
Fwd: Willow Lakes Data Center, W. Midway Road and I-95, Fort Pierce FL

1 message

Cella Jones <cella.boston@gmail.com>

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To: LWellmeier@deanmead.com

Cc: Congressman Brian Mast <FL18BM.Outreach@mail.house.gov>, PublicRecords@sfwmd.gov, vgilmore@cityoffortpierce.com, kevinkeene1961@gmail.com, "Boisclair, Guy" <gboiscl@sfwmd.gov>, Mark Perry <mperry@floridaocean.org>

Mr. Logan Wellmeier, Attorney
Dean, Mead, Minton & Moore
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[Fort Pierce, FL 34947](#)

Dear Mr. Wellmeier:

I'm writing to obtain information about the proposed Willow Lakes Data Center near W. Midway Road and I-95 in Fort Pierce, Plan Number: PZZAM2026-00002. You are listed as the applicant for a zoning amendment to the parcel, and as a consultant to the owner, Mr. Chad LaBonte.

I have the following questions about the project:

1) DATE/TIME/PLACE OF NEXT REZONING HEARING:

Can you confirm the date, time and place for the next Planning and Zoning board meeting regarding rezoning the Willow Lakes parcel to allow construction of the 174 acre data center? I reviewed the public documents at the Ft Pierce Planning website for the last hearing on September 17, 2026, but the calendar does not show any subsequent meetings of the Technical Review Committee or Planning Board. I would like the opportunity to voice concerns about the project and its rezoning, and to request in advance of the meeting to be added to the agenda in order to do so.

2) DATA REQUIRED FOR EVALUATION OF PROJECT COMPLIANCE WITH COMPREHENSIVE PLAN:

I reviewed the public records, technical reports, permit applications, and correspondence with Fort Pierce Planning Board for alignment with the Comprehensive Plan, but there was not enough information in the application to make that assessment. Until receipt of more complete data, a concurrency review cannot be performed to ensure the proposed project will have no deleterious effect on the delivery of services to the Fort Pierce community.

I also searched the SFWMD portal for a applications on behalf of the project for an Environmental Resource Permit (ERP) or a Water Use Permit (WUP), but found only an application for an informal wetlands determination No. 56-103206-P, SFWMD Application #191218-2506, which was completed. I reached out to SFWMD to find out whether you have submitted ERP or WUP applications, or any pre-application meeting requests, correspondence, or technical material concerning lake water use for cooling at the proposed data center. They said there is no application yet received, and that the first step in the process will be to obtain rezoning from the local authority.

Can you tell me when you will be submitting the following data to the Planning Board to assess whether the proposed zoning amendment is consistent with the Comprehensive Plan? It's impossible to determine effects of the project on water quality, community utility costs, future utility needs, physical infrastructure, the natural environment, adjacent community facilities and the general welfare without knowing the following:

1. Does the planned data center meet the definition of a "large scale data center" with 50 MW/day power use under §373.203?
2. Does the proposed data center cooling system employ evaporative cooling, or is a genuine closed-loop system planned with little significant consumptive water use? Is any groundwater withdrawal being proposed, either directly for charging the cooling system, or indirectly to maintain the lake water level?
3. Does the total volume of water required by the project exceed the 100,000-gallon/day threshold when summing the following categories?
 - a. Potable water requirements (estimated by Nate Kirschner, Boehler Engineering at 45,000 gpd);
 - b. Volume of water needed to initially charge the proposed "closed cooling system";
 - c. Normal makeup-water requirements;
 - e. Evaporation losses (if a conventional cooling system);
 - f. Blowdown/purge requirements, if any;
 - g. Maintenance/drain-down requirements;

- h. Water treatment losses, and environmental impacts from such water treatment and release;
- i. Leakage allowances; and
- j. Emergency/disaster recovery replenishment requirements.

NOTES:

* For items b. through g., the applicant discusses cooling water in the "Estimated Water & Sewer Calculations" by Nate Kirschner, Branch Manager, Bohler Engineering, Project #CTB260013.00, but states zero water is required because it is planned as a closed cooling system. He says: "For purposes of this evaluation, it has been assumed that any process or equipment cooling water required for data center operations will be provided through a closed-loop cooling system utilizing water sourced from the proposed on-site pond. Accordingly, the potable water demand estimates associated with the data center component are limited to domestic water consumption by facility personnel." Incredibly, he failed to include the water required to initially charge the closed cooling system, nor did he consider any recharge requirements due to inevitable water loss from the multitude of flows noted in h. through j..

* Some calculations were provided, but are not based on a sized engineering design:

- Daily water use of the above items was estimated at 22,500 gpd.
- Annual projected water demand, not including missing items b. through j. above, was estimated at 65,000 gpd x 365 = 23,725,000 gpy.
- The Maximum daily demand is identified as 65,000 gpd in the analysis, but it is missing 6 b. through j. as noted above.

* The maximum instantaneous withdrawal requirement is not provided.

3. What is the source of water for each of the above categories, if the project is outside the FPUA service area as noted in the Technical Review?

4. Is reclaimed water required under §373.262 to meet the proposed water use, and has a source and distribution system has been identified that meets the city's land-development standards for current and future users under the Comprehensive Plan?

5. Is a Consumptive / Conditional / Water Use Permit from SFWMD required, and will it take into account the Comprehensive Plan, or conversely, must the Planning Board anticipate the ability of the applicant to obtain such a permit when granting the zoning amendment? If an ERP and/or WUP is required, it must include a water budget for the lake showing inflows, evaporation, withdrawals, and makeup water, as well as projected gallons/day of water withdrawal and gallons/day of consumptive use. Community stakeholders will want to evaluate this data, and present any concerns about potential impacts on the surficial aquifer, nearby wetlands, surface waters, or neighboring wells from the proposed project to SFWMD, who will identify any concerns that require resolution before permitting.

6. What is the DEP permit status? The existing Environmental Assessment by EW Consultants, Inc. dated March 2020 - May 2026 merely identifies existing natural resources, but does not in any way assess the proposed project impact upon these receptors because the project is not yet designed.

7. Will a professional acoustical analysis be performed to develop a Noise Impact Study based on the specific site and facility design? A study by a qualified acoustical engineer will include:

- a. analysis at property-lines and at all sensitive receptors;
- b. identification of maximum allowable decibel levels;
- c. establishment of separate day- and night-time standards;
- d. performance of low-frequency, impulse and tonal noise review of average A-weighted decibel levels;
- e. determination of the effects of a proposed generator testing schedule, with establishment of noise limits including time restrictions (weekday daytime hours), restrictions on simultaneous testing, and requirements for mufflers, enclosures or other mitigations.

8. Are you planning any community outreach for this project, which is likely to generate great public interest?

I would be grateful if you could let me know when you expect to submit any of the above information to the Planning Board to enable assessment of impacts to the Comprehensive Plan and concurrency analysis.

Thank you in advance for your assistance, and please let me know if you have any questions!

Respectfully,

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