



Flagler Beach Community Q&A

Who is DC BLOX?

- DC BLOX is an owner/operator of multi-tenant data centers across the Southeastern US.
- We are based in Atlanta, Georgia and have been in the business since 2014.
- We own and operate data centers in 5 cities across the Southeast, one of which is a cable landing station in Myrtle Beach, SC.
- We have two additional data center facilities currently under construction in Atlanta.
- You can learn more at our website at www.dcblox.com

What is DC BLOX requesting from Flagler Beach?

- DC BLOX is planning to build a cable landing station (CLS) in Town Center in Palm Coast, FL.
- The CLS houses the communications and power equipment to support subsea cables that carry Internet communications traffic to and from international destinations.
- DC BLOX is requesting easements in Veteran's Park and North 11th Avenue to install underground manholes and conduits needed to land subsea fiber cables.
- In the future we will also request permits to place additional conduits and manholes underground in the utility right of way along certain roads in the City.

What is a cable landing station?

- A subsea cable carries Internet traffic under the ocean between continents. At each end of a subsea cable is a "cable landing station." The cable landing station is a specialized data center that houses networking equipment for carrying data to and from the subsea cable, and power equipment to supply power to the cable and the computer systems within the data center.
- Cable landing stations are of global importance. The cables they host are crucial for global connectivity, carrying about 99% of international Internet traffic. This includes everything from content to financial transactions.
- The DC BLOX cable landing station located in Palm Coast will have the capacity to house the infrastructure for 8 subsea cables.

Why was Flagler Beach chosen for this project?

- There is significant population and business growth in the Southeastern US, which is causing an increased need for digital infrastructure and fiber networks to transmit large volumes of data internationally to and from the region.
- Flagler Beach is located between other cable landing stations in Jacksonville and South Florida enabling geographic diversity of cables landing on the Southeast US coast, offering more reliable data transfer.
- Flagler Beach is attractive for subsea cable landing due to favorable seaward characteristics such as limited local commercial fishing, no major shipping lanes, and limited military operations, which all present potential risks to subsea cables.

How much money will DC BLOX pay for the easement?

- DC BLOX will pay \$100,000 per subsea cable that lands in Flagler Beach and terminates into the Palm Coast Cable Landing Station. With a total capacity of 8 cables available, up to \$800,000 would be paid to the city for the easements under Veteran's Park and North 11th Street.
- DC BLOX will pay State sales tax on the equipment used to build the data center, and it will pay real and personal property taxes to Flagler County and the City of Palm Coast on the value of the data center.
- DC BLOX customers who place equipment in the data center will pay State sales tax and personal property taxes to Flagler County and the City of Palm Coast.

What are the benefits to local Flagler Beach residents?

- All payments for the easement go directly to the city for purposes the City Council will determine.
- In addition, DC BLOX, the owner of the cable landing station located in Palm Coast, and its tenants, will contribute significant tax dollars to the county which will subsidize local schools, hospitals, roads, police and other city and county services,
- While there will be an economic gain for cable landing station components the city of Flagler Beach and Flagler County, there will be no costs borne by residents and could potentially lessen the tax burden to local businesses and residents.

What are the regional benefits of subsea cables?

- Construction of the underground fiber and the CLS creates jobs and local tax benefits.
- Subsea cables are typically located near and spur development of regional data centers which offer the infrastructure necessary for tech companies to offer better access to many of the applications we use every day: social media, email and text messaging, streaming video and audio, and more. The closer data centers are to the users of these services, the faster and more reliable those services are to local consumers.

- This project is an investment in Florida's technology infrastructure. Local data centers and high-capacity optical fiber networks are necessary to attract technology-dependent businesses to locate in the area, bringing high-paying jobs and increased tax revenues, with very little burden on local roads and schools.

Will subsea cables coming through Flagler Beach be a security or military risk?

- Subsea cables are designed, installed, and maintained according to rigorous international standards. There are multiple layers of security protocols in place, both physical and cyber, to protect these cables and their landing stations.
- While there are a small number of examples worldwide of bad actors disrupting subsea cable operations, all of them involve cutting the cable somewhere offshore to disrupt communications over the cable. There are no examples of direct cable landing stations or subsea cable landing areas being targets.
- Even if a specific subsea cable is disrupted, it will not impact any local business or home Internet service in the area.
- No increase of law enforcement resources is needed to meet our requirements in the City or County.

Do subsea cables cause damage to the environment or injury to wildlife?

- Subsea cables have no adverse environmental impact. They are made of chemically inactive materials that don't harm the flora and fauna of the ocean.
- Through a study to be performed prior to installation and under consultation of NOAA, the cables will be routed around existing fish and natural animal habitats to ensure they are not disturbed.
- The process for installation involves the placement of conduits well below the beach surface area that emerge ~2000 feet offshore where the cable will be buried 1-2 meters below the sea floor until the ocean reaches acceptable depth.
- The drilling technique to install the conduits in the ground and under the sea floor is horizontal directional drilling, the same technique used to install other utilities such as water lines, power lines, and terrestrial fiber optic cables.
- The installation process is permitted and monitored by the US Army Corps of Engineers and Florida DEP, among other entities.
- Once the installation is complete, the underground cables will be unnoticeable, except for a few manhole covers around the landing sites and in the utility right of way along certain roads toward the CLS.

Will the data center use a lot of power and water?

- The cable landing station is smaller than many of the large data centers you read about in the news. Our total power consumption will likely be less than 15MW at

full build-out, an amount of power that is already supported by the power infrastructure available at the site.

- The cooling technology used at the data center does not require water usage, so our water consumption will be similar to other small businesses in the area.

When will construction begin on the subsea cable project and how long will it take?

- Construction on the cable landing infrastructure is expected to begin November 2025 for the two locations, pending approvals of the permits, and should last 3-5 months. This is a one-time development for each site and will accommodate the underground infrastructure for all 8 cables.
- Only the North side of Veteran's Park will be fenced off and screened during this process. The remainder of the park will be open and there will be no impact to vehicular traffic.
- On 11th Avenue North, part of the road will be blocked off, restricting access to A1A from 11th Avenue North during construction. Access to all homes on 11th Avenue North will be maintained.
- Construction in the utility right of way on the routes back to the CLS may require short-term lane closures in certain locations, which will be approved by permit from local authorities.