water table and shared aquifers. Depleting our precious local water resources for data cooling is a risk Fort Pierce cannot afford to take.
- **Zero Long-Term Value for Residents:** Data centers take up hundreds of acres of land and consume massive amounts of energy while creating almost no permanent jobs for local residents. This project brings maximum strain to our utilities with virtually no long-term community benefit.

The risks to our water, our power grid, and our public resources heavily outweigh any promised tax revenue. As a taxpayer and resident, I urge the Planning and Zoning Board to protect Fort Pierce and deny this rezoning request.

Please enter my opposition into the official public record for the September 17 meeting.
Sincerely,

Michelle Herrera Rojas.

From: [Valeria Patino](#)
To: [Planning Department](#); [Kevin Freeman](#)
Subject: Strong Opposition to Proposed Data Center Between Fort Pierce and Port St. Lucie
Date: Thursday, September 17, 2026 1:07:59 PM

City of Fort Pierce

Warning: Sender [REDACTED] is not yet trusted by your organization.
Please be careful before replying or clicking on the URLs.

[This is UNSAFE: Report](#) [This is SPAM: Block](#) [This is SAFE](#)

powered by Graphus®

[REDACTED] d this message don't often get email from
[REDACTED]. Learn why this is important at
[REDACTED]tSenderIdentification]

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Dear Members of the Planning and Zoning Board and City Planning & Zoning Staff:

My name is Valeria Patino, and I am a homeowner and resident of Brystol South at Wylder in Port St. Lucie, Florida. I am writing to formally and strongly oppose the proposed data center being considered in the area between Fort Pierce and Port St. Lucie.

I am not opposed to responsible economic development, technology, or job creation. My objection is to placing a large, continuously operating, industrial-type data center in an area that is surrounded by and continuing to develop as a residential community. The City's own documents identify significant potential impacts involving noise, water, electrical infrastructure, generators, fuel storage, cooling systems, and other industrial infrastructure. Those impacts deserve careful scrutiny before this project is approved.

The City's Data Center Zoning Category Analysis states that the current zoning regulations do not expressly identify "data center" as a separate use category and that its classification must therefore be based on the use most similar in its actual operational characteristics. The City concludes that a data center is most appropriately treated as comparable to an I-1 Light Industrial use. The same analysis describes I-1 as a district intended for industrial and related uses with limited objectionable external effects. That distinction is important. The question should not simply be whether a data center can be compared to light industrial use. The question should be whether this particular data center, at this particular location, will actually have limited objectionable external effects and remain compatible with the nearby residential communities.

The City's own analysis describes a conventional data center as a large warehouse-like building containing computer servers and data-processing equipment, with limited public access but continuous HVAC and cooling operations, significant electrical and telecommunications infrastructure, emergency generators, fuel storage, transformers and switchgear, loading and maintenance activity, and potential noise from chillers and mechanical equipment. In other words, the facility may have few employees, but its physical and infrastructure impacts can be substantial.

Noise is one of my greatest concerns. The City's separate data-center materials specifically call for a professional acoustical analysis before site-plan approval and identify the need for property-line and receptor-based limits, including limits at the nearest residential or other sensitive receptors. The document also recognizes low-frequency and tonal noise and recommends restrictions on routine generator testing. If these protections are important enough to be identified by the City's own materials, they should be fully addressed before approval—not after residents are exposed to the impacts.

Water consumption is another major concern. The City's materials identify water supply, reclaimed-water availability, cooling technology, consumptive-

use permitting, and comprehensive-plan consistency as important Conditional Use review issues. They also call for water-demand calculations, cooling-system descriptions, reclaimed-water feasibility analysis, and SFWMD/DEP permit information. I believe residents have a right to know exactly how much water this facility will require and what effect that demand could have on local resources.

Electrical demand also deserves full disclosure. The City's materials recognize that data centers can require significant electrical service, transformers, switchgear, and related infrastructure. Florida law, as summarized in the City's materials, defines a "large-scale data center" as a single-location data center with an anticipated monthly peak load of 50 megawatts or more. The City should therefore disclose the anticipated electrical demand of this project and explain what utility infrastructure will be required to serve it.

The location matters. This project is being considered in the developing area between Fort Pierce and Port St. Lucie, where homeowners are purchasing property and establishing neighborhoods. A decision to place a 24-hour industrial-type facility in this corridor should consider not only the individual parcel but also the long-term character, livability, infrastructure capacity, and cumulative impacts on surrounding residential communities.

Other communities provide a warning that these concerns are not hypothetical. In Northern Virginia, residents living near data centers have reported persistent mechanical noise. Virginia's Joint Legislative Audit and Review Commission reported that residents in the Great Oak neighborhood complained about noise from a nearby data center and that the issue remained unresolved to residents' satisfaction for an extended period. Residents in Brook Haven also raised noise concerns, with mitigation taking time and repeated communications before reductions were observed.

In Chesapeake, Virginia, residents living near proposed data-center development have expressed concerns about continuous cooling-system noise, water consumption, pollution, and backup diesel generators. Georgia Public Broadcasting reported that one resident living only a few hundred feet from a proposed site specifically questioned how she could relax with cooling equipment potentially producing a continuous 24-hour hum.

In Goochland County, Virginia, residents confronting a proposed large data-center campus raised concerns about noise pollution, diesel generators near homes, transmission lines, and water use. The developer discussed air cooling as a way to reduce water consumption, but acknowledged that air cooling would require substantially more electricity. That example demonstrates an important point: solving one data-center impact can shift the burden to another resource. The City should therefore evaluate the entire infrastructure picture rather than considering water, power, noise, or generators in isolation.

Data-center growth has also produced broader community and infrastructure concerns in other states. Texas is currently increasing oversight of data-center water use, with state officials requiring greater reporting and enforcement because of concerns about the industry's rapidly increasing water and power demands. These developments reinforce why water-use projections and utility capacity should be addressed before—not after—major facilities are approved.

The issue is also not limited to one state. Communities across the country are increasingly questioning whether the economic benefits of data centers justify the local impacts associated with power demand, water use, noise, land use, and infrastructure. That national experience should encourage Port St. Lucie to proceed carefully rather than assume that the impacts will be insignificant simply because the facility has relatively few permanent employees.

I am also concerned about the City's use of the "similar use" provision. Section 125-6 contains limitations concerning the placement of a use into a zone where it is not listed and the relationship between a proposed similar use and uses specifically listed in another zoning district. I respectfully request that the City clearly explain the legal and factual basis for determining that this particular data center qualifies under Section 125-6 and why I-1 is the appropriate classification.

Finally, the City's state-law materials identify an additional legal issue involving SB 484 and SB 180 and state that a City Attorney/legal opinion is required regarding the City's authority to impose certain additional requirements. I respectfully request that any such legal determination be made clear to the public before the project is approved, particularly concerning noise studies, generator testing, water-use documentation, utility-capacity studies, setbacks, buffers, and architectural screening.

MY REQUEST TO THE PLANNING AND ZONING BOARD

- Do not approve the proposed data center at this location unless the City can establish that the use is legally authorized, properly classified, and compatible with surrounding residential development.
- Require a professional acoustical study that evaluates continuous cooling noise, low-frequency and tonal noise, nighttime conditions, and noise at the nearest residential receptors.
- Require complete information regarding the number, size, location, fuel type, fuel-storage capacity, emissions, and testing schedule of emergency generators.
- Require detailed water-demand calculations, cooling-system information, reclaimed-water analysis, and confirmation of all required SFWMD/DEP permits.
- Require disclosure of anticipated electrical demand and all major utility infrastructure needed to serve the facility.
- Require a comprehensive evaluation of traffic, construction impacts, lighting, visual impacts, setbacks, buffering, stormwater, and emergency response.
- Require enforceable operating conditions that protect nearby residents after the facility becomes operational, rather than relying solely on voluntary promises.
- Ensure that all applicable legal and zoning questions are resolved and made part of the public record before any final approval.

I strongly oppose this proposed data center because the potential impacts are too significant to be treated as an ordinary light-industrial use without a rigorous, site-specific review. The City's own documents identify the very issues that concern residents: continuous cooling, noise, generators, fuel storage, electrical infrastructure, water demand, and compatibility with nearby sensitive receptors. Homeowners should not be required to live next to a facility first and then attempt to correct problems after construction. The appropriate time to protect our community is before approval and before construction.

I respectfully request that this letter be included in the official record and provided to the Planning and Zoning Board for consideration.

Respectfully,
Valeria Patino Homeowner
Bristol South at Wylder [REDACTED]

Sources reviewed

City of Port St. Lucie - Data Center Zoning Category Analysis (uploaded document).
City of Port St. Lucie - Data Centers - State (uploaded document).
Virginia Joint Legislative Audit and Review Commission, Chapter 6: Local Residential Impacts.
Georgia Public Broadcasting, "Why more residents are saying 'No' to AI data centers in their backyard" (July 18, 2025).
Virginia Mercury, "Goochland residents rebuff data center developer Tract ahead of permit application" (July 27, 2026).
Reuters, "Texas moves to penalize data centers for water violations" (September 14, 2026).

From: [Ted Matthews](#)
To: [Planning Department](#)
Subject: Data Center
Date: Thursday, September 17, 2026 1:13:41 PM

City of Fort Pierce

Warning: Sender [REDACTED] is not yet trusted by your organization. Please be careful before replying or clicking on the URLs.

[This is UNSAFE: Report](#)

[This is SPAM: Block](#)

[This is SAFE](#)

powered by Graphus®

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Dear Members of the Fort Pierce Planning and Zoning Board,

My name is, Ted Matthews and I am a resident of Port Saint Lucie living approximately 2 miles from the proposed Project Neptune site at I-95 and West Midway Road. I am writing to formally voice my strong opposition to the rezoning application (PZZAM2026-00002) and to urge the Board to vote NO on this proposal at the September 17 meeting.

While a distance of three miles shields my home from immediate construction noise, a massive AI data center of this scale poses an unacceptable risk to our entire community's shared infrastructure and resources. I urge you to reject this application based on the following critical threats:

- **Threat to Electric Grid Reliability:** The immense power demands of AI data centers put our local electrical grid at risk, especially during severe weather. Our community should not risk brownouts, blackouts, or potential rate hikes to power a facility that benefits outside tech conglomerates.
- **Irresponsible Water Use:** The plan to use an onsite lake system for server cooling threatens our local water table and shared aquifers. Depleting our precious local water resources for data cooling is a risk Fort Pierce cannot afford to take.
- **Zero Long-Term Value for Residents:** Data centers take up hundreds of acres of land and consume massive amounts of energy while creating almost no permanent jobs for local residents. This project brings maximum strain to our utilities with virtually no long-term community benefit.

The risks to our water, our power grid, and our public resources heavily outweigh any promised tax revenue. As a taxpayer and resident, I urge the Planning and Zoning Board to protect Fort Pierce and deny this rezoning request.

Please enter my opposition into the official public record for the September 17 meeting.

Sincerely,

Ted Matthews

From: [Peggy Graef](#)
To: [Planning Department](#)
Subject: Concern re: project neptune for September 17th meeting
Date: Thursday, September 17, 2026 1:35:02 PM

City of Fort Pierce

Warning: Sender [REDACTED] is not yet trusted by your organization.
Please be careful before replying or clicking on the URLs.

[This is UNSAFE: Report](#)

[This is SPAM: Block](#)

[This is SAFE](#)

powered by Graphus®

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Hello,

I can't be at today's meeting so I'm sending my comments in an email.

I am strongly against the building of this data center on Midway road. I don't want to see any data centers built in our community, anywhere on the Treasure Coast.

I've lived in Florida for more than 56 years and have called fort pierce my home for the last 29 years. It's where I've chosen to raise my family. Over that time, I've seen our natural wildlife and landscapes negatively impacted. A data center would only add to this, using so much water that would be devastating to our local community and natural habitats. Data centers pollute the water, the air, as well as noise and light pollution, and require exorbitant amounts of energy that would end up being paid for by taxpayers like me who don't want a data center in the first place.

We've seen the damage to ecosystems and harm to entire communities caused by data centers across the country. I don't want fort pierce, my home, to become a part of that.

Please continue to do your job to keep our city a safe place where we can all thrive, residents, wildlife, and our local habitats.

Thank you,

Peggy

From: [mroche](#)
To: [Planning Department](#)
Subject: Data Center
Date: Thursday, September 17, 2026 1:35:04 PM

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Hello
As a concerned neighbor west of Fort Pierce.
I OPPOSE the proposed Data Center.
The Wylder community and also neighbors in the area
do not want it.
PLEASE have meetings when working people can attend.
Thank you
Miriam Roche

I live on Brocksmit Rd zip code [REDACTED]

DISCLOSURE: This message is intended only for the use of the individual(s) to whom it is addressed and contains information that is privileged, confidential, and exempt from disclosure under applicable law. Any further dissemination or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone or email as listed in our signature above. This message is provided in accordance with HIPAA Omnibus Rule of 2013.

From: [Taylor Maynor Munson](#)
To: [Planning Department](#)
Subject: Formal public comment
Date: Thursday, September 17, 2026 1:37:59 PM

City of Fort Pierce

Warning: Sender [REDACTED] is not yet trusted by your organization. Please be careful before replying or clicking on the URLs.

[This is UNSAFE: Report](#) [This is SPAM: Block](#) [This is SAFE](#)

powered by Graphus®

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Please distribute this correspondence to all members of the Planning Board and include it in the official public record for the Willow Lakes / Project Neptune matter. Please confirm receipt.

Dear Chair and Members of the Fort Pierce Planning Board,

My name is Taylor Munson Maynor, and I am writing as a concerned St. Lucie County resident, wife, mother of four, small-business owner, and member of a family that deeply values the rural land and natural character of our community.

I respectfully urge you to vote NO and recommend denial of the Willow Lakes rezoning application, PZZAM2026-00002, and the related request concerning the classification of this data-center use.

This is not a minor development. The proposal would place six data-center buildings totaling approximately 1.3 million square feet on more than 200 acres near I-95 and West Midway Road. Approximately 174 acres would be rezoned to Light Industrial, potentially committing this land to data-center use for the next 50 years.

A decision of this size should not move forward while important questions remain unanswered. The public deserves complete, independent information concerning the project's actual electrical and water demands, groundwater and well protections, nighttime noise, generator and transformer activity, emergency-service capacity, wetlands, wildlife habitat, drainage, surrounding property values, and compatibility with nearby homes and rural land.

Residents have also not been given clear information about the ultimate operator, the number and quality of permanent local jobs, expected tax revenue, possible public incentives, or the full infrastructure burden associated with the project. Promises that these matters will be studied later are not enough. Rezoning the property first would give away much of the community's leverage before residents and decision-makers understand the full consequences.

I am not opposed to responsible growth or technology. I am opposed to approving intensive industrial development before its long-term effects have been fully disclosed, independently evaluated, and weighed against the interests of the people who already live here.

St. Lucie County is our home—not merely a collection of vacant parcels waiting to be converted into the most intensive use a developer can propose. Our remaining agricultural and open land protects the character of our community, supports wildlife, provides breathing room between developments, and gives our children something worth inheriting. Once that land is converted to massive industrial infrastructure, we cannot simply restore it.

Economic development should serve the community, not require residents to accept unknown effects on their water, peace, environment, property, and quality of life. The burden should be on the applicant to prove, with complete and credible evidence, that this project is appropriate for this location. Based on the unanswered questions currently before the public, that burden has not been met.

Please do not treat residents' inability to attend a 2:00 PM weekday meeting as a lack of concern. Many of us are working, caring for children, running businesses, and maintaining our homes and farms. We still deserve a meaningful voice in decisions that could permanently change the place where we live.

I respectfully ask the Planning Board to recommend DENIAL of the Willow Lakes / Project Neptune proposal. At an absolute minimum, please postpone any recommendation until all water, noise, environmental, infrastructure, emergency-response, and economic-impact studies are complete and available to the public with sufficient time for meaningful review and participation.

Please protect our home, our remaining open land, and the future of St. Lucie County. Some decisions cannot be undone.

Thank you for your consideration and for including this correspondence in the official public record.

Respectfully,

Taylor Munson Maynor
St. Lucie County Resident

From: [MARIA ENCALADA](#)
To: [Planning Department](#)
Subject: STRONG opposition to Project Neptune
Date: Thursday, September 17, 2026 1:38:25 PM

City of Fort Pierce

Warning: Sender [REDACTED] is not yet trusted by your organization.
Please be careful before replying or clicking on the URLs.

[This is UNSAFE: Report](#) [This is SPAM: Block](#) [This is SAFE](#)

powered by Graphus®

[REDACTED] eived this message don't often get email from
[REDACTED]. Learn why this is important at
AboutSenderIdentification]

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Dear Members of the Fort Pierce Planning and Zoning Board,

My name is Maria Encalada-Mawyin, and I am a resident of Fort Pierce living approximately three miles from the proposed Project Neptune site at I-95 and West Midway Road. I am writing to formally voice my strong opposition to the rezoning application (PZZAM2026-00002) and to urge the Board to vote NO on this proposal at the September 17 meeting.

While a distance of three miles shields my home from immediate construction noise, a massive AI data center of this scale poses an unacceptable risk to our entire community's shared infrastructure and resources. I urge you to reject this application based on the following critical threats:

- **Threat to Electric Grid Reliability:** The immense power demands of AI data centers put our local electrical grid at risk, especially during severe weather. Our community should not risk brownouts, blackouts, or potential rate hikes to power a facility that benefits outside tech conglomerates.
- **Irresponsible Water Use:** The plan to use an onsite lake system for server cooling threatens our local water table and shared aquifers. Depleting our precious local water resources for data cooling is a risk Fort Pierce cannot afford to take.
- **Zero Long-Term Value for Residents:** Data centers take up hundreds of acres of land and consume massive amounts of energy while creating almost no permanent jobs for local residents. This project brings maximum strain to our utilities with virtually no long-term community benefit.

The risks to our water, our power grid, and our public resources heavily outweigh any promised tax revenue. As a taxpayer and resident, I urge the Planning and Zoning Board to protect Fort Pierce and deny this rezoning request.
Please enter my opposition into the official public record for the September 17 meeting.
Sincerely,

Maria Encalada-Mawyin

Sent from my iPhone

From: [REDACTED]
To: [Planning Department](#)
Subject: DENIAL of PZZAM2026-00002 Application to Rezone the 200.23 acre Willow Lakes Property
Date: Thursday, September 17, 2026 1:51:12 PM

City of Fort Pierce

Warning: Sender [REDACTED] is not yet trusted by your organization.
Please be careful before replying or clicking on the URLs.

[This is UNSAFE: Report](#) [This is SPAM: Block](#) [This is SAFE](#)

powered by Graphus®

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

September 17th, 2026

Planning Commission,

[REDACTED] and Esmeraldo Gonzalez, residents of [REDACTED], Fort Pierce, [REDACTED] respectfully request that the Planning [REDACTED] NIAL of PZZAM- [REDACTED] the application to rezone the 200.23 acre Willow Lakes property at 10050 West Midway Road from Planned Development to approximately 174 acres of Light Industrial I-1 and 26 acres of General Commercial C-3. This application asks the city to grant a massive industrial entitlement first and obtain the critical facts later. The City Code requires the opposite. Before approving a zoning atlas amendment, the Board must find that the amendment:

- 1.) Is consistent with the Comprehensive Plan
- 2.) Will not adversely affect the City's ability to satisfy land and water-use needs
- 3.) Will not adversely affect transportation, community facilities, or public services, and
- 4.) Will promote and protect the public health, safety and welfare.

Attentively,
Irma Perez
Esmeraldo Gonzalez

From: [Java Jones](#)
To: [Planning Department](#)
Subject: Strong Opposition to Proposed Data Center Between Fort Pierce and Port St. Lucie
Date: Thursday, September 17, 2026 1:58:27 PM

City of Fort Pierce

Warning: Sender [REDACTED] is not yet trusted by your organization. Please be careful before replying or clicking on the URLs.

[This is UNSAFE: Report](#) [This is SPAM: Block](#) [This is SAFE](#)

powered by Graphus®

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

To: Planning and Zoning Board and City Planning & Zoning Staff
Subject: Strong Opposition to Proposed Data Center Between Fort Pierce and Port St. Lucie

Dear Members of the Planning and Zoning Board and City Planning & Zoning Staff:

My name is Jaya Jones. I am a homeowner and resident of Brystol South at Wylder in Port St. Lucie, Florida. I am writing to formally and strongly oppose the proposed data center being considered in the area between Fort Pierce and Port St. Lucie. I am not opposed to responsible economic development, technology, or job creation. My objection is to placing a large, continuously operating, industrial-type data center in an area that is surrounded by and continuing to develop as a residential community. The City's own documents identify significant potential impacts involving noise, water, electrical infrastructure, generators, fuel storage, cooling systems, and other industrial infrastructure. Those impacts deserve careful scrutiny before this project is approved.

The City's Data Center Zoning Category Analysis states that the current zoning regulations do not expressly identify "data center" as a separate use category and that its classification must therefore be based on the use most similar in its actual operational characteristics. The City concludes that a data center is most appropriately treated as comparable to an I-1 Light Industrial use. The same analysis describes I-1 as a district intended for industrial and related uses with limited objectionable external effects.

That distinction is important. The question should not simply be whether a data center can be compared to light industrial use. The question should be whether this particular data center, at this particular location, will actually have limited objectionable external effects and remain compatible with the nearby residential communities.

The City's own analysis describes a conventional data center as a large warehouse-like building containing computer servers and data-processing equipment, with limited public access but continuous HVAC and cooling operations, significant

electrical and telecommunications infrastructure, emergency generators, fuel storage, transformers and switchgear, loading and maintenance activity, and potential noise from chillers and mechanical equipment. In other words, the facility may have few employees, but its physical and infrastructure impacts can be substantial.

Noise and the impact to my property, and/or its resale value are my greatest concerns. The City's separate data-center materials specifically call for a professional acoustical analysis before site-plan approval and identify the need for property-line and receptor-based limits, including limits at the nearest residential or other sensitive receptors. The document also recognizes low-frequency and tonal noise and recommends restrictions on routine generator testing. If these protections are important enough to be identified by the City's own materials, they should be fully addressed before approval—not after residents are exposed to the impacts.

Water consumption is another major concern. The City's materials identify water supply, reclaimed-water availability, cooling technology, consumptive-use permitting, and comprehensive-plan consistency as important Conditional Use review issues. They also call for water-demand calculations, cooling-system descriptions, reclaimed-water feasibility analysis, and SFWMD/DEP permit information. I believe residents have a right to know exactly how much water this facility will require and what effect that demand could have on local resources.

Electrical demand also deserves full disclosure. The City's materials recognize that data centers can require significant electrical service, transformers, switchgear, and related infrastructure. Florida law, as summarized in the City's materials, defines a “large-scale data center” as a single-location data center with an anticipated monthly peak load of 50 megawatts or more. The City should therefore disclose the anticipated electrical demand of this project and explain what utility infrastructure will be required to serve it.

The location matters. This project is being considered in the developing area between Fort Pierce and Port St. Lucie, where homeowners are purchasing property and establishing neighborhoods. A decision to place a 24-hour industrial-type facility in this corridor should consider not only the individual parcel but also the long-term character, livability, infrastructure capacity, and cumulative impacts on surrounding residential communities.

Other communities provide a warning that these concerns are not hypothetical. In Northern Virginia, residents living near data centers have reported persistent mechanical noise. Virginia's Joint Legislative Audit and Review Commission reported that residents in the Great Oak neighborhood complained about noise from a nearby data center and that the issue remained unresolved to residents' satisfaction for an extended period. Residents in Brook Haven also raised noise concerns, with mitigation taking time and repeated communications before reductions were observed.

In Chesapeake, Virginia, residents living near proposed data-center development have expressed concerns about continuous cooling-system noise, water consumption, pollution, and backup diesel generators. Georgia Public Broadcasting reported that one resident living only a few hundred feet from a proposed site specifically questioned how she could relax with cooling equipment potentially producing a continuous 24-hour hum.

In Goochland County, Virginia, residents confronting a proposed large data-center campus raised concerns about noise pollution, diesel generators near homes, transmission lines, and water use. The developer discussed air cooling as a way to reduce water consumption, but acknowledged that air cooling would require substantially more electricity. That example demonstrates an important point: solving one data-center impact can shift the burden to another resource. The City should therefore evaluate the entire infrastructure picture rather than considering water, power, noise, or generators in isolation.

Data-center growth has also produced broader community and infrastructure concerns in other states. Texas is currently increasing oversight of data-center water use, with state officials requiring greater reporting and enforcement because of concerns about the industry's rapidly increasing water and power demands. These developments reinforce why water-use projections and utility capacity should be addressed before—not after—major facilities are approved.

The issue is also not limited to one state. Communities across the country are increasingly questioning whether the economic benefits of data centers justify the local impacts associated with power demand, water use, noise, land use, and infrastructure. That national experience should encourage Port St. Lucie to proceed carefully rather than assume that the impacts will be insignificant simply because the facility has relatively few permanent employees.

I am also concerned about the City's use of the "similar use" provision. Section 125-6 contains limitations concerning the placement of a use into a zone where it is not listed and the relationship between a proposed similar use and uses specifically listed in another zoning district. I respectfully request that the City clearly explain the legal and factual basis for determining that this particular data center qualifies under Section 125-6 and why I-1 is the appropriate classification.

Finally, the City's state-law materials identify an additional legal issue involving SB 484 and SB 180 and state that a City Attorney/legal opinion is required regarding the City's authority to impose certain additional requirements. I respectfully request that any such legal determination be made clear to the public before the project is approved, particularly concerning noise studies, generator testing, water-use documentation, utility-capacity studies, setbacks, buffers, and architectural screening.

MY REQUEST TO THE PLANNING AND ZONING BOARD

- Do not approve the proposed data center at this location unless the City can establish that the use is legally authorized, properly classified, and compatible with surrounding residential development.
- Require a professional acoustical study that evaluates continuous cooling noise, low-frequency and tonal noise, nighttime conditions, and noise at the nearest residential receptors.
- Require complete information regarding the number, size, location, fuel type, fuel-storage capacity, emissions, and testing schedule of emergency generators.
- Require detailed water-demand calculations, cooling-system information, reclaimed-water analysis, and confirmation of all required SFWMD/DEP permits.
- Require disclosure of anticipated electrical demand and all major utility infrastructure needed to serve the facility.
- Require a comprehensive evaluation of traffic, construction impacts, lighting, visual impacts, setbacks, buffering, stormwater, and emergency response.
- Require enforceable operating conditions that protect nearby residents after the facility becomes operational, rather than relying solely on voluntary promises.
- Ensure that all applicable legal and zoning questions are resolved and made part

of the public record before any final approval.

I strongly oppose this proposed data center because the potential impacts are too significant to be treated as an ordinary light-industrial use without a rigorous, site-specific review. The City's own documents identify the very issues that concern residents: continuous cooling, noise, generators, fuel storage, electrical infrastructure, water demand, and compatibility with nearby sensitive receptors. Homeowners should not be required to live next to a facility first and then attempt to correct problems after construction. The appropriate time to protect our community is before approval and before construction.

I respectfully request that this letter be included in the official record and provided to the Planning and Zoning Board for consideration.

Respectfully,
Jaya Jones, Homeowner/Resident
Bristol South at [Wylde](#) [REDACTED]

Sources reviewed

City of Port St. Lucie - Data Center Zoning Category Analysis (uploaded document).

City of Port St. Lucie - Data Centers - State (uploaded document).

Virginia Joint Legislative Audit and Review Commission, Chapter 6: Local Residential Impacts.

Georgia Public Broadcasting, "Why more residents are saying 'No' to AI data centers in their backyard" (July 18, 2025).

Virginia Mercury, "Goochland residents rebuff data center developer Tract ahead of permit application" (July 27, 2026).

Reuters, "Texas moves to penalize data centers for water violations" (September 14, 2026).

--

Jaya Jones (She/Her)
[REDACTED]

From: [Jose Antonio Yepez](#)
To: [Planning Department](#)
Cc: [Celina Nino](#)
Subject: Project Neptune Rezoning Objection
Date: Thursday, September 17, 2026 2:01:03 PM

City of Fort Pierce

Warning: Sender [REDACTED] is not yet trusted by your organization.
Please be careful before replying or clicking on the URLs.

[This is UNSAFE: Report](#) [This is SPAM: Block](#) [This is SAFE](#)

powered by Graphus®

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Dear Sirs:

I cannot participate in today's meeting about this project, but I want to state that I don't agree with pursuing this project at the planned location in our county near Midway Road.

This project will harm our community badly in many ways:

- An industrial complex this close to our community will hurt our home equity.
- It will cause noise and pollution.
- The project will require millions of gallons of water and massive amounts of electricity to operate.

Projects like this must be located in more rural areas.

Sincerely,

Jose A. Yepez

[REDACTED], Port Saint Lucie, FL, [REDACTED]
[REDACTED]

•

From: [Jamaal Jackson](#)
To: [Kevin Freeman](#); [Planning Department](#)
Subject: Objection to PZZAM2026-00002, Willow Lakes Rezoning, Item 6.c, September 17 Planning Board
Date: Thursday, September 17, 2026 2:13:35 PM

City of Fort Pierce

Warning: Sender [REDACTED] is not yet trusted by your organization. Please be careful before replying or clicking on the URLs.

[This is UNSAFE: Report](#) [This is SPAM: Block](#) [This is SAFE](#)

powered by Graphus®

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Director Freeman and Planning Division staff,

I am writing regarding item 6.c on today's Planning Board agenda, case PZZAM2026-00002, the Willow Lakes rezoning at 10050 W. Midway Road. I live in Bristol at Wylder, directly adjacent to this property.

My objection is narrow and I would ask the board to address it directly.

The staff report states that the City's zoning regulations do not identify a data center as a use category, and that its classification must therefore be based on the use most similar in operational characteristics. Staff applies Code Section 125-6 and concludes that a data center is comparable to I-1, Light Industrial.

The stated purpose of the I-1 district is to provide for industrial and related uses with limited objectionable external effects.

In the same report, staff describes a conventional data center as having continuous HVAC and cooling operations, emergency generators and fuel storage, and potential noise from chillers and mechanical equipment.

--

Jamaal Jackson
[REDACTED]

From: [Theresa Wood](#)
To: [Planning Department](#)
Subject: Data Center
Date: Thursday, September 17, 2026 2:19:23 PM

City of Fort Pierce

Warning: Sender [REDACTED] is not yet trusted by your organization.
Please be careful before replying or clicking on the URLs.

[This is UNSAFE: Report](#)

[This is SPAM: Block](#)

[This is SAFE](#)

powered by Graphus®

[REDACTED] d this message don't often get email from
[REDACTED]. Learn why this is important at
tSenderIdentification]

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Sent from my iPhone
Vote NO to proposed Data Center! Our community does not warrant a dangerous enterprise that will drain our natural resources and raise prices. Money is not worth the price!

From: [REDACTED]
To: [Linda Hudson](#); [Arnold Gaines](#); [Curtis Johnson](#); [Michael Broderick](#); [Chris Dzadovsky](#); [Kevin Freeman](#); [Christopher Suneson](#); [Planning Department](#)
Subject: Please, No Data Center in our County
Date: Thursday, September 17, 2026 2:50:39 PM

City of Fort Pierce

Warning: Sender [REDACTED] is not yet trusted by your organization.
Please be careful before replying or clicking on the URLs.

[This is UNSAFE: Report](#)

[This is SPAM: Block](#)

[This is SAFE](#)

powered by Graphus®

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

As a resident, what more can I do to object to this proposal?

Patrick Haynes

[REDACTED]

[REDACTED]

From: [Carlos Felipe Ramirez](#)
To: [Planning Department](#)
Cc: [Kevin Freeman](#)
Subject: DATA CENTER
Date: Thursday, September 17, 2026 3:24:27 PM

City of Fort Pierce

Warning: Sender [REDACTED] is not yet trusted by your organization. Please be careful before replying or clicking on the URLs.

[This is UNSAFE: Report](#)

[This is SPAM: Block](#)

[This is SAFE](#)

powered by Graphus®

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

FORMAL OPPOSITION TO THE WILLOW LAKES DATA CENTER REZONING

Re: PZZAM2026-00002 – Willow Lakes Data Center

Property: 10050 W. Midway Road, Fort Pierce, Florida

Dear Members of the Fort Pierce Planning Board and City Commission:

I am writing to formally express my opposition to the proposed rezoning of approximately 174 acres at 10050 W. Midway Road for development of a large-scale data center.

I recognize that Fort Pierce must accommodate responsible economic development and new technology. However, a project of this scale should not be approved until the City has fully evaluated its potential effects on nearby residents, roads, utilities, water resources, the environment, public safety, and the long-term character of the surrounding community.

1. The scale and intensity of the proposed development require careful review.

The proposal would change approximately 174 acres to Light Industrial use for a data center. This is a substantial change in land use and could permanently alter the character of the Midway Road area.

Before approving the rezoning, the City should establish exactly what will be constructed, including the anticipated building size, electrical demand, cooling systems, backup power equipment, generators, substations, fuel storage, transmission infrastructure, lighting, security systems, and operating schedule.

The community should not be asked to approve a major land-use change based on incomplete information about the eventual facility.

2. Electrical infrastructure and costs must be addressed.

Large data centers can require enormous amounts of electricity. Fort Pierce Utilities Authority has publicly discussed the unique infrastructure demands associated with data centers, including the need for substantial electrical capacity and large transformers.

Before this rezoning is approved, the City should require a detailed analysis identifying:

- Expected maximum electrical demand;

- Required substations and transmission infrastructure;
- Who will pay for required utility upgrades;
- Whether existing customers could bear any portion of those costs;
- The effect on local electric reliability;
- Backup generation requirements; and
- The project's long-term electrical expansion potential.

Residents should not be placed in a position where infrastructure costs created by a private, high-energy-use development are shifted onto ordinary utility customers.

3. Water consumption and environmental impacts must be fully disclosed.

Data centers can have significant cooling requirements, although the amount of water used depends heavily on the cooling technology selected.

The City should require the applicant to provide a binding, detailed water-use analysis rather than relying on general statements about proposed technology.

That analysis should address:

- Maximum daily and annual water consumption;
- Source of the water;
- Wastewater generation;
- Cooling technology;
- Emergency and drought conditions;
- Potential effects on groundwater and nearby properties;
- Stormwater management; and
- Any future expansion of the facility.

If the project can operate without substantial water consumption, those commitments should be incorporated into enforceable development conditions.

4. Noise, generators and 24-hour operations require protection for neighboring residents.

A data center is not simply an office building. Cooling equipment, mechanical systems, emergency generators, transformers and other infrastructure can operate continuously.

The City should require a professional noise study covering both daytime and nighttime conditions.

Any approval should establish enforceable limits for:

- Continuous mechanical noise;
- Generator testing;
- Emergency generator operation;
- Construction noise;
- Lighting;

- Equipment located near residential properties; and
- Future expansion.

Residents should not discover after construction that industrial equipment is producing continuous noise that was not adequately evaluated during the rezoning process.

5. Traffic and road safety must be evaluated.

Construction of a large industrial facility can generate substantial construction traffic, heavy trucks and equipment deliveries.

The City should require a comprehensive traffic study addressing both the construction phase and permanent operations.

The study should examine impacts on:

- West Midway Road;
- Nearby intersections;
- I-95 access;
- Emergency response;
- School and residential traffic;
- Heavy trucks;
- Construction worker traffic; and
- Road maintenance.

Any necessary road improvements should be clearly identified and financially assigned before approval.

6. Emergency services and public safety must be considered.

A facility containing major electrical equipment, backup generators, fuel systems and industrial-scale mechanical equipment requires appropriate emergency planning.

The City should obtain specific information from fire-rescue and emergency-management officials regarding:

- Fire suppression;
- Emergency access;
- Hazardous materials;
- Generator fuel;
- Electrical emergencies;
- Evacuation and emergency procedures; and
- The effect on response times and public resources.

The applicant should be responsible for the additional infrastructure and specialized requirements created by the development.

7. The City should protect surrounding property owners and the existing community.

Residents who have invested in homes and property in this area should have confidence that major changes in land use will not unexpectedly diminish their quality of life.

The City should carefully evaluate potential impacts involving noise, lighting, traffic, views, drainage, environmental resources, construction activity and industrial infrastructure.

Approving the rezoning before these issues are resolved could limit the City's ability to protect surrounding residents later.

8. The City should require enforceable conditions—not simply promises.

If the City ultimately considers approval, all significant commitments made by the applicant should be incorporated into legally enforceable development conditions.

Those conditions should address, at minimum:

- Maximum facility size;
- Maximum electrical demand or expansion requirements;
- Water consumption;
- Noise limits;
- Generator operation;
- Lighting;
- Landscaping and buffering;
- Stormwater management;
- Traffic improvements;
- Emergency access;
- Environmental protections;
- Construction hours; and
- Responsibility for infrastructure costs.

These protections should be established before approval rather than negotiated after the project has already received its zoning entitlement.

REQUEST

For these reasons, I respectfully request that the Fort Pierce Planning Board and City Commission **deny the requested rezoning for the Willow Lakes Data Center at this time.**

At a minimum, the City should require complete and independently reviewed studies concerning electrical demand, water use, environmental impacts, traffic, noise, emergency services, stormwater, infrastructure costs and the project's long-term expansion potential before taking final action.

Fort Pierce can support responsible economic development while also protecting existing residents, property owners, natural resources and the long-term planning interests of the community.

A decision involving approximately 174 acres and a potentially large industrial data center should be based on complete information and enforceable protections—not assumptions about what the project may eventually become.

I respectfully ask the Planning Board and City Commission to give these concerns serious consideration and to protect the interests of Fort Pierce residents when evaluating this rezoning request.

Respectfully,

CARLOS RAMIREZ
FORT PIERCE, FL

[REDACTED] PORT SAINT LUCIE FL
WYLDER

[REDACTED]

From: [Juan Pardo](#)
To: [Planning Department](#)
Subject: Project Neptune Rezoning Objection
Date: Thursday, September 17, 2026 3:42:07 PM

City of Fort Pierce

Warning: Sender [REDACTED] is not yet trusted by your organization.
Please be careful before replying or clicking on the URLs.

[This is UNSAFE: Report](#)

[This is SPAM: Block](#)

[This is SAFE](#)

powered by Graphus®

Algunos contactos que recibieron este mensaje no suelen recibir correos electrónicos de
[REDACTED] [Por qué es esto importante](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Dear Fort Pierce Planning Board Members,

I am writing to formally object to the proposed rezoning associated with Project Neptune near I-95 and West Midway Road.

I support responsible economic development and technological investment in our community. However, a project of this size and intensity should not move forward until residents and decision-makers have clear, independently supported answers regarding its long-term impact on Fort Pierce and the surrounding communities.

Before any rezoning is approved, I respectfully request that the City require comprehensive and publicly available studies addressing:

- **Electrical demand and infrastructure:** The project's anticipated power requirements are significant. Residents deserve to understand what additional electrical infrastructure may be required and whether there could be any direct or indirect impacts on existing utility customers.
- **Water and cooling requirements:** The City should require a complete water-balance and cooling-system analysis demonstrating how the facility will operate during normal conditions, drought conditions, emergencies, and future expansion.
- **Noise and light pollution:** Data centers operate continuously and rely on substantial cooling, electrical, generator, and mechanical equipment. A comprehensive noise study should evaluate impacts at surrounding property

lines and nearby residential communities, including nighttime operations.

- **Emergency and fire-response capability:** The City should determine whether local fire and emergency services have the staffing, equipment, training, water supply, and resources necessary to respond to incidents involving a facility of this scale without negatively affecting emergency coverage for existing residents.
- **Environmental and drainage impacts:** The potential effects on stormwater, drainage systems, nearby waterways, wetlands, wildlife, and surrounding natural resources should be thoroughly evaluated before changing the property's zoning designation.
- **Traffic and construction impacts:** Even if permanent employee traffic is expected to be limited, the City should evaluate the effects of construction traffic, heavy equipment, commercial development, roadway access, and long-term operations on West Midway Road and surrounding infrastructure.
- **Economic benefit to the community:** Residents deserve clear information regarding the expected number of permanent jobs, anticipated salaries, tax revenue, public incentives or tax benefits, and the overall economic benefit Fort Pierce residents can reasonably expect from the project.
- **Future expansion and enforceable protections:** Any commitments concerning noise, water consumption, environmental protection, electrical infrastructure, landscaping, setbacks, emergency preparedness, and other impacts should be legally enforceable conditions of approval rather than voluntary assurances.

Once land is rezoned and a project of this magnitude begins development, many of the consequences may be difficult or impossible to reverse.

For that reason, I respectfully request that the Planning Board **not recommend approval of the Project Neptune rezoning until the necessary engineering, environmental, utility, public-safety, and economic-impact studies have been completed, independently reviewed where appropriate, and made available to the public with sufficient time for meaningful review and comment.**

This objection is not opposition to technology or economic development. It

is a request for responsible planning, transparency, accountability, and protection of the residents who already live and invest in this community.

Please include this email and my objection as part of the official public record for Project Neptune.

Thank you for your consideration.

Respectfully,

Juan Pardo

St. Lucie County Resident

Sent from my iPhone

From: [REDACTED]
To: [Planning Department](#)
Subject: DATA CENTER REJECTION
Date: Thursday, September 17, 2026 4:27:17 PM

City of Fort Pierce

Warning: Sender [REDACTED] is not yet trusted by your organization.
Please be careful before replying or clicking on the URLs.

[This is UNSAFE: Report](#) [This is SPAM: Block](#) [This is SAFE](#)

powered by Graphus®

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

FORMAL OPPOSITION TO THE WILLOW LAKES DATA CENTER REZONING

Re: PZZAM2026-00002 – Willow Lakes Data Center
Property: 10050 W. Midway Road, Fort Pierce, Florida

Dear Members of the Fort Pierce Planning Board and City Commission:

I am writing to formally express my opposition to the proposed rezoning of approximately 174 acres at 10050 W. Midway Road for development of a large-scale data center.

I recognize that Fort Pierce must accommodate responsible economic development and new technology. However, a project of this scale should not be approved until the City has fully evaluated its potential effects on nearby residents, roads, utilities, water resources, the environment, public safety, and the long-term character of the surrounding community.

1. The scale and intensity of the proposed development require careful review.

The proposal would change approximately 174 acres to Light Industrial use for a data center. This is a substantial change in land use and could permanently alter the character of the Midway Road area.

Before approving the rezoning, the City should establish exactly what will be constructed, including the anticipated building size, electrical demand, cooling systems, backup power equipment, generators, substations, fuel storage, transmission infrastructure, lighting, security systems, and operating schedule.

The community should not be asked to approve a major land-use change based on incomplete information about the eventual facility.

2. Electrical infrastructure and costs must be addressed.

Large data centers can require enormous amounts of electricity. Fort Pierce Utilities Authority has publicly discussed the unique infrastructure demands associated with data centers, including the need for substantial electrical capacity and large transformers.

Before this rezoning is approved, the City should require a detailed analysis identifying:

- Expected maximum electrical demand;
- Required substations and transmission infrastructure;
- Who will pay for required utility upgrades;
- Whether existing customers could bear any portion of those costs;
- The effect on local electric reliability;
- Backup generation requirements; and
- The project's long-term electrical expansion potential.

Residents should not be placed in a position where infrastructure costs created by a private, high-energy-use development are shifted onto ordinary utility customers.

3. Water consumption and environmental impacts must be fully disclosed.

Data centers can have significant cooling requirements, although the amount of water used depends heavily on the cooling technology selected.

The City should require the applicant to provide a binding, detailed water-use analysis rather than relying on general statements about proposed technology.

That analysis should address:

- Maximum daily and annual water consumption;
- Source of the water;
- Wastewater generation;
- Cooling technology;
- Emergency and drought conditions;
- Potential effects on groundwater and nearby properties;
- Stormwater management; and
- Any future expansion of the facility.

If the project can operate without substantial water consumption, those commitments should be incorporated into enforceable development conditions.

4. Noise, generators and 24-hour operations require protection for neighboring residents.

A data center is not simply an office building. Cooling equipment, mechanical systems, emergency generators, transformers and other infrastructure can operate continuously.

The City should require a professional noise study covering both daytime and nighttime conditions.

Any approval should establish enforceable limits for:

- Continuous mechanical noise;
- Generator testing;

- Emergency generator operation;
- Construction noise;
- Lighting;
- Equipment located near residential properties; and
- Future expansion.

Residents should not discover after construction that industrial equipment is producing continuous noise that was not adequately evaluated during the rezoning process.

5. Traffic and road safety must be evaluated.

Construction of a large industrial facility can generate substantial construction traffic, heavy trucks and equipment deliveries.

The City should require a comprehensive traffic study addressing both the construction phase and permanent operations.

The study should examine impacts on:

- West Midway Road;
- Nearby intersections;
- I-95 access;
- Emergency response;
- School and residential traffic;
- Heavy trucks;
- Construction worker traffic; and
- Road maintenance.

Any necessary road improvements should be clearly identified and financially assigned before approval.

6. Emergency services and public safety must be considered.

A facility containing major electrical equipment, backup generators, fuel systems and industrial-scale mechanical equipment requires appropriate emergency planning.

The City should obtain specific information from fire-rescue and emergency-management officials regarding:

- Fire suppression;
- Emergency access;
- Hazardous materials;
- Generator fuel;
- Electrical emergencies;
- Evacuation and emergency procedures; and

- The effect on response times and public resources.

The applicant should be responsible for the additional infrastructure and specialized requirements created by the development.

7. The City should protect surrounding property owners and the existing community.

Residents who have invested in homes and property in this area should have confidence that major changes in land use will not unexpectedly diminish their quality of life.

The City should carefully evaluate potential impacts involving noise, lighting, traffic, views, drainage, environmental resources, construction activity and industrial infrastructure.

Approving the rezoning before these issues are resolved could limit the City's ability to protect surrounding residents later.

8. The City should require enforceable conditions—not simply promises.

If the City ultimately considers approval, all significant commitments made by the applicant should be incorporated into legally enforceable development conditions.

Those conditions should address, at minimum:

- Maximum facility size;
- Maximum electrical demand or expansion requirements;
- Water consumption;
- Noise limits;
- Generator operation;
- Lighting;
- Landscaping and buffering;
- Stormwater management;
- Traffic improvements;
- Emergency access;
- Environmental protections;
- Construction hours; and
- Responsibility for infrastructure costs.

These protections should be established before approval rather than negotiated after the project has already received its zoning entitlement.

REQUEST

For these reasons, I respectfully request that the Fort Pierce Planning Board and City Commission **deny the requested rezoning for the Willow Lakes Data Center at this time.**

At a minimum, the City should require complete and independently reviewed studies concerning electrical demand, water use, environmental impacts, traffic, noise, emergency services, stormwater, infrastructure costs and the project's long-term expansion potential

before taking final action.

Fort Pierce can support responsible economic development while also protecting existing residents, property owners, natural resources and the long-term planning interests of the community.

A decision involving approximately 174 acres and a potentially large industrial data center should be based on complete information and enforceable protections—not assumptions about what the project may eventually become.

I respectfully ask the Planning Board and City Commission to give these concerns serious consideration and to protect the interests of Fort Pierce residents when evaluating this rezoning request.

Respectfully,

From: [Bob Antonelli](#)
To: [Planning Department](#)
Subject: Formal Public Comment - Willow Lakes/Project Neptune Data center
Date: Thursday, September 17, 2026 9:51:34 PM

[Some people who received this message don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

To whom it may concern:

Please distribute this correspondence to all members of the Planning Board and include it in the official public record for the Willow Lakes/Project Neptune matter. Please confirm receipt.

Our concerns are.....

1. What are the impacts on the environment including wildlife, natural sound buffers, noise level and air and water quality.
2. What are the impact on electrical and water consumption.
3. What protections will exist for groundwater and electrical grid.
4. What will the impact be on continue economic growth of the area for local residents. The land should be used for development that will support value growth of existing real estate.

We are in support of growth but the growth needs to be focused on the existing investments that individuals have made pertaining to homes and businesses.

Thank you for understanding our concerns. Quality of Life is dependent on the Quality of Area/Environment surrounding the area people choose to call "home". We ask you to please choose another location for the Data Center.

Sincerely,

Bob and Robin
Ft. Pierce Residents

Sent from my iPhone

From: [Matthew Herold](#)
To: [Planning Department](#); [Kevin Freeman](#)
Subject: Objection to Proposed AI Data Center on Midway Road
Date: Friday, September 18, 2026 10:17:02 AM

City of Fort Pierce

Warning: Sender [REDACTED] is not yet trusted by your organization.
Please be careful before replying or clicking on the URLs.

[This is UNSAFE: Report](#)

[This is SPAM: Block](#)

[This is SAFE](#)

powered by Graphus®

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Dear Planning and Zoning Officials,

I am writing to formally express my strong opposition to the proposed AI data center on Midway Road in Fort Pierce.

I have serious concerns about this project's impact on our community, and I respectfully ask Planning and Zoning to reject the proposal.

My concerns include:

- **Traffic and road safety:** A large-scale data center could significantly increase construction and operational traffic on Midway Road and surrounding roads, adding congestion, increasing wear on local infrastructure, and creating potential safety concerns for residents.
- **Noise and quality of life:** Construction, along with the ongoing operation of a large data center and its associated equipment, could introduce noise and other disturbances that would negatively affect nearby residents.
- **Water and utility demands:** Data centers can require substantial amounts of electricity and, depending on their cooling systems, significant water resources. I am concerned about the strain this development could place on Fort Pierce's existing utility infrastructure and resources.
- **Environmental impacts:** I am concerned about the project's potential effects on drainage, groundwater, wetlands, wildlife, air quality, and the surrounding natural environment.
- **Property values:** A large industrial-scale facility in this area could negatively affect the appeal and potentially the property values of surrounding homes.
- **Neighborhood character:** Midway Road and the surrounding area should not be transformed into an industrial-scale technology corridor without carefully considering the long-term consequences for existing residents and our community's character.
- **Long-term impact:** Once a facility of this scale is approved and constructed, its

effects on traffic, utilities, the environment, and neighboring properties will be difficult to reverse. These consequences deserve serious consideration before granting approval.

I believe the concerns of residents who live in and around the affected area should be given substantial consideration. Economic development should not come at the expense of the surrounding community's quality of life, natural resources, infrastructure, and property interests.

For these reasons, I respectfully request that the Planning and Zoning Department recommend rejection of the proposed AI data center on Midway Road and that the project not be approved.

Thank you for taking Fort Pierce residents' concerns seriously and for considering our community's long-term interests.

Sincerely,

A black rectangular redaction box covering the signature of the sender.

From: [Yadisleydy Dominguez](#)
To: [Planning Department](#)
Subject: Project Neptune Rezoning Objection"
Date: Friday, September 18, 2026 5:13:23 PM

City of Fort Pierce

Warning: Sender [REDACTED] is not yet trusted by your organization.
Please be careful before replying or clicking on the URLs.

[This is UNSAFE: Report](#)

[This is SPAM: Block](#)

[This is SAFE](#)

powered by Graphus®

[REDACTED] received this message don't often get email from [REDACTED]. Learn why this is important at [AboutSenderIdentification](#)]

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

We don't want this project
Enviado desde mi iPhone

From: [Brisel Gauthier](#)
To: [Planning Department](#)
Cc: [Kevin Freeman](#)
Subject: Data center rezoning PZZAM2026-00002 please enter into the record
Date: Sunday, September 20, 2026 9:08:06 PM

City of Fort Pierce

Warning: Sender [REDACTED] is not yet trusted by your organization.
Please be careful before replying or clicking on the URLs.

[This is UNSAFE: Report](#)

[This is SPAM: Block](#)

[This is SAFE](#)

powered by Graphus®

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

I do not want a data center here.

I am oppose to rezoning for a data center before the city has written the rules for one, and that they should adopt standards first.

Put our Safety and health first.

Thank you, Brisel Gauthier
PSL resident

From: [Kevin Freeman](#)
To: [Vennis Gilmore](#)
Subject: Fw: FORMAL OPPOSITION TO PROPOSED DATA CENTER
Date: Monday, September 21, 2026 8:42:23 AM

For the file.

Kev Freeman | Planning Director | City of Fort Pierce

From: Dixie Johns <[REDACTED]>
Sent: Thursday, September 17, 2026 1:15 PM
To: Kevin Freeman <[REDACTED]>
Subject: FORMAL OPPOSITION TO PROPOSED DATA CENTER

City of Fort Pierce

Warning: Sender @ [REDACTED] has never sent any emails to your organization.

Please be careful before replying or clicking on the URLs.

[This is UNSAFE: Report](#)

[This is SPAM: Block](#)

[This is SAFE](#)

powered by Graphus®

You don't often get email from [REDACTED]. [Learn why this is important](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Dear Members of the Planning and Zoning Board and City Planning & Zoning Staff ,

I am writing as a resident of Bristol at Wylder to express my opposition to the proposed data center development near our community.

While I understand the importance of economic growth and technological infrastructure, I have significant concerns about the potential impact this project could have on our area. Specifically, I am concerned about:

- Noise generated by cooling systems, backup generators, and ongoing facility operations.
- Increased demand on local utilities, including electricity and water resources.
- Potential impacts on property values and the character of our community.
- Environmental concerns related to land use, stormwater management, and energy consumption.

Our community has been built around a certain quality of life, and many residents chose to live here because of the area's residential character and surrounding environment. I believe this project may fundamentally change the nature of our neighborhood without providing sufficient benefits to those who live here.

I respectfully ask that you carefully consider the concerns of local residents before approving this development. At a minimum, I request a comprehensive review of the project's environmental, infrastructure, and community impacts, along with meaningful opportunities for public input throughout the decision-making process.

Thank you for your time and consideration. I appreciate the opportunity to share my concerns and look forward to learning more about how the interests of our community will be protected.

Sincerely,

Dixie Johns

[REDACTED]

Port St Lucie

[REDACTED]

From: [Kevin Freeman](#)
To: [Vennis Gilmore](#)
Subject: Fw: Rezoning for Data Center
Date: Monday, September 21, 2026 1:00:52 PM

FYI - for the file

Kev Freeman | Planning Director | City of Fort Pierce

Planning Department

Phone: [REDACTED]

100 North U.S. 1 Fort Pierce, FL 34950

From: Belinda A <[REDACTED]>
Sent: Thursday, September 17, 2026 2:25 PM
To: Kevin Freeman <[REDACTED]>
Subject: Rezoning for Data Center

City of Fort Pierce

Warning: Sender [REDACTED] has never sent any emails to your organization. Please be careful before replying or clicking on the URLs.

[This is UNSAFE: Report](#)

[This is SPAM: Block](#)

[This is SAFE](#)

powered by Graphus®

You don't often get email from [REDACTED] [Learn why this is important](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Dear Mr. Freeman,

I hope this email finds you well. I am writing to formally oppose the zone changes being discussed to accommodate the proposed data center off Midway Rd. and I-95.

This is not opposition to technology, economic development, or responsible investment. It is opposition to building a large-scale industrial facility in a location where its potential impacts on neighboring residents, infrastructure, natural resources, and quality of life have not been adequately addressed.

A project of this scale should not be approved based on general assurances that impacts will be "managed" or that the facility will comply with applicable regulations. Residents deserve clear, measurable, and enforceable answers about what this development will mean for the community over the long term.

Several residents in the area have the same valid concerns, and many of the residents who live near the proposed site moved here to escape the noise and congestion of a big city. The thought of a data center being built this close to home is downright upsetting, to say the least. Before the rezoning and any project is considered for approval, the following issues require particular scrutiny:

Noise: A data center operates continuously and requires substantial cooling equipment, fans, chillers, pumps, transformers, and backup generators. The community should have access to an independent acoustical analysis showing projected noise levels at the nearest residences, including nighttime conditions and the simultaneous operation of major equipment. Any approval should establish enforceable nighttime noise limits at residential property lines.

Air quality: The project should disclose the number, size, fuel type, operating limits, and permitted emissions of all backup generators and other combustion equipment. The community should be able to review the applicable air permits and dispersion modeling rather than relying on general statements about emergency-only operation.

Water consumption: The applicant should disclose maximum anticipated water consumption, not simply an average estimate, including water required during the hottest operating conditions. The source of that water and the potential effect on local water resources and infrastructure should be independently evaluated.

Electrical infrastructure: The full project should be evaluated together with any substations, transmission lines, transformers, or other utility infrastructure required to support it. These impacts should not be considered separately from the data center itself.

Stormwater, flooding, and environmental impacts: The application should fully address changes in drainage, impervious surface, wetlands, mature trees, wildlife habitat, and stormwater runoff. Any mitigation should be specific, measurable, and enforceable.

Residential compatibility: The proximity of a large industrial facility to established residential neighborhoods deserves careful consideration. Setbacks, landscaping buffers, lighting, mechanical equipment placement, generator locations, and future expansion should be evaluated based on their actual effects on neighboring properties—not simply whether the minimum zoning requirements are technically satisfied.

Cumulative impacts: The community should not evaluate this project in isolation. Any analysis should consider other existing, approved, or reasonably foreseeable industrial, utility, and data-center development in the surrounding area.

Most importantly, the conditions attached to any approval must be enforceable. Commitments made during presentations or contained in promotional materials are not sufficient. If noise limits, generator operating restrictions, landscaping requirements, stormwater protections, or other safeguards are necessary to protect residents, those protections should be incorporated into legally enforceable conditions with clear monitoring and consequences for noncompliance.

Once an industrial facility of this scale has been approved and constructed, reversing its impacts may be extremely difficult. The appropriate time to address these concerns is **before approval**, when meaningful safeguards can still be established.

I respectfully ask that you deny the rezoning change for the proposed data center. At a minimum, I ask that no approval be granted until the outstanding environmental, infrastructure, noise, air-quality, water-use, stormwater, and residential-impact questions have been independently evaluated and all necessary protections are made legally enforceable.

Responsible development should benefit the community without placing disproportionate and inadequately evaluated burdens on the residents who live closest to it.

Thank you for your consideration and for protecting the long-term interests and quality of life of this community.

Sincerely,

Belinda Arozarena
Wylder Resident



This communication (including any attachments) contains privileged and/or confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this communication immediately and are hereby notified that any disclosure, copying, dissemination, or distribution of this communication, or the taking of any action based on it, is strictly prohibited. If you receive this communication in error, please notify the sender immediately by emailing or calling the sender.