Project Tango

COMMUNITY INFORMATION FACT SHEET

The planned data center Project Tango, within the Central Park Commerce Center has generated community interest and questions. This fact sheet was created to provide clear, straightforward information and key facts about the project.



Building Main Entrance



Context/Location Map

Overview

The Central Park Commerce Center is a planned site along Southern Boulevard in western Palm Beach County, next to the FPL West County Energy Center, that has been permitted and approved for industrial and employment uses since 2016. The data center (known as Project Tango in county application documents) would operate within that approved use and serve as part of the region's growing digital infrastructure.

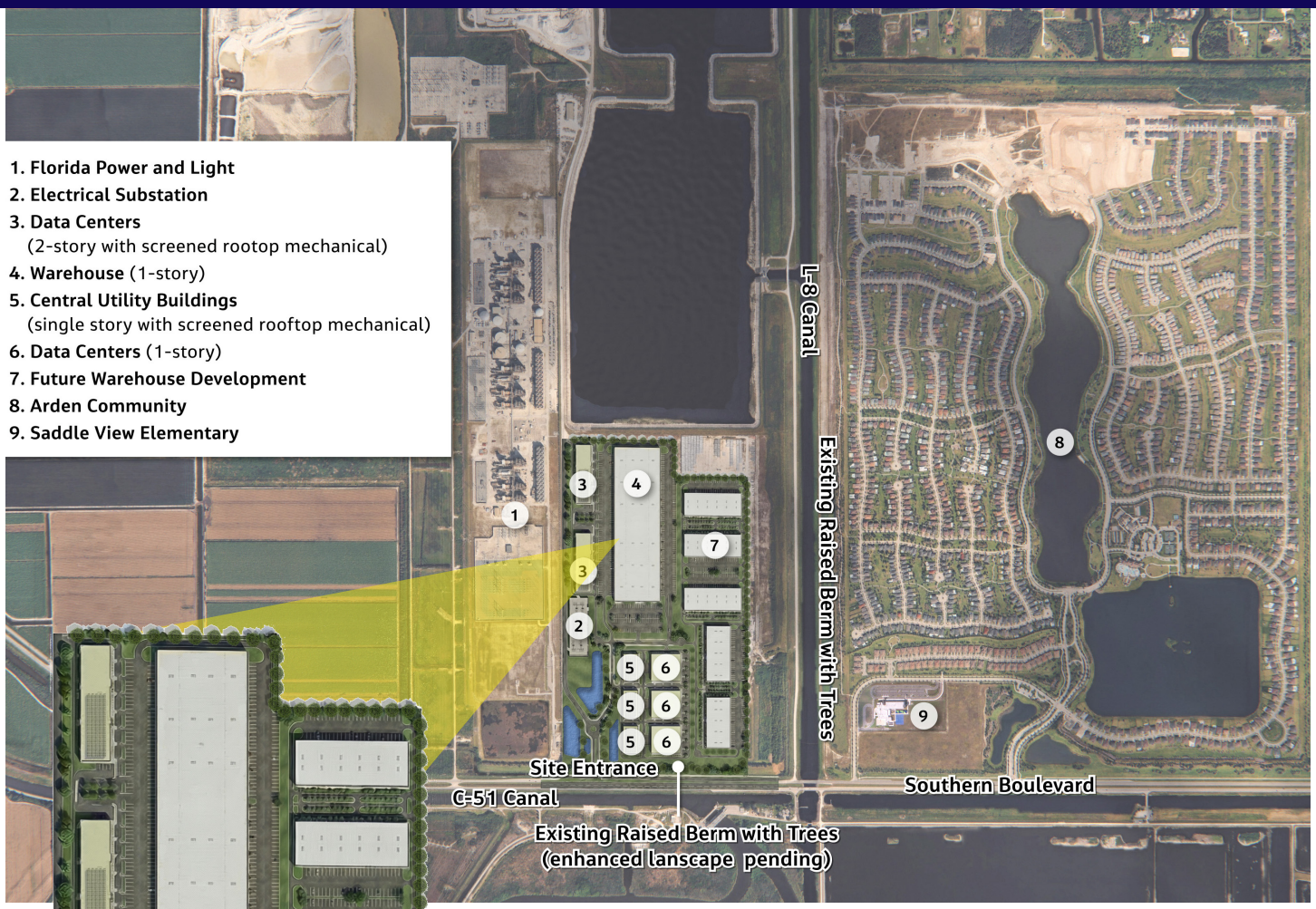
What is a Data Center?

Data centers are technology facilities that store and process digital information, essentially buildings full of computers, along with electrical, security and cooling infrastructure. They support services people rely on every day, including:

- Online banking
- Healthcare systems
- Emergency communications
- Education and remote work
- Security
- Navigation and streaming
- Business operations

They operate mostly indoors and do not involve manufacturing, retail activity, or public access. Design and engineering are underway for the Central Park Commerce Center data center site and buildings to minimize offsite impacts, especially sound.

All development on the site must meet strict county regulations for safety, environmental protection, traffic, sound, and design, including the data center operations.



- The site is separated from nearby homes and Saddle View Elementary School by canals, open space, a wildlife corridor, required setbacks, berms, and landscaped buffers.

- Current site uses: The property is currently being used as a construction staging and storage area for FPL's statewide electrical transmission upgrades. It also includes a concrete plant, an asphalt plant, and contractor storage. These temporary uses would be removed as the Central Park Commerce Center is developed.

Site Plan and Details

- Location: Central Park Commerce Center, along Southern Boulevard

- Total Site Area: Approx. 202.7 acres

- Surrounding Context: The site is located along a major transportation corridor and is adjacent to two regional electrical substations, interstate transmission lines, and Florida Power & Light's (FPL) West County Energy Center, which is a 3,800-megawatt natural gas-fired power generation facility.

Following the public hearing on December 11, 2025, the project team has advanced building engineering and design, commenced a detailed sound study, and is revising the project plans, so that the nearest homes and the school are about 2,000 feet away from the proposed data center buildings - roughly 5½ football fields.



Project Tango

Appearance

From the outside, the data center buildings will resemble modern office or business facilities.

- One to three stories tall
- Neutral colors
- Simple, low-profile design
- Built to blend into the surroundings

Other Data Center Examples

For illustrative purposes only



A rendering of a proposed data center in Westfield, according to Servistar Realties' application from 2021. Image by State House News Service.



A data center building with a brown facade and multiple windows. Photo by Gensler.



A rendering of the Goodman Tsukuba data center campus in Tokyo, Japan. Image by Goodman Group.

Views from Surrounding Areas



View looking west from Arden with Central Park Commerce Center buildings in the background

Visibility of the data center buildings from Arden is expected to be limited due to distance and extensive buffering, including berms, trees, walls, and open space.

- Low-profile buildings set back from surrounding areas
- Berms, trees, and buffers soften views
- Limited visibility from roads, homes, and school
- The distance is approximately 2,000 feet from Arden and Saddle View Elementary.
  That's the equivalent of about 5.5 football fields



Lighting will be carefully controlled:

- Shielded fixtures
- Directed downward
- Designed to minimize light spill at night



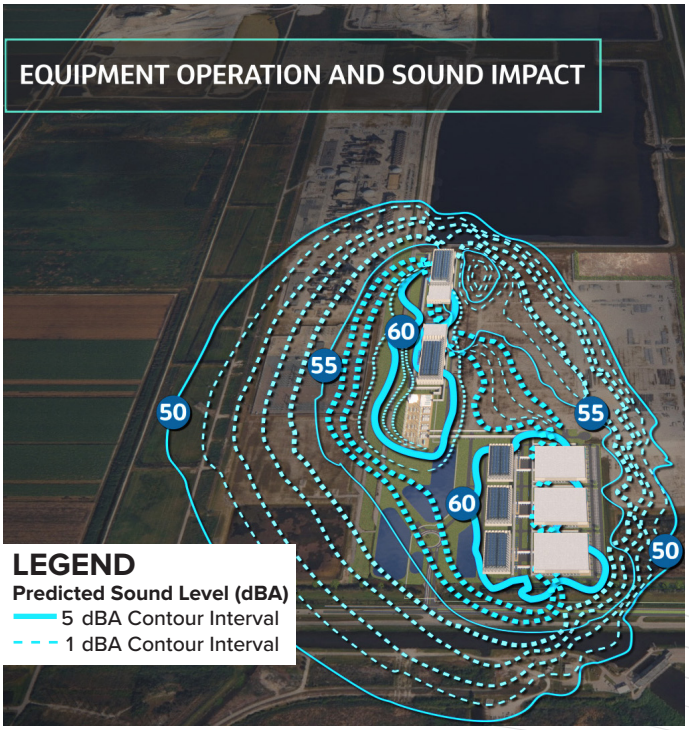
Building Main Entrance

Quiet Operations

The data center equipment will be located inside enclosed buildings, which have been moved west closer to the power plant and farther away from Arden. With setbacks, landscaping, and berms, sound levels at the property line are projected to be at or below 50 decibels, similar to:

- A typical suburban neighborhood
- Distant traffic
- Wind in trees
- Light rainfall

The project would be required to meet Palm Beach County noise standards at all times.



Water Use

The data center will use a closed-loop cooling system that recirculates the same water repeatedly.

- Very little water is used
- No private wells are used
- Water will be provided by the County utility system
- No discharge of cooling water into ponds, canals, or offsite

Annual Water Use

Like many mechanical systems, the closed loop system requires an initial one-time water fill when the system is first commissioned. After startup, the system largely reuses the same water.

Ongoing potable water demand is expected to be limited primarily to normal employee uses such as restrooms and sinks.

Estimated potable water use for the **data center facilities** at full buildout is about **5,000 gallons per day** or 1.825 million gallons annually.

For comparison, the **Arden community** uses about **500,000 gallons per day** or 182.5 million gallons of water annually.

In other words, **Arden uses about 100 times more potable water than the data center.**

Water Use Comparison

PROJECT TANGO DATA CENTER
5,000
gallons a day

ARDEN COMMUNITY
500,000
gallons a day

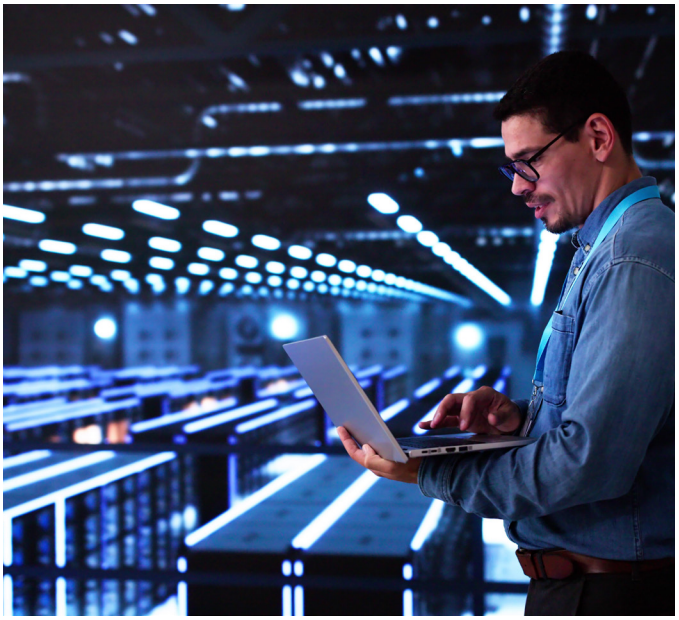
Uses 100X more water than the data center

Power and Energy

Data centers require electricity to operate computer equipment.

Power will be provided by Florida Power & Light under a special large-load rate structure that requires major energy users to fund any needed infrastructure to support their operations and pay for all power to be used.

This structure is designed to protect existing residential and business customers from rate increases related to the project. Any new electric infrastructure needed to serve the Central Park Commerce Center will be 100% funded by the project.



Traffic

Data centers generate very little daily traffic.

Typical operations involve:

- Limited staff
- Occasional service visits
- Infrequent equipment deliveries
- Once operational, the facility is not expected to significantly affect neighborhood traffic.

A new entrance from Southern Boulevard has already been constructed to safely access the site, with additional turning lanes, and a commitment to install a traffic signal once warranted.

Safety and Environmental Protection

Data centers are low-impact industrial uses.
Safety features include:

- Strict building and fire codes
- Advanced fire detection and suppression systems
- Emergency response planning
- Coordination with local first responders
- Controlled access and on-site security

Only small amounts of regulated materials, such as cooling chemicals and lithium batteries may be stored, and these are subject to state and federal safety rules. Data center operations do not produce emissions. Based on the regional substations and electrical infrastructure adjacent to the site, along with the FPL West County Energy Center, and the resulting redundancy, backup power generation is not expected to be needed, but if needed, it will be battery or natural gas.

Stormwater Protection

Engineered systems on site will manage rainwater and runoff for the 100-year storm event.

These systems must meet or exceed County and State requirements and are designed to handle severe storms.



Why This Location Was Identified

The location offers key advantages for a technology facility:

- Proper industrial zoning
- Proximity to major electrical infrastructure
- Access to fiber-optic networks
- Flood-resilient location
- Access to major transportation routes

These factors help ensure reliable operation while minimizing impacts on surrounding communities.



What Could Be Built Here Otherwise

Under current zoning, the property could be developed with other industrial uses, including:

- Manufacturing
- Contractor storage
- Recycling facilities
- Research and development

Additionally, the asphalt plant and concrete plant will be removed for the data center buildings.

Economic and Community Benefits

The Central Park Commerce Center is expected to:

- Expand the local tax base
- Create high-skill, high-wage jobs
- Support additional businesses and services
- Generate long-term public revenue
- Diversify the regional economy

Data centers require fewer public services than many other industrial uses.



What Happens Next

Before construction can begin,the project must complete a detailed review process involving multiple County departments and regulatory agencies.

After approvals are obtained:

- Construction would occur in phases over several years
- Initial construction could begin in approximately 2–3 years
- Operations would begin only after inspections and approvals

Community feedback will continue to inform refinements to the project as plans move forward.

As of 3/16/26

Project Tango

For More Information

For updates, detailed materials, and answers to frequently asked questions visit:
www.CentralParkCommerceCenter.com
We welcome community input and encourage residents to share questions or comments through the website.