VILLAGE OF INDIANTOWN
AGENDA
REGULAR VILLAGE COUNCIL MEETING

June 12, 2025
6:00 PM
15516 SW Osceola Street Suite C. Indiantown, Florida 34956

VILLAGE COUNCIL
CARMINE DIPAOLO, MAYOR
ANGELINA PEREZ, VICE MAYOR
VERNESTINE PALMER, COUNCILMEMBER
PHYLLIS WATERS BROWN, COUNCILMEMBER
KAREN ONSAGER, COUNCILMEMBER

ADMINISTRATION
TARYN KRYZDA, VILLAGE MANAGER
WADE C VOSE ESQ, VILLAGE ATTORNEY
LARHONDA MCBRIDE, VILLAGE CLERK

Civility: Being "civil" is not a restraint on the First Amendment right to speak out, but it is more than just being polite. Civility is stating your opinions and beliefs, without degrading someone else in the process. Civility requires a person to respect other people's opinions and beliefs even if he or she strongly disagrees. It is finding a common ground for dialogue with others. It is being patient, graceful, and having a strong character. That's why we say "Character Counts" in Indiantown. Civility is practiced at all Village meetings.

Special Needs: If anyone attending this meeting requires a reasonable accommodation, please contact LaRhonda McBride, Village Clerk, by telephone at (772) 597-9900 or by email at lmcbride@indiantownfl.gov at least 48 hours in advance.

Quasi-Judicial Hearings: Some of the matters on the Agenda may be "quasi-judicial" in nature. Village Council Members are required to disclose all ex-parte communications regarding these items and are subject to voir dire by any affected party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony.

Appeal of Decision: If a person decides to appeal any decision made by the Village Council with respect to any matter considered at this meeting, he or she will need a record of the proceeding, and for that purpose, may need to ensure that a verbatim record of the proceeding is made, which record includes any testimony and evidence upon which the appeal will be based.

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS, PULLED ITEMS OR OTHER MODIFICATIONS

PROCLAMATIONS, AWARDS AND SPECIAL PRESENTATIONS

PUBLIC COMMENT (3 MINUTES EACH)

-The public is invited to comment for up to 3 minutes ***on any item not on the Agenda.*** *Questions are typically deferred to staff, and if civility is not practiced, the Mayor may rule the person out of order, and may require the person be removed from the meeting.*

COMMITTEE REPORTS

COMMENTS BY VILLAGE COUNCIL MEMBERS

COMMENTS BY VILLAGE MANAGER

1. **APPROVAL OF AGENDA**

2. **APPROVAL OF CONSENT AGENDA**

Approval for Interlocal Agreement with Treasure Coast Regional Planning Council.
Staff recommends that the Village Council approve the attached Interlocal Agreement with the Treasure Coast Regional Planning Council.

Authorization to Provide Notice of Extension of Lease to Beaver EcoWorks - Project 2307 - Model CF21S - Indiantown Sewage Water Treatment
Staff recommends that the Village Council authorize staff to provide formal notice of the Village's exercise of its right to extend the Term of the Lease for the Beaver EcoWorks wastewater trailer through June 30, 2026

Approval of the repair to an Aurora Split case High Service Pump in the amount of $28,731.22 provided by PSI Technology Inc.
Staff recommends Council authorize approval of payment to PSI Technologies Inc.

May 22, 2025, Minutes
Approve

REGULAR AGENDA

3 Approval of Roadway Striping and Marking Project with M&M Asphalt, LLC. d/b/a All County Paving in the amount of $34,824.00.
Staff recommends Council to approve Roadway Striping and Marking Project provided by M&M Asphalt d/b/a All County Paving.

4 APPLICATION NO. PLT-24-079 A REQUEST FOR APPROVAL OF THE SEMINOLE CROSSING PLAT, LOCATED NORTH OF LINCOLN STREET AND EAST OF SW COMMERCE PARK DRIVE, INDIANTOWN, ON PARCELS TOTALING 4.36-ACRES.
Village Staff recommend approval of the Plat application PLT-24-079.
The PZAB unanimously recommended approval at a public hearing held June 5, 2025.
Final action is required of Village Council at a public hearing scheduled June 12, 2025.

5 APPLICATION NO. PD-24-055 A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, TO APPROVE THE "OSCEOLA PINES" FIRST AMENDMENT TO PLANNED UNIT DEVELOPMENT ZONING AGREEMENT" FOR AN APPROXIMATELY 61.04-ACRE +/- PROPERTY LOCATED NORTH OF SW 150TH STREET AND WEST OF SW SHAWNEE AVENUE, INDIANTOWN; AND PROVIDING FOR FINDINGS, CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

Village Staff recommend approval of the PUD application PD-024-055 .

The PZAB unanimously recommended approval at a public hearing held June 5, 2025.
The Village Council are requested to make a final determination at a public hearing scheduled for June 12, 2025.

6 APPLICATION NO. SP-24-055 A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, APPROVING APPLICATION NO. SP-25-055 FOR THE MAJOR SITE PLAN FOR AN APPROXIMATELY 61.04-ACRE +/- RESIDENTIAL DEVELOPMENT COMPRISING OF 158 SINGLE-FAMILY DWELLINGS, LOCATED NORTH OF SW 150TH STREET AND WEST OF SW SHAWNEE AVENUE, INDIANTOWN;AND PROVIDING FOR FINDINGS, CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.
Village Staff recommend approval of the PUD application SP-024-055.
The PZAB unanimously recommended approval at a public hearing June 5, 2025.
The Village Council are required to make a final determination at a scheduled public hearing on June 12, 2025.

7 Waiver Per Sec. 112.313(12), Fla. Stat. of Potential Requirements of Sec. 112.313(3) & (7), Fla. Stat. re: Walton & Hersham Football Academy Facility Use Agreement
Staff recommends that the Village Council approve the waiver per Sec. 112.313(12), Fla. Stat., of the potential application of Sec. 112.313(3) and (7) to Mr. Corey and the Facility Use Agreement with Walton & Hersham Football Academy, and that the Council ratify the Facility Use Agreement.

8 Consideration for Acquisition of Property Located Behind Village Hall
The Council discuss and provide direction to staff.

DISCUSSION ITEMS

PUBLIC COMMENT

-The public is invited to comment for up to 3 minutes ***on any item not on the Agenda.*** *Questions are typically deferred to staff, and if civility is not practiced, the Mayor may rule the person out of order, and may require the person be removed from the meeting.*

ANNOUNCEMENTS

NEXT REGULAR MEETING (ANNOUNCE TIME, DATE AND LOCATION)

ADJOURNMENT

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE:	June 12, 2025
MEETING TYPE:	Regular Village Council Meeting
AGENDA ITEM TITLE:	Approval for Interlocal Agreement with Treasure Coast Regional Planning Council.
SUMMARY OF ITEM:	The Village of Indiantown was awarded a Subgrant from The Department of Transportation's Thriving Communities Program Capacity Building Subgrant Program. Initially, the focus was targeted towards Treasure Coast Regional Planning Council (TCRPC), to assist, research, apply, manage and implement grants. Due to grant time constraints, the focus has been redirected to focus on the creating a survey to obtain public input, provide an economic development analysis, and update the Community Redevelopment Area (CRA) Plan. Staff has coordinated with TCRPC to initiate these tasks prior to signed interlocal due to the tight deadlines.
FISCAL IMAPCT STATEMENT:	The subaward is a total of $90,000. Distribution of these funds are sent in phases. Currently, the Village has received a total of $72,000.00. Remaining funds will be distributed by the end of July, mid- August. Services included in the Interlocal agreement are included within the grand total.
RECOMMENDATION:	Staff recommends that the Village Council approve the attached Interlocal Agreement with the Treasure Coast Regional Planning Council.
PREPARED BY:	Lucia Mendoza DATE: 06/06/25

ATTACHMENTS:
Description
ILA_Indiantown_and_TCRPC_for_CRA_Plan_and_Economic_Analysis_5-23-2025.pdf
VOI_TCP_Attachment_A_scope_and_B_schedule_5.20.25 (1).docx

INTERLOCAL AGREEMENT
BETWEEN THE VILLAGE OF INDIANTOWN AND THE TREASURE COAST REGIONAL PLANNING COUNCIL TO UNDERTAKE PUBLIC OUTREACH ASSISTANCE, AN UPDATE TO THE COMMUNITY REDEVELOPMENT PLAN, AND ECONOMIC ANALYSIS FOR THE VILLAGE OF INDIANTOWN, FLORIDA

This Interlocal Agreement (herein referred to as "Agreement") is entered into this ____ day of _____, 2025 by and between the Village of Indiantown (herein referred to as "VILLAGE") and the Treasure Coast Regional Planning Council (herein referred to as "TCRPC"), each constituting a public agency as defined in Part I of Chapter 163, Florida Statutes. The VILLAGE and TCRPC may sometimes be referred to herein as "Party" or collectively referred to herein as the "Parties."

W I T N E S S E T H:

WHEREAS, Section 163.01, Florida Statutes, known as the "Florida Interlocal Cooperation Act of 1969," authorizes local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities and public agencies on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the need and development of local communities; and

WHEREAS, Part I of Chapter 163, Florida Statutes, permits public agencies as defined therein to enter into interlocal agreements with each other to exercise jointly any power, privilege, or authority which such agencies share in common and which each might exercise separately; and

WHEREAS, the VILLAGE has received funding from the U.S. Department of Transportation's Thriving Communities Program for a Capacity Building Subgrant; and

WHEREAS, the VILLAGE has determined utilization of the TCRPC to assist with public outreach efforts; review and update of the Village's current Community Redevelopment Area Plan; and creation of an economic development analysis to focus on those building blocks that will

guide public decisions related to prioritizing future redevelopment and asset allocation to be in the best interests of the residents and businesses of the Village of Indiantown; and

WHEREAS, the VILLAGE and the TCRPC desire to enter into this Agreement to accomplish the activities identified above.

NOW THEREFORE, in consideration of the mutual covenants, promises and representations herein, the Parties agree as follows:

SECTION 1. PURPOSE

A. The purpose of this Agreement is to memorialize the terms under which the TCRPC will assist the VILLAGE with public outreach, updating the Village's Community Redevelopment Area Plan, and developing an Economic Development Analysis.
B. The VILLAGE and the TCRPC agree to act in a spirit of mutual cooperation and good faith in the implementation of the Agreement and its purpose.

SECTION 2. EFFECTIVE DATE

This Agreement shall become effective upon its approval by the Village Council of the Village of Indiantown and the Executive Director of the Treasure Coast Regional Planning Council, the due execution thereof by the proper officer of the VILLAGE and the TCRPC, and the filing of a certified copy hereof with the Clerk of the Circuit Court of Martin County, Florida.

SECTION 3. GENERAL TERMS AND CONDITIONS

A. The TCRPC shall fully perform the obligations identified in the Scope of Services contained in Attachment "A", attached hereto and fully incorporated herein by reference, of this Agreement to the satisfaction of the VILLGE.
B. This Agreement shall end when the deliverables, as outlined in the Scope of Services in Attachment "A", are complete as identified in the Project Schedule contained in Attachment "B", attached hereto and fully incorporated herein by reference, unless terminated earlier in accordance with Section 5.
C. The VILLAGE and the TCRPC agree to be governed by applicable State and Federal laws, rules, and regulations.

D. Modifications of this Agreement may be requested by either Party. Changes must be mutually agreed upon and are only valid when reduced to writing, duly signed by each Party, and attached to the original Agreement.

E. The VILLAGE agrees to:

1. Assist in the development of documents necessary to complete the public outreach efforts, review and update the Village's current Community Redevelopment Area Plan, and creation of an economic development analysis;
2. Provide all necessary public notice as required by Florida Statutes;
3. Provide venues for any public workshops and meetings; and
4. Process all requests for reimbursement in a timely manner.

SECTION 4. RECORD KEEPING

A. The TCRPC shall retain all records related to this Agreement for a time period consistent with the State of Florida Public Records Retention Schedule, as may be amended from time to time.

B. The TCRPC shall allow access to its records during normal business hours and upon reasonable advance requests of the VILLAGE, its employees and agents.

SECTION 5. TERMINATION

This Agreement may be terminated for convenience by either Party on thirty (30) days written notice, or for cause if either Party fails substantially to perform through no fault of the other and does not commence correction of such nonperformance within five (5) days of written notice and diligently complete the correction thereafter. The VILLAGE shall be obligated to pay the TCRPC for only its work completed up to the date of termination pursuant to this paragraph.

SECTION 6. REMEDIES

No remedy herein conferred upon any Party is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any Party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

SECTION 7. INDEMNIFICATION

Each Party shall assume the legal liability, if any, for its own employees, officials, or agents, in connection with the performance of their official duties under this Agreement. Each Party to this Agreement shall be liable, if at all, only for the negligence of its own employees, officials, or agents that occur within the scope of their official duties. The Parties do not alter, extend, or waive any defense of sovereign immunity to which they may be entitled under the Florida Constitution, Section 768.28, Florida Statutes, or as otherwise provided by law. Nothing in this provision shall be construed as consent by the Parties to be sued, as a waiver of sovereign immunity provided in Section 768.28, Florida Statutes, nor as an increase beyond the sovereign immunity limits provided for in Section 768.28, Florida Statutes, including limits on attorney's fees.

SECTION 8. SEVERABILITY

Should any provision of this Agreement be declared invalid or unenforceable by a court of competent jurisdiction, the same shall be deemed stricken here from and all other terms and conditions of this Agreement shall continue in full force and effect as if such invalid provision had never been made a part of the Agreement.

SECTION 9. ENTIRETY OF AGREEMENT

This Agreement represents the entire understanding between the Parties. This Agreement may be modified and amended only by written instrument executed by the Parties hereto in accordance with Section 3.

SECTION 10. NOTICE AND CONTACT

All notices provided under or pursuant to this Agreement shall be in writing, delivered either by hand, overnight express mail, or by first class, certified mail, return receipt requested, to the representatives identified below at the address set forth below:

For the VILLAGE:
Village Manager
15516 SW Osceola St., Suite B
Indiantown, FL 34956

With a Copy to:
Village Attorney
15516 SW Osceola St., Suite B
Indiantown, FL 34956

For the TCRPC:
Thomas J. Lanahan, Executive Director
Treasure Coast Regional Planning Council
421 SW Camden Avenue
Stuart, FL 34994

SECTION 11. FUNDING/CONSIDERATION

A. This is a fixed fee Agreement based on the Scope of Services as identified in Attachment "A". As consideration for performance of work rendered under this Agreement, the VILAGE agrees to pay the TCRPC a fixed fee of Seventy Two Thousand Dollars and Zero Cents ($72,000.00); including travel, attendance at all required public meetings and workshops, out-of-pocket expenses (printing and reproduction costs), mail, couriers, and other costs related to the services provided, and excluding advertising, promotional, and meeting venue expenses.

B. The satisfactory completion of deliverables by the TCRPC, in accordance with general industry standards and best practices and submission of an invoice to the VILLAGE, shall be considered the TCRPC's request for payment according to the project milestone schedule contained in Attachment "A". The VILLAGE shall pay the TCRPC within thirty (30) days of receipt of an invoice.

SECTION 12. CHOICE OF LAW; VENUE

This Agreement shall be governed by the laws of the State of Florida. Venue for any action arising to enforce the terms of this Agreement shall be in Martin County, Florida.

SECTION 13. ATTORNEY'S FEES

Any costs or expense (including reasonable attorney's fees) associated with the enforcement of the terms and conditions of this Agreement shall be borne by the respective Parties, however, this clause pertains only to the Parties to this Agreement.

SECTION 14. DELEGATION OF DUTY

Nothing contained herein shall deem to authorize the delegation of the constitutional or statutory duties of the officers of the VILLAGE or the TCRPC.

SECTION 15. FILING

This Agreement and any subsequent amendments thereto shall be filed with the Clerk of the Circuit Court of Martin County pursuant to Section 163.01(11), Florida Statutes.

SECTION 16. EQUAL OPPORTUNITY PROVISION

The VILLAGE and the TCRPC agree that no person shall, on the grounds of race, color, ancestry, creed, religion, sex, national origin, political affiliation, disability, age, marital status, family status, pregnancy, sexual orientation, or gender identity be excluded from the benefits of, or be subject to any form of discrimination under, any activity carried out in the performance of the Agreement.

SECTION 17. PUBLIC RECORDS

In performing services pursuant to this Agreement, the TCRPC shall comply with all applicable provisions of Chapter 119, Florida Statutes. As required by Section 119.0701, Florida Statutes, the TCRPC shall:

A. Keep and maintain public records required by the VILLAGE to perform this service.
B. Upon request from the VILLAGE's custodian of public records, provide the VILLAGE with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the TCRPC does not transfer the records to the VILLAGE.
D. Upon completion of the Agreement, transfer, at no cost, to the VILLAGE all public records in possession of the TCRPC or keep and maintain public records required by the VILLAGE to perform the services. If the TCRPC transfers all public records to the VILLAGE upon completion of the Agreement, the TCRPC shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the TCRPC keeps and maintains public records upon completion of the Agreement, the TCRPC shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the VILLAGE, upon request from the VILLAGE's custodian of public records, in a format that is compatible with the information technology systems of the VILLAGE.

IF THE TCRPC HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE TCRPC'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE VILLAGE CLERK LARHONDA MCBRIDE, RECORDS CUSTODIAN FOR THE VILLAGE, AT: (772) 597-8294; LMCBRIDE@INDIANTOWNFL.GOV; 15516 SW OSCEOLA STREET, SUITE B, INDIANTOWN, FL 34956.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date set forth above.

Village of Indiantown

ATTEST:

By: _____
LaRhonda McBride
Village Clerk

By: _____
Honorable Carmine Dipaolo
Mayor, Village of Indiantown

Approved as to form:

By: _____
Wade C. Vose
Village Attorney

Treasure Coast Regional Planning Council

ATTEST:

By: _____
Phyllis Castro
Accounting Manager

By: _____
Thomas J. Lanahan
Executive Director

Approved as to form:

By: _____
Keith W. Davis
General Counsel

ATTACHMENT A
SCOPE OF SERVICES
PUBLIC OUTREACH ASSISTANCE, UPDATE TO COMMUNITY REDEVELOPMENT AREA PLAN, AND ECONOMIC DEVELOPMENT ANALYSIS FOR VILLAGE OF INDIANTOWN'S THRIVING COMMUNITIES PROGRAM CAPACITY BUILDING SUBGRANT

MAY 2025

PROJECT DESCRIPTION

The Village of Indiantown (Village) has requested the Treasure Coast Regional Planning Council (TCRPC) assist with the implementation of a United States Department of Transportation (DOT) Thriving Communities Program (TCP) Capacity Building Subgrant. The intent of this subgrant is to provide professional services for community engagement; an update to the current Community Redevelopment Area Plan; and creation of an economic development analysis to be used in development decisions. Specific tasks TCRPC will assist with include:

- Creating a survey to obtain public input
- Transforming the current Community Redevelopment Area (CRA) plan into a Community Development Plan
- Providing an Economic Development Analysis of the Village's current conditions to guide, plan, and prioritize future development decisions and asset allocation, and serve as a marketing document for commercial development interests

SCOPE OF SERVICES

Task 1: Public Input Survey

Working with Village staff on content and format, TCRPC will develop a public input survey that will be available on the Village's website. The survey will be advertised by the Village through a variety of media forms (e.g., digitally, in newsletters). The survey will be developed using an existing and reputable public survey platform and all results will be consolidated and made available to the Village. The intent of the public input survey is to obtain valuable public input for the update to the CRA Plan and Economic Development Analysis proposed below.

Task 1 Deliverables

Specific deliverables will include:

1. Creation of a public input survey
    a. Consolidation and analysis of survey results
    b. Results will be formatted and included in Project Memorandum

Task 2: Economic Development Analysis

The economic analysis for the Village is intended to focus on those building blocks that will guide public decisions related to prioritizing future redevelopment and asset allocation. This element of

the scope will quantify growth potentials/market demand in the community for market-rate residential, workplace (office/industrial) and supporting commercial/retail uses. This effort will include strategic recommendations for business and investment recruitment and retention and preliminary implementation actions (including both policy and financial incentives for retention of existing viable retail businesses), and recommendations for recruitment of possible business categories, services, and consumer needs.

Special focus will be directed to analyzing the impacts of recent and planned/proposed new industrial, residential and supporting commercial uses.

Task 2 Deliverables

1. Economic Development Analysis

Task 3: Update Community Redevelopment Area (CRA) Plan

The current CRA Plan will be reviewed and updated to reflect the Village's current conditions and be transformed into a Community Development Plan for the Village. Since the Village incorporated in 2017, the CRA previously established by Martin County was extinguished. However, this CRA Plan document contains strategies, a community vision, and implementation plan that can be adapted to create a development plan for the Village moving forward.

Meetings with Village Staff

In order to determine the changed conditions since the last update to the CRA plan in 2012, TCRPC will meet with Village staff to establish current resources, unmet needs, and areas of the plan that will need to be updated.

Creation of Development Plan

Based on Village Staff input, the public survey, and the Economic Analysis, TCRPC will transform the existing CRA Plan into a Community Development Plan. The draft Plan will be provided to the Village Staff for one round of consolidated edits. The necessary changes will be made and a final draft provided for further action by the Village.

Task 3 Deliverables

Specific deliverables will include:

1. Analysis of current conditions, resources, and needs
2. Update of current CRA Plan into a Community Development Plan for the Village

DELIVERABLES:

DELIVERABLE	FORMAT
Public Survey Results	Electronic copies in MS Excel and PDF formats
Updated Community Redevelopment Area Plan	Electronic copies in MS Word & PDF formats
Economic Development Analysis	Electronic copies in PDF formats

FEES AND REIMBURSABLE EXPENSES:

Professional services described in this Scope of Services will be performed for a fixed fee of **$72,000 (Seventy Two Thousand Dollars and Zero Cents)**. The total fee includes travel, out of pocket expenses (printing and reproduction costs), mail, couriers, subconsultant costs, and all other costs related to the professional services.

TCRPC will provide all work and products outlined in the scope above, payable per the schedule below. It does not include advertising costs for any public hearings/workshops, meeting venue costs, meeting refreshments, or promotional materials, which shall be paid directly by the Village.

PROJECT MILESTONE	%	Payment Amount
Execution of Agreement	10	$7,200
Task 1: Public Input Survey	5	$3,800
Task 2: Economic Development Analysis	70	$50,000
Task 3: Update Community Redevelopment Area Plan	15	$11,000
TOTAL	100%	$72,000

ANTICIPATED SCHEDULE:

An anticipated project schedule, contingent upon execution of the Interlocal Agreement in May 2025, is included as Attachment B.

ATTACHMENT B

Public Outreach Assistance, Update to Community Redevelopment Area Plan, and Economic Development Analysis		2025			
		May	June	July	Aug
PROJECT SCHEDULE					
Task 1	Public Input Survey				
Task 2	Economic Development Analysis				
Task 3	Update of CRA Plan				

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE:	June 12, 2025
MEETING TYPE:	Regular Village Council Meeting
AGENDA ITEM TITLE:	Authorization to Provide Notice of Extension of Lease to Beaver EcoWorks - Project 2307 - Model CF21S - Indiantown Sewage Water Treatment
SUMMARY OF ITEM:	In July 2024, the Village entered into a lease with Beaver EcoWorks for a Sewer Water Post-Treatment Trailer, the second Beaver EcoWorks system implemented in the Village's water/wastewater system. The original term of the lease runs through June 30, 2025, and contains an option to purchase the system, with all of the lease payments credited towards the purchase price. The Village and its contractors have been working on ways to fund the purchase of the system with the Village wastewater funds through FDEP, but such efforts have not yet been completed. In anticipation of the potential length of time it would take to accomplish this, the lease agreement includes a unilateral right of the Village to extend the term of the lease through June 30, 2026. Per the terms of the lease, the option to purchase will continue through the extended term, and continued leases during the extended term will be credited toward the purchase price.
FISCAL IMAPCT STATEMENT:	Pursuant to the terms of the Lease Agreement, lease payments will continue to accrue as credits toward the Village's purchase of the system upon the Village's exercise of its purchase option.
RECOMMENDATION:	Staff recommends that the Village Council authorize staff to provide formal notice of the Village's exercise of its right to extend the Term of the Lease for the Beaver EcoWorks wastewater trailer through June 30, 2026
PREPARED BY:	Wade C Vose Esq DATE: 06/06/25

ATTACHMENTS:
Description
VOI - Correspondence to Beaver EcoWorks - Notice of Extension of Term of Lease - 06-13-25.docx
Lease Agreement - Beaver Ecoworks - 07-25-2024 reduced size.pdf

June 13, 2025

Via Certified Mail, U.S. Mail, and Email (ted.a@beaverecoworks.com)
Ted Astolfi
Business Development Manager
Beaver EcoWorks LLC
3275 SW 42nd Ave.
Palm City, Florida 34990

Re: **Notice of Extension of Term of Lease through June 30, 2026**
Lease Agreement - Beaver Project 2307 - Model CF21S
Indiantown Sewage Water Treatment

Dear Ted:

Pursuant to the terms of the Schedule to the above-referenced Lease Agreement, please accept this correspondence as formal notice of the Village of Indiantown's exercise of its right to extend the Term of the Lease through June 30, 2026.

Thank you again for Beaver EcoWorks' continued partnership with the Village in implementing your exciting technology for the benefit of the Village's residents.

Sincerely,

Taryn Kryzda
Village Manager

LEASE AGREEMENT

Beaver Project 2307

Indiantown Sewage Water Treatment

Model CF21S

Beaver Ecoworks Trailer Specifications
Beaver Project 2307

Total Flow rate capacity: 1500 GPM
One Inlet 6" Flanged connection.
One Outlet 6" Flanged connection.
Electric Power requirements: 460V, 3 Phase, 60Hz, 40 Amps.

June 15, 2024
BEAVER ECOWORKS, LLC
3275 SW 42nd Ave., Palm City, FL 34990

EQUIPMENT LEASE AGREEMENT

This Equipment Lease Agreement ("Agreement" or "Lease") is by and between Beaver Ecoworks LLC, a Florida limited liability company located at 3275 SW 42nd Ave, Palm City Florida 34990 ("Lessor"), and the Village of Indiantown, a Florida municipal corporation located at 15516 SW Osceola St., Suite B, Indiantown, Florida 34956 ("Lessee").

NOW THEREFORE, intending to be legally bound, the parties agree as follows:

1. **LEASE**

(a) Lessor hereby agrees to lease to Lessee and Lessee hereby agrees to lease from Lessor, subject to the terms of this Agreement and the Schedule attached hereto, the personal property (together with all attachments, replacements, parts, substitutions, additions, repairs, accessions and accessories, incorporated therein and/or affixed, thereto) (the "Equipment") described in the Schedule.

(b) The Equipment is and shall at all times be and remain the sole and exclusive personal property of Lessor, and notwithstanding any trade-in or down payment by Lessee or on its behalf with respect to the Equipment, Lessee shall have no right, title or interest therein or thereto except as to the use thereof subject to the terms or conditions of this Lease.

2. **TERM AND RENT**

Lessee shall pay as rent for use of the Equipment aggregate rentals equal to the sum of all the monthly rents for the entire term of the Lease as specified on the Schedule. Upon expiration of the term of this Lease, and until return to Lessor of all Equipment leased hereunder, or until any purchase option price is paid, at the option of Lessor, in its sole discretion, this Lease shall remain effective and shall become a month-to-month lease between the parties on the same terms and conditions, and the monthly rent then in effect shall be the rent payable during such month-to-month term under each applicable schedule.

3. **TERMINATION.**

This Agreement may be terminated for cause by either party for cause by giving written notice to the other party not less than 10 days prior to the date of termination; provided, however, that in such event, neither party will be relieved from its rights or obligations of this Agreement through the date of the actual termination. If Lessee exercises this clause the Lessee shall provide a written notice of cause and allow 30 days for Lessor to cure. Notice must be delivered by certified mail, return receipt requested, or in person with proof of delivery.

4. NOTICE

All notices to the parties under this Agreement must be in writing and sent certified mail to:

To Lessee: The Village of Indiantown and the Village Council, Attention: Village Manager, 15516 SW Osceola St., Suite B, Indiantown, Florida 34956;

To Lessor:, Beaver EcoWorks, Attention: Ted Astolfi, Business Development Manager, 3275 SW 42nd Ave., Palm City, Florida 34990.

5. **NO AGENCY**

Lessee acknowledges and agrees that neither the manufacturer, the Supplier, nor any salesman, representative or other agent of the manufacturer or Supplier, is an agent of Lessor. No salesman, representative or agent of the manufacturer or Supplier is authorized to waive or alter any term or condition of this Lease and no representation as to the Equipment or any other matter by the manufacturer or Supplier shall in any way affect Lessee's duty to pay rent and perform its other obligations as set forth in this Lease.

6. **LOSS OR DAMAGE TO EQUIPMENT; INSURANCE**

(a) Risk of Loss

From the date the Lessee takes possession of the Equipment, Lessee hereby assumes and shall bear the entire risk of loss for theft, damage, destruction or other injury to the Equipment from any and every cause whatsoever. **NO SUCH LOSS OR DAMAGE SHALL IMPAIR ANY OBLIGATION OF LESSEE UNDER THIS LEASE WHICH SHALL CONTINUE IN FULL FORCE AND EFFECT.** In the event of damage or loss to the Equipment (or any part thereof) and irrespective of payment from any insurances coverage maintained by Lessee, but applying full credit therefor, Lessee shall at the sole and absolute option and discretion of Lessor, (a) place the Equipment in good repair, condition and working order; or (b) replace the Equipment (or any part thereof) with new equipment direct from the manufacturer at its own cost including shipping and transfer clear title to such replacement equipment to Lessor, whereupon such replacement equipment shall be deemed the Equipment for all purposes.

(b) Insurance

Lessee shall obtain and maintain for the entire term of this Lease, at its own expense (as primary insurance for Lessor and Lessee), property damage and liability insurance and insurance against loss or damage to the Equipment including, without limitation, loss by fire (including so-called extended coverage), theft, collision and such other risks of loss as are customarily insured against on the type of Equipment leased hereunder and by businesses in which Lessee is engaged, in such amounts, in such form and with such insurers as shall be reasonably satisfactory to Lessor as set forth in Exhibit C. Each insurance policy will name Lessee as an insured and Lessor as an additional insured and loss payee thereof as Lessor's interests may appear, shall contain cross-liability endorsements and shall contain a clause requiring the insurer to give Lessor at least 30 days prior written notice of any material alteration in the terms of such policy or of the cancellation thereof. Lessee shall furnish to Lessor a certificate of insurance or other evidence satisfactory to Lessor that such insurance coverage is in effect. Lessee further agrees to give Lessor prompt notice of any damage to, or loss of, the Equipment, or any part thereof; all insurance covering loss or damage to the Equipment shall contain a breach of warranty clause satisfactory to Lessor. In the event Lessee fails to obtain insurance in accordance with this provision, the lessor may, at its option, obtain the insurance or declare Lessee's failure an event of default. In the event that Lessor obtains insurance, it shall be entitled to prompt reimbursement from the Lessee of the costs, including reasonable administrative costs, of doing so.

7. **AFFIRMATIVE COVENANTS**

(a) Maintenance

Lessor shall maintain the Equipment in good repair, condition and working order, and shall furnish any and all parts, mechanisms, and devices required to keep the Equipment in good repair, condition and working order, at the sole cost and expense of Lessee.

(b) Taxes, Fees and Assessments

Lessee shall pay when due or reimburse, and on a net after-tax basis, shall indemnify and defend

Lessor against, all fees, assessments and sales, use, property, excise and other taxes and governmental charges including, without limitation, interest and penalties now and hereafter imposed by any federal, foreign, state or local governmental body or agency upon any Equipment, or the use thereof, exclusive, however, of any taxes based on the net income of Lessor, and assume the risk of liability arising from or pertaining to the delivery, installation, leasing, possession, operation, use, storage, and return of such Equipment. Lessee agrees to file all tax returns and informational statements required by any federal, state and/or local governmental agency and provide evidence of payment to Lessor.

(c) Transportation Charges; Return of Equipment

Lessee shall pay all shipping and delivery charges and other expenses incurred in connection with the Equipment. At the expiration or earlier termination of this Lease, unless Lessee purchases the Equipment or renews this Lease under the Lease, Lessee, at Lessee's risk and expense, shall assemble, prepare for shipment, and immediately return each item of Equipment to Lessor to any location designated by Lessor. The returned Equipment shall be in good condition, repair, and working order, ordinary wear and tear excepted.

(d) Laws, Regulations and Rules

Lessee shall comply with all governmental laws, regulations, requirements and rules, all manufacturer's instructions and warranty requirements, and with the conditions and requirements of all policies of insurance with respect to the Equipment and this Lease.

(e) Marking of Equipment

Lessee shall mark and identify the Equipment with all information and in such manner as Lessor may request from time to time and replace promptly any such markings or identification which are removed, defaced or destroyed; and Lessee shall not permit the name of any person, association or corporation other than Lessor to be placed on the Equipment as a designation that might be interpreted as a claim of ownership or security interest.

(f) Lessor's Access to Equipment

Lessee shall at any and all times during business hours, grant Lessor free access to enter upon the premises wherein the Equipment shall be located or used and permit Lessor to inspect the Equipment.

8. **NEGATIVE COVENANTS OF LESSEE**

(a) No Liens

Lessee shall not create, incur, assume or suffer to exist any mortgage, lien, pledge or other encumbrance or attachment of any kind whatsoever upon, affecting or with respect to the Equipment or this Lease or any of Lessor's interests thereunder.

(b) No Alterations to Equipment; Accessions

Lessee shall not make any changes or alterations in or to the Equipment except as necessary for compliance with any maintenance contract required by this Lease. All repairs, parts, supplies, accessories, equipment, and devices furnished, affixed, or installed to or on the Equipment or any part or unit thereof, shall become the property of Lessor.

(c) Location of Equipment

Lessee shall not part with possession or control of or suffer or allow to pass out of its possession or control, items of Equipment or change the location of the Equipment or any part thereof without the prior written consent of Lessor.

(d) No Assignment or Sublease by Lessee

Lessee shall not assign or in any way dispose of all or any part of its rights or obligations under this lease or enter into any sublease of all or any part of the equipment without the prior written consent of lessor. Any attempted assignment in breach of this provision shall be null and void.

9. **USE OF EQUIPMENT**

So long as no Event of Default shall have occurred, Lessee shall be entitled to possession and use of the Equipment for the term of this Lease in its lawful business in accordance with the provisions of this Lease. The Equipment is, and shall at all times be and remain, personal property notwithstanding that the Equipment or any part thereof may now be, or hereafter become, in any manner affixed or attached to, or imbedded in, or permanently resting upon, real property or any building thereon. If requested by Lessor with respect to any item of the Equipment, Lessee will obtain and deliver to Lessor waivers of interest or liens in recordable form, satisfactory to Lessor, from all persons claiming any interest in the real property on which such item of the Equipment is installed or located.

10. **EVENTS OF DEFAULT**

An Event of Default shall occur hereunder if Lessee:

(a) fails to pay any installment of rent or other payment required hereunder when due and payable, by acceleration or otherwise, and such failure continues for a period of 5 days; or

(b) breaches any representation or warranty contained herein or made any incorrect representation or warranty in any other document furnished to Lessor in connection herewith; or

(c) fails to keep the Equipment insured, or fails to repair or replace any Equipment that suffers any material uninsured damage, loss, theft, or destruction, or fails to pay any amount demanded by Lessor; or

(d) Lessee fails to cure within 30 days after receiving a written notice of cause from Lessor; or

(e) fails to perform or observe any other covenant, condition or agreement to be performed or observed by it hereunder, and such failure or breach shall continue unremedied for a period of 10 calendar days after such failure or breach first occurs; or

(f) without Lessor's consent attempts to remove, sell, transfer, encumber, part with possession, or sublet any item of Equipment or permit a judgment or other claim to become a lien upon any or all of Lessee's assets or upon the Equipment; or

(g) shall (i) be adjudicated insolvent or a bankrupt, or cease, be unable, or admit its inability, to pay its debts as they mature, or make a general assignment for the benefit of, or enter into any composition or arrangement with creditors; (ii) apply for or consent to the appointment of a receiver, trustee or liquidator of it or of a substantial part of its property, or authorize such application or consent, or proceedings seeking such appointment shall be instituted against it without such authorization, consent or application and shall continue undismissed for a period of 60 days; (iii) authorize or file a voluntary petition in bankruptcy or apply for or consent to the application of any bankruptcy, reorganization in bankruptcy, arrangement, readjustment of debt, insolvency, dissolution, moratorium or other similar law of any jurisdiction, or authorize such application or consent; or proceedings to such end shall be instituted against it without such authorization, application or consent and such proceeding instituted against it shall continue undismissed for a period of 60 days; or

11. **REMEDIES**

Upon the occurrence of any Event of Default and at any time thereafter, Lessor may, with or without cancelling this Lease, in its sole discretion, do any one or more of the following:

(a) Upon written notice to Lessee cancel this Lease;

(b) If Lessor decides, in its sole discretion, not to take possession of the Equipment, Lessor continues to be the owner of the Equipment and may, but is not obligated to, dispose of the Equipment by sale or otherwise, all of which determinations may be made by Lessor in its sole discretion and for its own account;

(c) Declare immediately due and payable all sums due and to become due hereunder for the full term of the Lease (including any renewal or purchase options which Lessee has contracted to pay);

(d) Without notice to Lessee, repossess the Equipment wherever found, with or without legal process, and for this purpose Lessor and/or its agents may enter upon any premises of or under the control or jurisdiction of Lessee or any agent of Lessee, without liability for suit, action or other proceeding by Lessee (any damages occasioned by such repossession being hereby expressly waived by lessee) and remove the Equipment therefrom; Lessee further agrees on demand, to assemble the Equipment and make it available to Lessor at a place to be designated by Lessor which is reasonably convenient to Lessor;

(e) In its sole discretion, re-lease or sell any or all of the Equipment at a public or private sale on such terms and notice as Lessor shall deem reasonable (such sale may, at Lessor's sole option, be conducted at Lessee's premises), and recover from Lessee damages;

(f) Exercise any other right or remedy which may be available to it under the Uniform Commercial Code or any other applicable law. Further, the parties agree that irreparable damage would occur if any provision of this Agreement were not performed in accordance with the terms hereof and that the parties shall be entitled to equitable relief, including injunctive relief or specific performance of the terms hereof, in addition to any other remedy to which they are entitled at law or in equity.

12. **WARRANTY**

Lessor shall provide 100% warranty on all parts and equipment for the term of the lease.

13. **NON-CANCELABLE LEASE; OBLIGATIONS UNCONDITIONAL**

The Lease cannot be canceled or terminated except as expressly provided herein. Lessee hereby agrees that Lessee's obligation to pay all rent and any other amounts owing hereunder shall be absolute and unconditional.

14. **MISCELLANEOUS**

(a) Governing Law and Venue

Any and all matters of dispute between the parties to this lease, whether arising from the lease itself or arising from alleged extra contractual facts prior to, during or subsequent to the formation of the lease, shall be governed by, construed and enforced in accordance with the laws of the State of Florida. Lessee agrees to submit to the jurisdiction of the state and/or federal courts in the State of Florida, the County of Martin.

(b) Attorney's Fees

Lessee shall reimburse Lessor for all charges, costs, expenses and attorneys' fees incurred by Lessor: (a) in defending or protecting its interests in the Equipment; (b) in the execution, delivery, administration, amendment and enforcement of this Lease or the collection of any installment of rent under this Lease; and (c) in any lawsuit or other legal proceeding to which this Lease gives rise, including, but not limited to, actions in tort.

(c) Assignment by Lessor

Lessor may not assign or transfer this Lease or any Schedule or Lessor's interest in the Equipment

without notice to Lessee. Any assignee of Lessor shall have all of the rights, but none of the obligations, of Lessor under this Lease and Lessee agrees that it will not assert against any assignee of Lessor any defense, counterclaim or offset that Lessee may have against Lessor and that upon notice of such assignment or transfer, it will pay all rent and other sums due under this Lease to such assignee or transferee. Lessee acknowledges that any assignment or transfer by Lessor shall not materially change Lessee's duties or obligations under this Lease nor materially increase the burdens or risks imposed on Lessee.

(d) Waiver

Lessor's failure at any time to require strict performance by Lessee of any of the provisions hereof shall not waive or diminish Lessor's right thereafter to demand strict compliance therewith or with any other provision. Waiver of any default shall not waive any other default.

(e) Provisions Severable

Any provision of this Lease which is unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective only to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof and any such prohibition or unenforceability in any jurisdiction shall not invalidate or render unenforceable such provision in any other jurisdiction. The captions in this Lease are for convenience only and shall not define or limit any of the terms hereof.

15. **SURVIVAL OF LESSEE'S COVENANTS, INDEMNITIES, REPRESENTATIONS AND WARRANTIES**

All representations, warranties, covenants and indemnities of Lessee made or agreed to in this Lease and any certificates delivered in connection herewith shall survive the expiration, termination or cancellation of this Lease for any reason for a period of ten years.

16. **ENTIRE AGREEMENT; NO ORAL MODIFICATION; NEGATION OF TRADE USAGE AND COURSE OF DEALING, DEPENDENT/MATERIAL TERMS**

This Lease constitutes the entire, final, complete, and fully integrated understanding or agreement between Lessor and Lessee and there is no understanding or agreement, oral or written, which is not set forth herein. This Lease may not be supplement, explained, or interpreted by any evidence of trade usage or course of dealing.

This Lease may not be amended except by a writing signed by Lessor and Lessee and shall be binding upon and inure to the benefit of the parties hereto, their permitted successors and assigns.

Except where stated otherwise specifically as to any particular term set forth herein, all terms, conditions, duties and obligations of this Lease are and must be treated as both material and dependent for all purposes, including specifically for purposes of applying Florida's "prior breach" doctrine. A breach of any such provision shall be deemed to go the essence of this Lease and would destroy the whole consideration and purpose of this Lease.

This Lease may be executed in any number of counterparts and by different parties on separate counterparts, each of which, when executed and delivered, shall be deemed to be an original, and all of which, when taken together, shall constitute but one and the same Lease. Counterparts may be delivered via facsimile, electronic mail (including pdf or any electronic signature complying with the U.S. federal ESIGN Act of 2000, the Uniform Electronic Transactions Act or other applicable law, e.g., www.docusign.com) or other transmission method and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes.

17. **FORCE MAJEURE.**

Notwithstanding any provisions of this Agreement to the contrary, the parties will not be held liable if failure or delay in the performance of this Agreement arises from fires, floods, strikes, embargos, acts of the public enemy, unusually severe weather, outbreak of war, restraint of government, riots, civil commotion, force majeure, act of God, or for any other cause of the same character which is unavoidable through the exercise of due care and beyond the control of the parties.

18. **WAIVER.**
The indulgence of either party with regard to any breach or failure to perform any provision of this Agreement does not constitute a waiver of the provision or any portion of this Agreement, either at the time the breach or failure occurs or at any time throughout the term of this Agreement. The review of, approval of, or payment for any of Lessor's work product, services, or materials does not operate as a waiver, and should not be construed as a waiver, of any of the Lessee's rights under this Agreement, or of any cause of action the Lessee may have arising out of the performance of this Agreement.

19. **HEADINGS**.
All headings in this Agreement are for convenience only and are not to be used in any judicial construction or interpretation of this Agreement or any paragraph.

20. **CONSTRUCTION.**
If any provision of this Agreement becomes subject to judicial interpretation, the court interpreting or considering such provision should not apply the presumption or rule of construction that the terms of this Agreement be more strictly construed against the party which itself or through its counsel or other agent prepared it. All parties hereto have participated in the preparation of the final form of this Agreement through review by their respective counsel, if any, or the negotiation of specific language, or both, and, therefore, the application of such presumption or rule of construction would be inappropriate and contrary to the intent of the parties.

21. **COMPLIANCE/CONSISTENCY WITH SCRUTINIZED COMPANIES PROVISIONS OF FLORIDA STATUTES.**
Section 287.135(2)(a), Florida Statutes, prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of any amount if, at the time of contracting or renewal, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to section 215.4725, Florida Statutes, or is engaged in a boycott of Israel. Section 287.135(2)(b), Florida Statutes, further prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services over one million dollars ($1,000,000) if, at the time of contracting or renewal, the company is on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, both created pursuant to section 215.473, Florida Statutes, or the company is engaged in business operations in Cuba or Syria. Lessor hereby certifies that Lessor is not listed on any of the following: (i) the Scrutinized Companies that Boycott Israel List, (ii) Scrutinized Companies with Activities in Sudan List, or (iii) the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. Lessor further hereby certifies that Lessor is not engaged in a boycott of Israel or engaged in business operations in Cuba or Syria. Lessor understands that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject Lessor to civil penalties, attorney's fees, and/or costs. Lessor further understands that any contract with Lessee for goods or services of any amount may be terminated at the option of Lessee if Lessor (i) is found to have submitted a false certification, (ii) has been placed on the Scrutinized Companies that Boycott Israel List, or (iii) is engaged in a boycott of Israel. And, in addition to the foregoing, if the amount of the contract is one million dollars ($1,000,000) or more, the contract may be terminated at the option of Lessee if the company is found to have submitted a false certification, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria.

22. **NON-APPROPRIATION.**

Lessee's performance and obligation to pay under this Agreement is contingent upon an appropriation during the Lessee's annual budget approval process. If funds are not appropriated for a fiscal year, then the Lessor shall be notified as soon as is practical by memorandum from the Lessee Manager or designee that funds have not been appropriated for continuation of the Agreement, and the Agreement shall expire at the end of the fiscal year for which funding has been appropriated. The termination of the Agreement at fiscal year-end shall be without penalty or expense to the Lessee subject to the Lessee paying all invoices for services rendered during the period the Agreement was funded by appropriations.

23. **SOVEREIGN IMMUNITY.**

Nothing in this Agreement extends, or will be construed to extend, the Lessee's liability beyond that provided in section 768.28, Florida Statutes. Nothing in this Agreement is a consent, or will be construed as consent, by the LESSEE to be sued by third parties in any matter arising out of this Agreement.

24. **COMPLIANCE/CONSISTENCY WITH SECTION 768.28, FLA. STAT.**

Any indemnification or agreement to defend or hold harmless by Lessee specified in the Agreement shall not be construed as a waiver of Lessee's sovereign immunity and shall be limited to such indemnification and liability limits consistent with the requirements of Section 768.28, Fla. Stat. and subject to the procedural requirements set forth therein. Any other purported indemnification by Lessee in the Agreement in derogation hereof shall be void and of no force or effect.

25. **PAYMENT.**

The Lessee shall pay Lessor in accordance with the Lessee's finance policy and Florida law.

26. **TAXES.**

The Lessee shall not be liable for any taxes and assessments imposed by a federal, state or local governmental agency, to the extent that the Lessee is exempt from same by Florida law, including but not limited to any sales or use tax.

27. **PUBLIC ENTITIES CRIME OR CONVICTED VENDOR LIST.**

Lessor agrees and assumes a continuous duty to disclose to the Lessee if the Lessor or any of its affiliates as defined by Section 287.133(1)(a), Florida Statutes are placed on the Convicted Vendor List or the Antitrust Violator Vendor List maintained by the Florida Department of Management Services.

28. **COMPLIANCE WITH LAWS.**

In providing the Scope of Services, Lessor must comply with all federal, state, and local laws, statutes, ordinances, rules, and regulations pertaining to or regulating the provision of such services, including those now in effect and hereafter adopted.

Signature Page to Follow

BY EXECUTION HEREOF, THE SIGNER CERTIFIES HE HAS READ THIS ENTIRE LEASE, THAT LESSOR OR ITS REPRESENTATIVES HAVE MADE NO AGREEMENTS OR REPRESENTATIONS EXCEPT AS SET FORTH HEREIN AND THAT HE IS DULY AUTHORIZED TO EXECUTE THIS LEASE ON BEHALF OF LESSEE.

VILLAGE OF INDIANTOWN, a Florida municipal corporation

Susan Gibbs Thomas
SUSAN GIBBS THOMAS
MAYOR

ATTEST:

LaRhonda McBride
LARHONDA MCBRIDE, LESSEE CLERK

Date signed by Village: July 25, 2024

(Seal)



BEAVER ECOWORKS LLC, a Florida limited liability company

Printed name: Sanjeev Jathete
Title: CTO
Date: July 25th 2024.

ATTEST:

Printed name: Ted Astolfi
Title: Dir. Business Devl.-Privy
Date: 7/25/24

Schedule

Lease. All terms used herein shall have the same meaning as set forth in the Lease. The items of Equipment described on Exhibit A, attached hereto and incorporated herein by this reference, are hereby leased on the terms specified herein and in the Lease which by this reference are incorporated in this Schedule.

Term and Commencement Date

The term of this Lease shall commence on July 1, 2024 and expire on June 30, 2025 ("Term"). Lessee may, at its sole discretion, extend the Term for one additional year through June 30, 2026. The Lease is non terminable, and Rent shall commence on July 1, 2024 as set forth below. At the sole option of Lessor, all Rent shall be paid in immediately available funds. All rent shall be free of claims, demands or setoffs Lessee may have against Lessor or any Assignee.

Rent. Lessee shall pay Rent to Lessor for the Equipment at a rate set forth as follows: Lessee shall pay the Lessor a discounted monthly rental fee of $22,185 per month on the 3rd day of each month for a term of the 12 months July – June a total 12 month rent of $266,220.

Option and Credit: During the Term of the Lease including any extensions, Lessee shall have the option to purchase the Equipment ("Option") pursuant to the terms of a purchase and sale agreement (in a form substantially similar to the prior purchase and sale agreement between the parties) for $819,000 ("Purchase Price") less any credits described herein. If the Lessee exercises this Option, Lessor agrees to apply 100% of the rental fee paid by Lessee during the Term of the Lease towards the Purchase Price. The Option shall expire at the end of the Term of the Lease including any extensions.

Security Deposit. A security deposit of $50,000.00 is due upon signing this Lease. The security deposit shall be refunded to the Lessee within 30 days of the end of the Term, subject to inspection and any deductions for damage to the Equipment or unpaid rent.

Return of Equipment. If no purchase agreement is executed and funded or no new long-term lease agreement is executed prior to the expiration of the Term of the Lease, the Lessee shall make the Equipment available at its location for pickup by Lessor in the same condition as received, normal wear and tear excepted, on or before July 15, 2025.

Lease: 1100 GPM BEW 2307 Sewage Cleaning System (1,584,000 Gallons per day)

List Price for Lease:	$ 22,750			
			10%	Discount for purchase of Drinking Water Unit
Discount:	$ 2,275			
	$ 20,475			
Maintenance and Service:		$1,900		
			10%	Discount for purchase of Drinking Water Unit
Discount:	$ 190			
	$ 1,710			
Total BEW2307/Service:	$ 24,650			
			10%	Discount for purchase of Drinking Water Unit
Discount:	$ 2,465			
	$ 22,185			

Exhibit A to Schedule of Leased Equipment

The Lease Schedule referenced above is incorporated herein by this reference. All terms used herein which are defined in the Lease shall have the same meaning herein. The equipment leased pursuant to the terms of the agreement are:

- Type of Equipment: Beaver Trailer-Based Sewage Water Treatment Model CF21S ("Equipment").
- Make and Model: See Attached Title and Registration. Dual Axle trailer housing Sewer Water Treatment equipment with electronic control panel, rated for 1500 Gallons per min processing rate.
- Serial Number: 2307
- Capacity: 1500 Gallons per min. (2,160,000 GPD)

The Equipment shall be located at the Village of Indiantown Sewer Water Treatment Plant, 14843 SW 168th Ave., Indiantown, FL 34956 (27°01'32.4"N, 80°28'51.5"W)

The Buyer shall use the Equipment solely for the purpose of water treatment as described by the Lessor. All other uses are strictly prohibited.

Florida Trailer Registration to Unit 2307
Model CF21S

CO/AGY 32 / 1 T# 1890968015
B# 2452739

FLORIDA TRAILER REGISTRATION

PLATE **20EBMY** DECAL **18836325** Expires **Midnight Sun 6/30/2024**

YR/MK	**2023/RORU**	BODY	**TL**	COLOR	**WHI**	Reg. Tax	54.89	Class Code	53
VIN	**1Z9BV1627PF147170**			TITLE	**152918114**	Init. Reg.		Tax Months	7
Plate Type	**RGS**	NET WT	**2675**			County Fee	2.50	Back Tax Mos	
						Mail Fee		Credit Class	
DL/FEID	-					Sales Tax		Credit Months	
Date Issued	**11/28/2023**	Plate Issued	**11/28/2023**			Voluntary Fees			
						Grand Total	57.39		

BEAVER ECOWORKS, LLC.
3275 SW 42ND AVE.
PALM CITY, FL 34990

IMPORTANT INFORMATION

1. The Florida license plate must remain with the registrant upon sale of vehicle.
2. The registration must be delivered to a Tax Collector or Tag Agent for transfer to a replacement vehicle.
3. Your registration must be updated to your new address within 30 days of moving.
4. Registration renewals are the responsibility of the registrant and shall occur during the 30-day period prior to the expiration date shown on this registration. Renewal notices are provided as a courtesy and are not required for renewal purposes.
5. I understand that my driver license and registrations will be suspended immediately if the insurer denies the insurance information submitted for this registration.

2307

RGS - SUNSHINE STATE PLATE ISSUED X

Indiantown Sewage Water Treatment Project

Model CF21S

Beaver Ecoworks Trailer Specifications

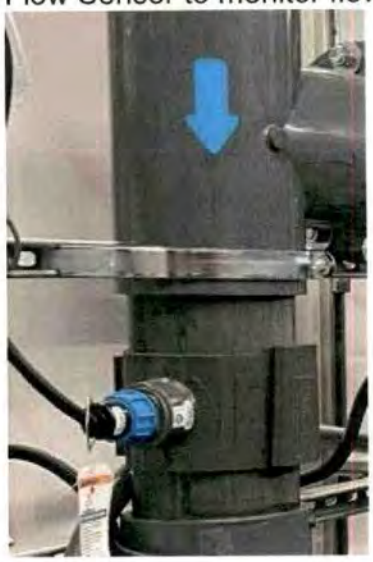
Beaver Project 2307

Total Flow rate capacity: 1500 GPM
One Inlet 6" Flanged connections
One Outlet 6" Flanged connection.
Electric Power requirements: 460V, 3 Phase, 60Hz, 40 Amps.

Sr. No.	Item	Description	Qty
1	Effluent Pumps, 15HP Each, 25PSI discharge pressure with 10 ft suction lift. 	Three (3) pumps are connected to common suction and discharge manifold and controlled independently. All pumps are connected to Variable Frequency drives to operate and control pumps efficiently.	3
2	6" Magnetic Flow Meter. 	Electronic flow meter to record the instantaneous flow and total flow.	1

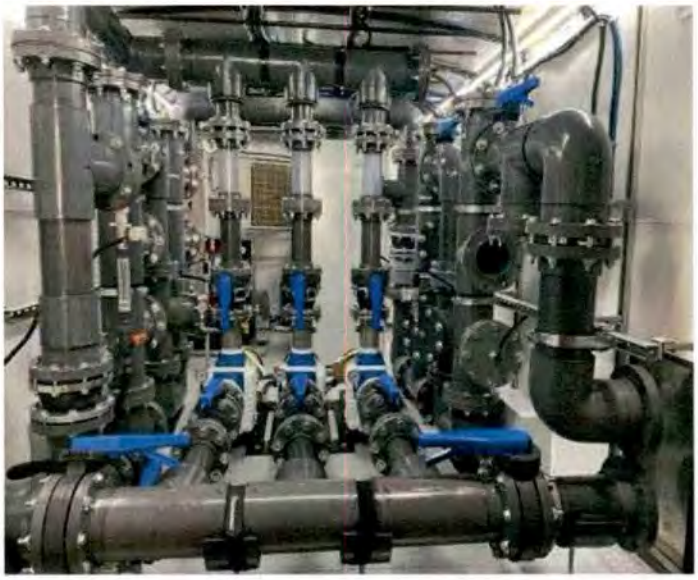
3	Twin Axle Trailer with rated load capacity of 10,000 lbs. total. 	The trailer is modified and thermal insulated.	1
4	Beaver's Proprietary Electro-Oxidation reactors 	6ft Tall, 6" pipe inlet and outlet, housing electrode assembly connected to power supply. Each reactor connected to 4KW power supply capable inducing 200Amps @ 24VDC into the reactor.	4

5	Beaver's Ultrafine Bubble units. 	4 Ultrafine Bubble system installed at strategic location in the piping system. Each rated for up to 1.5 CFM air to generate Ultrafine bubbles	4
6	Ultrafine Bubble Pneumatic Control 	To control flow (Volume) of the gas (air) precisely for each Ultra fine bubble unit.	1 set

7	Flow Sensor to monitor flow of the process. 	Flow sensor with signal in Pulse	1
8	Air Compressor, 7.5 HP, 25CFM. Rotary Screw. 	Power 460V, 3 Phase, 60Hz.	1

9	Air Tank 	Capacity 40 Gallons, Stainless Steel, 12" Diameter with two pressure relief valves.	1
10	Main Control Panel 	Fully Automatic, temperature-controlled panel with four power supplies, PLC, HMI Screen for control logic, with data relay.	1

11	2 Ton Air Conditioner 	To control the temperature of the Control Panel.	1
12	Main Power Disconnect. 	To connect electric power to the trailer-based process. Also used as an emergency stop.	1

13	Piping System with valves. Complete process piping is built with PVC sch.80 piping system. 		

PSI Technologies Inc

Sales Offices

Ft Lauderdale (954) 952-6378 | Palm Beach (305) 998-1371 | Orlando (407) 451-4000 | Tampa (904) 580-2060 | Jacksonville (904) 588-2132

Quote No
Q7202

BILL TO
Utilities Dir Patrick Nolan Village of Indiantown - Water Utilities Department 15851 SW Farm Road Indiantown, FL 34956

SHIP TO
Utilities Dir Patrick Nolan Village of Indiantown - Water Utilities Department 15851 SW Farm Road Indiantown, FL 34956 pnolan@indiantownfl.gov, kjoy@indiantownfl.gov 772-597-2201

Date Prepared	Date Expires	Terms	Prepared By	Sales Rep
6/2/2025	7/2/2025	Net 30	Ray Gretzinger (ray@psi-techinc.com)	Tom Kalinski

Item	Description	Qty	Unit Price	Amount
R03932	Indiantown Aurora Pump Skid Size 4 x 5 x 108 Serial # 21-2611122-2 Repair of WEG Motor and Aurora Splitcase consisting of: Tear down and inspect all parts. Replace bearings and fan on motor. Replace complete rotating assembly. New pump shaft, impeller, bearings, seals. Install new gaskets. Re-assemble, install coupling and connect to motor, laser alignment and test run. Once customer installs skid, we will come out to laser align the unit.	1	$28,731.22	$28,731.22
			Subtotal	$28,731.22
			Tax	$0.00
			Total	**$28,731.22**

Shipping: Pre-Paid

Estimate Accepted By:_____ Printed Name:_____

Date:_____ PO#: _____

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: June 12, 2025

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: May 22, 2025, Minutes

SUMMARY OF ITEM: May 22, 2025, Minutes

FISCAL IMAPCT STATEMENT: NA

RECOMMENDATION: Approve

PREPARED BY: LaRhonda McBride DATE: 06/06/25

ATTACHMENTS:
Description
250522 Regular Village Council Meeting - lm.docx

VILLAGE OF INDIANTOWN
REGULAR VILLAGE COUNCIL MEETING MINUTES
May 22, 2025
6:00 PM

15516 SW Osceola Street, Suite C
Indiantown, FL 34956

CALL TO ORDER: 6:02 p.m.

ROLL CALL: LaRhonda McBride, Village Clerk

PRESENT: Mayor Carmine Dipaolo, Vice Mayor Angelina Perez, Council Member Vernestine Williams Palmer, Council Member Phyllis Waters Brown, and Council Member Karen Onsager. *Staff:* Village Manager Taryn Kryzda, Village Attorney Wade C. Vose, Parks & Recreation Director Deborah Resos, Parks & Recreation Supervisor Brian Green, Village Clerk LaRhonda McBride, and Administrative Assistant Renae Cherry.

INVOCATION: Anthony Zwiener

PLEDGE OF ALLEGIANCE: Mayor Dipaolo led the Pledge of Allegiance.

ADDITIONS, DELETIONS, PULLED ITEMS OR OTHER MODIFICATIONS:

Village Clerk McBride stated that Staff was requesting Consent for Skyfarm Strategic Capital, LLC to sell 40 Additional Water and Wastewater ERCs to Terra Lago to be added as Item #5 to the Regular Agenda.

PROCLAMATIONS, AWARDS AND SPECIAL PRESENTATIONS:

1. Proclamation for Code Enforcement Officer Appreciation Week

   Village Clerk McBride read the proclamation in honor of Code Enforcement Officer Appreciation Week.

   Village Manager Kryzda accepted the proclamation on behalf of the Village's code enforcement officers.

2. Presentation on Strategic Retreat with Village Council on March 29, 2025

Ike Crumpler presented a review of the items discussed during the Village Council's Strategic Planning Retreat.

Council Member Onsager thanked Mr. Crumpler for his presentation and spoke regarding the benefits of holding strategic planning sessions.

PUBLIC COMMENT:

Laurie Betcher, founder of Paws Fur Recovery Dog Rescue, stated that the shelter is in need of volunteers and can provide volunteer hours to students, and that she hopes to get more involved with the community.

Vice Mayor suggested that local high school students could do a service project to fundraise for the shelter.

Ms. Betcher offered to visit the school and speak to the students.

COMMENTS BY VILLAGE COUNCIL MEMBERS:

Vice Mayor Perez congratulated South Fork High School's Class of 2025 and requested an update on Sedron Technologies.

Village Manager Kryzda reported that Martin County had an RFP selection committee meeting on May 21, 2025, in which Sedron participated. She stated that Sedron was getting its permits in order and was negotiating a possible site change that had yet to be finalized. She added that if the site were to move, it would still be within the Village.

Council Member Waters Brown announced that volunteers are needed for the upcoming Community Clean-Up in Booker Park on Saturday, May 24, 2025, starting at 6:30 a.m, and that the organizers would sign off on community service hours for volunteers. She advised that residents in Booker Park could put unwanted items at the curb to be disposed of. Also available would be a HAZMAT truck and a dumpster for tire disposal. She thanked the Village's Code Compliance Officers for helping to move trash out to the street.

Council Member Williams Palmer had no comments.

Council Member Onsager had no comments.

Mayor Dipaolo had no comments.

COMMITTEE REPORTS: None.

COMMENTS BY VILLAGE MANAGER:

Village Manager Kryzda announced an upcoming annual hurricane preparedness expo on June 3, 2025, at 12:00 p.m. at the Kane Center Council on Aging located at 900 Salerno Road in Stuart. She stated that emergency management representatives had visited Indiantown on Monday, May 19, 2025, for an emergency preparedness information session regarding the Martin Alert system, but no one from the public attended. She stated that she was gathering information on how to make this system more specific to Indiantown and would report back.

APPROVAL OF AGENDA:

Motion was made to approve the Agenda, as amended as follows, by Council Member Waters Brown

Motion was duly seconded by Council Member Onsager and approved unanimously.

CONSENT AGENDA:

Motion was made to approve the Consent Agenda by Council Member Williams Palmer. Motion was duly seconded by Council Member Waters Brown and approved unanimously.

3. Approval of the Minutes of the Council Meeting of May 08, 2025

REGULAR AGENDA:

4. Walton & Hersham Football Academy Facility Use Agreement

Parks & Recreation Director Resos provided an overview of the item and introduced Christopher Corey and Elliot Matta from Walton & Hersham Football Academy to take questions from the Council.

Mr. Corey provided additional information on the background and objectives of the project.

Discussion ensued regarding the number of students currently at the facility, the grade levels serviced by the program, how age groups are divided, curriculum development, student-to-coach ratio, classroom sizes, and funding sources.

Mr. Matta spoke regarding the importance of programs like this for children in the community.

Vice Mayor Perez stated that she was concerned about maintaining students'

academic proficiency.

Discussion ensued regarding academic proficiency requirements.

Mr. Corey stated that the program's individualized curricula would help mitigate this problem.

Discussion ensued regarding the management of students with Individualized Education Programs or other special education requirements and what mechanisms could be put in place to assist them, as well as racial diversity within the Academy.

Council Member Onsager asked whether the Council Members could visit the Academy.

Mr. Corey stated that they could and that he would welcome any feedback.

Mayor Dipaolo spoke regarding the importance of developing youth sports programs in Indiantown.

Motion was made to approve the Facility Use Agreement with Walton & Hersham Football Academy by Council Member Williams Palmer. Motion was duly seconded by Council Member Onsager and approved unanimously.

5. Consent for Skyfarm Strategic Capital, LLC to sell 40 Additional Water and Wastewater ERCs to Terra Lago

(Clerk's Note: This Item was added to the Agenda as Item #5 under Additions, Deletions, Pulled Items or Other Modifications).

Village Attorney Vose provided an overview of the item.

Motion was made to approve the assignment of additional ERCs to Terra Lago from Skyfarm Strategic Capital, LLC by Council Member Onsager. Motion was duly seconded by Council Member Williams Palmer and approved unanimously.

FIRST READING ORDINANCES: None

SECOND READING ORDINANCES:

6. **ORDINANCE NO. 03-2025**: AN ORDINANCE OF THE VILLAGE OF

INDIANTOWN, FLORIDA, CREATING CHAPTER 20 "FINANCE AND TAXATION" OF THE VILLAGE OF INDIANTOWN CODE OF ORDINANCES; CREATING CHAPTER 20, ARTICLE 1 "IN GENERAL"; CREATING CHAPTER 20, ARTICLE 2 "ECONOMIC DEVELOPMENT AD VALOREM TAX EXEMPTIONS" TO ENCOURAGE ECONOMIC DEVELOPMENT IN THE VILLAGE OF INDIANTOWN, AS PERMITTED BY SECTION 196.1995, FLORIDA STATUTES; ESTABLISHING AN EXEMPTION FROM CERTAIN AD VALOREM TAXATION FOR CERTAIN NEW AND EXPANDING BUSINESS PROPERTIES; PROVIDING DEFINITIONS AND REQUIREMENTS; PROVIDING PROCEDURES FOR APPLICATION FOR EXEMPTION; SPECIFYING DUTIES OF THE PROPERTY APPRAISER IN CONNECTION WITH SUCH PROPERTY; PROVIDING FOR FINDINGS, CODIFICATION, CONFLICTS, AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE CONTINGENT UPON REFERENDUM APPROVAL OF TAX EXEMPTION AUTHORITY BY THE VOTERS OF THE VILLAGE.

Village Attorney Vose provided an overview of the item.

Motion was made to approve Ordinance No. 03-2025 on second reading by Council Member Onsager. Motion was duly seconded by Council Member Williams Palmer and approved unanimously.

DISCUSSION ITEMS: None

PUBLIC COMMENT: None

ANNOUNCEMENTS:

Vice Mayor Perez announced two upcoming Fresh Markets: one at Big Mound Park on May 30, 2025, at 9:30 a.m., and the second on June 4, 2025, at Booker Park at 9:30 a.m.

Council Member Waters Brown reminded all of the Community Clean-Up on Saturday, May 24, 2025, beginning at 6:30 a.m.

Vice Mayor Perez added that summer break begins next week and advised residents to be careful while driving.

Village Manager Kryzda stated that she had been approached by the Martin County School District regarding whether the Village might be interested in the Perkins property abutting the vacant lot at the Parks & Recreation office. She requested permission to get an appraisal on that site. Unanimous consensus was reached to permit the Village Manager to obtain an appraisal.

NEXT REGULAR MEETING: June 12, 2025

ADJOURNMENT: 7:00 p.m.

ATTEST: **VILLAGE OF INDIANTOWN, FLORIDA**

_____ _____

LaRhonda McBride
Village Clerk

Carmine Dipaolo,
Mayor

_____

Date

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: June 12, 2025

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: Approval of Roadway Striping and Marking Project with M&M Asphalt, LLC. d/b/a All County Paving in the amount of $34,824.00.

SUMMARY OF ITEM: The Village is in need of a program for the Roadways, Sidewalks and Safety Markings. This project will repair Roadway Striping and Marking at the following streets listed:

- SW 169th Avenue
- SW 151st Street
- SW Osceola Street
- SW Indian Mound Drive

FISCAL IMAPCT STATEMENT: Total amount of Project for repairs and upgrades is $34,824.00 to be paid from the $270,000.00 that was added and approved in the 2024-2025 Public Works Fiscal Year Budget. Staff will be looking to possibly increase this line item for the 2025-2026 budget as estimates are presently being calculated based upon those areas that are in most need of repairs.

RECOMMENDATION: Staff recommends Council to approve Roadway Striping and Marking Project provided by M&M Asphalt d/b/a All County Paving.

PREPARED BY: Katina Joy DATE: 05/29/25

ATTACHMENTS:
Description
Scope of Work-Roadway Striping and Marking.pdf
M&M Asphalt- All County Paving-Agreement.pdf

ALL COUNTY
NATIONAL PAVEMENT MANAGEMENT SOLUTIONS

Patrick Nolan
Village of Indiantown
15516 Southwest Osceola Street Suite B
Indiantown,FL 34956
pnolan@indiantownfl.gov
772-341-3098

PROJECT INFORMATION:

Village of Indiantown #004
Misc Streets
Indiantown,FL 34956
05 / 27 / 2025
PROPOSAL NUMBER: 2025-810497

SCOPE OF WORK:

WEST PALM BEACH

CITY OF WEST PALM BEACH (B3)

SCHEDULE OF BID ITEMS

ITB 23-24-104 DL

PROJECT TITLE: Master Contract for Annual Milling and Resurfacing and Minor Concrete Work

Bidder Company Name: M&M Asphalt Maintenance Inc., d/b/a Al County Paving

Pay Item No.	Item Description	Unit	Quantity	Unit Price	Total Price
GENERAL ITEMS					
SIGNING AND MARKING ITEMS					
197	6" Solid White Thermo plastic Stri pin g	LF	100	$ 6.00	$ 600.00
201	6" Double Yellow Thermo plastic Stri pin g	LF	726	$ 12.00	$ 8,712.00
203	12" Solid White Thermo plastic Stri pin g	LF	996	$ 12.00	$ 11,952.00
205	24" Solid White Thermo plastic Stri pin g	LF	550	$ 24.00	$ 13,200.00
207	Special Pavement Message: MERGE, ONLY, R/R, SCHOOL Thermo plastic	EA	1	$ 360.00	$ 360.00
				TOTAL	**$ 34,824.00**

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PRE-JOB PHOTOS & SITE MAPS



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NATIONAL PAVEMENT MANAGEMENT SOLUTIONS

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PROPOSAL TOTAL:

All County Paving proposes to furnish the material and perform the labor necessary for the completion of project in accordance to specifications, and subject to the terms and conditions stated herein for the sum of:

$ 34,824.00

** this price excludes any options.*

Checks payable to M&M ASPHALT MAINTENANCE, INC. D/B/A ALL COUNTY PAVING

AUTHORIZATION TO PROCEED & CONTRACT:

All Prices quoted are subject to change based on market conditions. This proposal price is based on work being completed during the hours of 7:00 AM and 6:00 PM, Monday-Thursday, Friday 7:00 AM – 12:00 PM excluding holidays, nights and weekends. Additional fees will apply if work is required to be completed on holidays, at night or on the weekends. Please contact your sales representative for details.

ACCEPTED: Prices, specifications, terms and conditions are hereby accepted and agreed to by the customer. You are authorized to do the work as specified. Customer agrees to pay the total sum or balance in full upon completion of this project. Payment will be made as outlined below. When signed, this proposal becomes a legally binding contract between All County Paving and the Customer. E&OE

A signed proposal and deposit are required prior to the scheduling of the work.

PAYMENT TERMS: As Per Terms & Conditions of Purchase Order

M&M ASPHALT MAINTENANCE, INC.
D/B/A ALL COUNTY PAVING

Josh Marfleet

Josh Marfleet

Paving Advisor Printed Name

05 / 27 / 2025
Date

Village of Indiantown

Signature of Approval by Customer

Printed Name & Title/Position

Date

☐ Please select if billing information differs from above.

ALL COUNTY

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TERMS AND CONDITIONS

1. Our proposals are limited to included items only, anything not specifically included is excluded from the contract. Any alteration or deviation from proposal specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the contract.
2. The proposal or contract provided, including all stated terms and conditions, shall become a legally binding attachment to any contract entered between All County Paving and the financially responsible company for which the work will be performed.
3. 90% of contract amount and change orders must be paid prior to completing punch list items and/or any changes for additional work required by cities or municipalities
4. For projects requiring city or county permits, All County Paving will coordinate the process and charge Procurement Fees $795.00 per application, plus cost of permit(s). Any additional work required by the permit(s) will be a change order to the contract. If the Owner / Authorized Agent/ Customer directs this work to be completed without required permitting, all costs including, but not limited to, fees, expediting and fines are the responsibility of the Owner / Authorized Agent/ Customer.
5. Change orders, additions or extras requested by Owner, Contractor or Municipality will be invoiced as an addition to the contract and shall not delay payment of the original contract sum. All Change Orders must be approved and signed by authorized representative,
6. It is understood and agreed that all work is performed "weather permitting".
7. Tow Trucks need to be arranged 5 days prior to the start of work and must be on call to remove cars from the scheduled work zone as necessary. The Customer is responsible for towing services and any created delays. If any cars are left in the area of work, All County Paving cannot be held responsible for any damage to the vehicle.
8. The customer is responsible to notify all landscapers and garbage companies to not show on the area of work the day we are performing work. In the event of a reschedule due to unforeseen conditions, you are required to let all service providers know about the change.
9. All County Paving cannot guarantee sealcoat longevity where there is standing water. Cracks in pavement will still be noticeable after sealcoating. Tire turning marks will be visible at first but will disappear over time.
10. If there are existing car stops on the property, the new line striping of the parking stalls will not be installed beyond the car stop(s) unless they are removed. The striping machine cannot fit between the car stops. If you would like the existing car stops removed during the striping phase, there will be additional costs associated with this scope of work. It is the customer's responsibility to inform All County Paving if this is desired prior to commencement of the project.
11. Any broken car stops will be replaced at an additional cost of $85.00 each.
12. Reflective Pavement Markers are excluded from the warranty. Any additional reflective pavement markers that are required by the city code will be an additional charge of $10.00 each to the contract amount.
13. Asphalt Repairs/Paving: If the actual asphalt is determined to be thicker than the proposed depth once the area(s) are excavated, All County Paving will provide photo documentation showing the additional depth and a change order will be sent to customer the additional material.
14. Additional mobilization(s) to be billed at $2,000.00 each for **Asphalt Repairs.** This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Customer /Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
15. Additional mobilization(s) to be billed at $2,000.00 each for **Sealcoating.** This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Customer /Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
16. Additional mobilization(s) to be billed at $2,400.00 each for **Concrete Services.** This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Customer /Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
17. Additional mobilization(s) to be billed at $7,200.00 each for **Paving.** This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Owner/Authorized Agent without prior consent of contractor or repairs to work caused by trespassing. All County Paving will provide a schedule to be approved by Customer prior to any additional mobilizations.
18. If All County Paving is performing milling and/or paving, the customer acknowledges that this work will not result in new elevations/grades. This means that any existing ponding water will not be rectified by performing this scope of work. It is the owner's responsibility to notify the account manager if there is ponding water. The only method to improve standing water is to perform additional rock and grading work which will be an additional cost.
19. All County Paving cannot guarantee 100% drainage in areas where the design grade is less than 1% fall.
20. All County Paving will not accept responsibility for reflective cracking of new asphalt overlay due to the cracked condition of the existing asphalt pavement.
21. This Proposal does not include asphalt leveling or asphalt overruns unless stated otherwise in the original scope of work. Customer agrees to pay to leveling and overruns at $205.00 per ton.
22. Crack Sealing: Hairline cracks, alligatored or spider web cracks or other failing asphalt areas cannot and will not be crack sealed. Crack sealing is designed to keep water out, not in, so ground water is subject to seep from wet areas.
23. All underground utilities including electrical, plumbing and irrigation lines if damaged or broken are the responsibility of the customer and not All County Paving. If All County Paving needs to repair damages, the costs will be billed to the owner as a change order.
24. All County Paving will not be responsible for trafficking, paint tracking or damage to cars or persons trespassing in designated construction areas.
25. All County Paving recommends a Civil Engineer be retained for ADA upgrades. As such All County Paving makes no claim that existing or ADA upgrades will meet any/all local, state and federal guidelines on ADA compliance.
26. The prices used in this proposal are based on the condition that all work quoted will be accepted in total.
27. In the event of any litigation or other proceeding arising out of this agreement, the prevailing party shall be entitled to collect its attorneys' fees and all costs of litigation from the other party, including appellate attorneys' fees.
28. All accounts past due will incur a finance charge of 1.5% per month.

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TERMS AND CONDITIONS CONTINUED

SEALCOATING | CUSTOMER INSTRUCTIONS AND INFORMATION

1. Barricaded Parking Lot: It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. Our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left in the area of work, we cannot be held responsible for any damage to the vehicles. There will be additional costs if we are unable to access the work area billed at a minimum of $2,000.00.
2. Cleaning: Customer is responsible for any "heavy cleaning"; otherwise, All County Paving will bill for this additional cleaning.
3. Cracking: cracks in pavement will still be noticeable after Sealcoating
4. Lawn Fertilization: should not be installed seven days before or after service.
5. Rain: If it's raining the day of scheduled service, assume we aren't coming, and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact your representative. We monitor the weather closely and can generally predict this very well. If an unexpected storm happens, we will touch up any areas where sealer has not bonded.
6. The sprinkler system should be off 24 hours prior to the commencement of your project and stay off 48 hours after completion of project. The surface must be dry for our arrival as areas where the newly sealed pavement is wet may wear prematurely.
7. Newly sealcoated areas will be barricaded for 24-48 hours after each project phase completion. It is the responsibility of the customer to keep the area clear to allow proper curing of the material. Failure to do so will void any warranty.
8. Sealer: will take a minimum of 30 days to fully cure and is sensitive to animal droppings, tree droppings; water stains from irrigation systems, ponding water & tire markings during this time. This is normal, it will fade over time. Areas of shade will take longer to dry and cure than areas in the direct sunlight.
9. Driving on Surface: Once you start driving on sealed surface, avoid turning your wheels unless your car is moving. Understand when wheels are turned on a freshly sealed parking lot, scuffing and turn marks will be evident, in time they will blend in with surrounding surface.
10. Overspray on Grass: where grass meets your pavement, you may expect a small spray of sealer. This is normal and will disappear generally after the next mowing.
11. Weeds: It is important to note that we have proposed all work at the time of the assessment. If you decide to do work months after we look at the project, if your parking area has developed excessive weeds in the cracked areas as well as the edge lines for any reason, there may be additional costs for treatment & removal.

PAVING | CUSTOMER INSTRUCTIONS AND INFORMATION

1. Barricaded Parking Lot: It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. As you can imagine, our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left on the area of work, we cannot be held responsible for any damage to the vehicles. There will be additional costs if we are unable to access the work area billed at a minimum of $7,200.00
2. Site Services: The property is responsible to notify all landscapers and garbage companies to not show on the area of work the day we are performing work. In the event of a reschedule due to unforeseen conditions, you are required to let all service providers know about the change.
3. Rain: If it's raining the day of scheduled service, assume we aren't coming and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact your representative. We monitor the weather closely and can generally predict accurately.
4. Sprinklers should be off 24 hours prior until 48 hours after service. Avoid lawn cutting during this same period of time. The surface must be dry for our arrival.
5. Drainage: All County Paving cannot guarantee 100% drainage in areas where the design grade is less than 1% fall.
6. All County Paving will not accept responsibility for reflective cracking of new asphalt overlay due to the cracked condition of the existing asphalt pavement.
7. De-mucking and removal of unsuitable materials not included.
8. Driving on Surface: Once you start driving on the paved surface, avoid turning your wheels unless your car is moving. Understand that when wheels are turned on a freshly paved asphalt surface, scuffing and turn marks will be evident, and will blend in over time.

LINE STRIPING & ADA | CUSTOMER INSTRUCTIONS AND INFORMATION

1. Barricaded Parking Lot: It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. As you can imagine, our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left in the area of work, we cannot be held responsible for any damage to the vehicles. There will be additional costs if we are unable to access the work area billed at a minimum of $995.00
2. Line striping will match all existing pavement markings unless changes are approved by the customer and municipality.
3. All County Paving is not responsible for any tracking of paint caused by any vehicles and/or pedestrians if the barricades are moved prematurely or without authorization. The project manager will remove the barricades once the material has cured properly.
4. If existing curbs are flaking, it is not recommended to re-paint them without sand-blasting or power-washing them first. All County Paving will not be held responsible for flaking if proper procedure is not taken prior to painting.

WARRANTY AND CONDITIONS

1. This proposal is based on the price of the liquid asphalt index as per FDOT. If there is an increase from the date of this proposal additional costs will be incurred.
2. This proposal is good for 30 days. If work is unable to start based upon permit requirements or weather additional cost will be charged for the increase of FDOT by Bituminous index, based upon proposal date above and the stated published index prior to mobilization a change order will be presented prior to mobilization.
3. Due to aggregate shortages, this proposal is based on FOB asphalt prices. If the price increases from the date of this proposal, additional costs will apply.
4. All material guaranteed to be installed exactly as specified.
5. Due to unforeseeable conditions during excavation, depths may go deeper than anticipated. A change order may be necessary should this occur.
6. All County Paving reserves the right to withdraw the contract at any time prior to the commencement of work should material price fluctuations rise significantly.
7. The cost of and obtaining of all permits, bonds, stakeouts, cut sheets, engineering and testing are excluded.
8. In the event of undesirable sub-base or base course conditions, if the customer or authorized agent insists on the installation of any part of the pavement without authorizing corrective action, All County Paving will not be responsible for any subsequent pavement failures and will be paid as stated in the contract. All County Paving shall not be liable for any failure to undertake or complete the work for causes beyond our control.
9. The existing surface will be expected to support the weight of all required construction equipment. If due to poor sub-grade conditions sinking may occur when we drive onto your site, All County Paving will not be held responsible for damages to any concrete or asphalt due to the weight of our trucks & equipment.
10. All County Paving cannot guarantee elimination of standing water.
11. All County Paving assumes no liability for damage to any utilities such as, but not limited to, gas, electric, plumbing, phone, cable, dog fencing, sprinklers and culvert pipes.
12. There will be a charge of $47.50 above the contract amount to dispose of used materials at an approved environmentally compliant waste facility.
13. Due to the fluctuations in the petroleum markets, All County Paving will impose a fuel surcharge.
14. All County Paving will provide a one (1) year warranty, starting on the last day of substantial completion, on materials and workmanship. Normal wear and tear is not covered by this warranty. No warranties will be honored unless payment is made in full.

VILLAGE OF INDIANTOWN AGREEMENT TO PIGGYBACK SERVICES CONTRACTED BY THE CITY OF WEST PALM BEACH

THIS AGREEMENT is effective this 25TH day of JULY, 2024, between the Village of Indiantown, a political subdivision of the State of Florida, located at 15516 SW Osceola Street, Suite B, Indiantown, FL 34956, (hereinafter the "VILLAGE"), and M & M ASPHALT, LLC d/b/a/ All County Paving, a Florida limited liability company, located at 1180 SW 10th Street, Delray Beach, Florida, 33444, (hereinafter the "CONTRACTOR"), pursuant to the terms set forth below (hereinafter the "Agreement"):

WITNESSETH:

WHEREAS, Section 119.0701, Fla. Stat., requires that certain public agency contracts must include certain statutorily required provisions concerning the CONTRACTOR's compliance for Florida's Public Records Act; and

WHEREAS, Section 768.28, Fla. Stat., sets forth certain mandatory limitations on indemnification and liability for Florida public agencies; and

WHEREAS, Florida law requires that public agency contracts be subject to non-appropriation and thereby contingent upon appropriation during the public agency's statutorily mandated annual budget approval process; and

WHEREAS, Section 448.095, Fla. Stat., imposes certain obligations on public agencies with regard to the use of the E-Verify system by their contractors and subcontractors; and

WHEREAS, Section 287.135, Fla. Stat., provides restrictions on local governments contracting with companies that are on certain Scrutinized Companies lists; and

WHEREAS, the City of West Palm Beach advertised Invitation to Bid No.: ITB 23.24.104 DL, for milling and resurfacing and minor concrete work; and

WHEREAS, The City of West Palm Beach thereafter awarded the bid to CONTRACTOR based on the terms and conditions set forth in the Contract between the CONTRACTOR and the City of West Palm Beach, dated May 21, 2024, along with all amendments thereto (hereinafter the "West Palm Beach Contract"); and

WHEREAS, the initial term of the West Palm Beach Contract was thirty-six (36) months, with the option to renew for an additional two (2) twelve (12) month terms; and

WHEREAS, the milling, resurfacing, and minor concrete services provided by the CONTRACTOR are needed by the VILLAGE; and

WHEREAS, The VILLAGE finds that: 1) the West Palm Beach Contract was competitively bid with procedural guarantees of fairness and competitiveness substantially equivalent to those of the VILLAGE; 2) the VILLAGE and the CONTRACTOR authorize the

"piggyback" on the competitive pricing of their Contract; and 3) it is in the best interests of the residents of the VILLAGE to enter into an agreement with the CONTRACTOR containing similar terms and conditions as contained in the West Palm Beach Contract; and

WHEREAS, the parties hereby agree and consent to "piggyback" on the rates/prices and terms and conditions in the West Palm Beach Contract, all attachments, addenda, unit prices, and all other applicable documents except as otherwise provided herein; and

WHEREAS, Section 287.05701, Fla. Stat., requires notification to vendors in solicitations for procurement of commodities or contractual services, of the local government's prohibition against considering social, political, or ideological interests in government contracting.

NOW, THEREFORE, in consideration of the covenants set forth herein, the parties agree to this addendum as follows:

1. **Incorporation by Reference.** The foregoing WHEREAS clauses and the West Palm Beach Contract are incorporated herein by reference.

2. **Services to be Provided.** The terms and conditions of West Palm Beach Contract, including all attachments, addenda, unit prices, and all other applicable documents, except as otherwise provided herein shall by reference constitute the terms and conditions of this Agreement to "piggyback."

3. **Amendment.** This Agreement to "piggyback" services hereby amends and supplements the terms of the West Palm Beach Contract. The VILLAGE and its equivalent staff and addresses shall be substituted for West Palm Beach and its staff and addresses, as may be required in the awarded West Palm Beach Contract. In the event of a conflict between the terms of the West Palm Beach Contract and terms of this Agreement to "piggyback," the terms of this Agreement to "piggyback" shall prevail.

3. **Term of Agreement.** This Agreement shall become effective on the date written on Page 1 and shall continue for three (3) years. It is also agreed that the Village shall have the sole option to renew this Agreement for two (2) additional one (1)-year terms.

5. **Insurance.** The Village of Indiantown shall be substituted for West Palm Beach in all insurance matters contained in the West Palm Beach Contract and specifically listed as an additional insured on all required insurance policies. The Certificate of Insurance shall designate the Village as a certificate holder as follows:

Village of Indiantown
Attention: City Manager
15516 SW Osceola Street
Indiantown, Florida 34956

6. **Notice.** Notice, as addressed in Section 28 of the West Palm Beach Contract, when required to be provided to the Village of Indiantown shall be provided to: Indiantown Village Council, Attention: Village Manager, 15516 SW Osceola St., Suite B, Indiantown, Florida 34956.

7. **Payment.** The Village of Indiantown shall pay CONTRACTOR in accordance with the Village's finance policy and Florida law at the rates contained in the West Palm Beach Contract. The CONTRACTOR's compensation for the services provided hereunder shall not exceed those outlined in the West Palm Beach Contract.

8. **Public Records Compliance.** The CONTRACTOR agrees that, to the extent that it may "act on behalf" of the VILLAGE within the meaning of Section 119.0701(1)(a), Florida Statutes, in providing its services under this Agreement, it shall:

(a) Keep and maintain public records required by the public agency to perform the service.

(b) Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the CONTRACTOR does not transfer the records to the public agency.

(d) Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the CONTRACTOR or keep and maintain public records required by the public agency to perform the service. If the CONTRACTOR transfers all public records to the public agency upon completion of the contract, the CONTRACTOR shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the CONTRACTOR keeps and maintains public records upon completion of the contract, the CONTRACTOR shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the VILLAGES's custodian of public records, in a format that is compatible with the information technology systems of the VILLAGE.

(e) Pursuant to Section 119.0701(2)(a), Fla. Stat.:

IF EITHER PARTY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, THAT PARTY MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: LARHONDA MCBRIDE, VILLAGE CLERK, AT 772-597-8294, LMCBRIDE@INDIANTOWNFL.GOV; MAILING ADDRESS: PO BOX 398, INDIANTOWN FL 34956.

9. **Public Records Compliance Indemnification.** The Contractor agrees to indemnify and hold the VILLAGE harmless against any and all claims, damage awards, and causes of action arising from the CONTRACTOR's failure to comply with the public records disclosure requirements of Section 119.07(1), Florida Statutes, or by CONTRACTOR's failure to maintain public records that are exempt or confidential and exempt from the public records disclosure requirements, including, but not limited to, any third party claims or awards for attorneys' fees and costs arising therefrom. The CONTRACTOR authorizes the public agency to seek declaratory, injunctive, or other appropriate relief against the CONTRACTOR in a Martin County Circuit Court with jurisdiction over said issues on an expedited basis to enforce the requirements of this section.

10. **Compliance/Consistency with Section 768.28, Fla. Stat.** Any indemnification or agreement to defend or hold harmless by VILLAGE specified in the West Palm Beach Contract shall not be construed as a waiver of the VILLAGE's sovereign immunity and shall be limited to such indemnification and liability limits consistent with the requirements of Section 768.28, Fla. Stat. and subject to the procedural requirements set forth therein. Any other purported indemnification by the VILLAGE in the West Palm Beach Contract in derogation hereof shall be void and of no force or effect.

11. **Non-appropriation.** The VILLAGE's performance and obligation to pay under this Agreement is contingent upon an appropriation during the VILLAGE's annual budget approval process. If funds are not appropriated for a fiscal year, then the CONTRACTOR shall be notified as soon as is practical by memorandum from the VILLAGE Manager or designee that funds have not been appropriated for continuation of the Agreement, and the Agreement shall expire at the end of the fiscal year for which funding has been appropriated. The termination of the Agreement at the end of fiscal year shall be without penalty or expense to the VILLAGE subject to the VILLAGE paying all invoices for services rendered during the period the Agreement was funded by appropriations.

12. **E-Verify Compliance.** CONTRACTOR affirmatively states, under penalty of perjury, that in accordance with Section 448.095, Fla. Stat., CONTRACTOR is registered with and uses the E-Verify system to verify the work authorization status of all newly hired employees, that in accordance with such statute, CONTRACTOR requires from each of its subcontractors an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, and that CONTRACTOR is otherwise in compliance with Sections 448.09 and 448.095, Fla. Stat.

13. **Compliance/Consistency with Scrutinized Companies Provisions of Florida Statutes.** Section 287.135(2)(a), Florida Statutes, prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of any amount if, at the time of contracting or renewal, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to section 215.4725, Florida Statutes, or is engaged in a boycott of Israel. Section 287.135(2)(b), Florida Statutes, further prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services over one million dollars ($1,000,000) if, at the time of contracting or renewal, the company is on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with

Activities in the Iran Petroleum Energy Sector List, both created pursuant to section 215.473, Florida Statutes, or the company is engaged in business operations in Cuba or Syria. CONTRACTOR hereby certifies that CONTRACTOR is not listed on any of the following: (i) the Scrutinized Companies that Boycott Israel List, (ii) Scrutinized Companies with Activities in Sudan List, or (iii) the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. CONTRACTOR further hereby certifies that CONTRACTOR is not engaged in a boycott of Israel or engaged in business operations in Cuba or Syria. CONTRACTOR understands that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject CONTRACTOR to civil penalties, attorney's fees, and/or costs. CONTRACTOR further understands that any contract with VILLAGE for goods or services of any amount may be terminated at the option of VILLAGE if CONTRACTOR (i) is found to have submitted a false certification, (ii) has been placed on the Scrutinized Companies that Boycott Israel List, or (iii) is engaged in a boycott of Israel. And, in addition to the foregoing, if the amount of the contract is one million dollars ($1,000,000) or more, the contract may be terminated at the option of VILLAGE if the company is found to have submitted a false certification, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria.

14. **Venue and Jurisdiction.** Notwithstanding any of other provision to the contrary, this Agreement and the parties' actions under this Agreement shall be governed by and construed under the laws of the State of Florida, without reference to conflict of law principles. As a material condition of this Agreement, each party hereby irrevocably and unconditionally: i) consents to submit and does submit to the jurisdiction of the Circuit Court in and for Martin County, Florida for any actions, suits or proceedings arising out of or relating to this Agreement.

15. **Prohibited Contracting.** Section 287.05701, Fla. Stat. requires notification to vendors in solicitations for procurement of commodities or contractual services, of the local government's prohibition against considering social, political, or ideological interests in government contracting. Pursuant to Section 287.05701, Fla. Stat., the VILLAGE shall not request documentation of or consider a vendor's social, political, or ideological interests when determining if a vendor is a responsible vendor.

16. **Attorneys' Fees and Costs.** Notwithstanding any of other provision to the contrary, if litigation ensues regarding this Agreement, each party hereto shall bear its own attorneys' fee and costs.

17. **Additional Terms.** Notwithstanding any of other provision to the contrary, the parties agree as follows:

A. This Agreement may be signed in counterparts and electronic copies shall be treated as originals.

B. In the event of a conflict between the terms of the West Palm Beach Contract and the Village of Indiantown Procurement Policy, the Village Procurement Policy shall control to the extent of the conflict.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement effective the date first written above.

VILLAGE OF INDIANTOWN, a Florida municipal corporation

Susan Gibbs Thomas

SUSAN GIBBS THOMAS, MAYOR AND CHAIRPERSON OF THE VILLAGE OF INDIANTOWN COUNCIL

ATTEST:

LaRhonda McBride

LARHONDA MCBRIDE,
VILLAGE CLERK

M & M ASPHALT, LLC d/b/a/ All County Paving, a Florida limited liability company

Signature:
Printed Name: Kenneth Goldberg
Title: President

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE:	June 12, 2025
MEETING TYPE:	Regular Village Council Meeting
AGENDA ITEM TITLE:	APPLICATION NO. PLT-24-079 A REQUEST FOR APPROVAL OF THE SEMINOLE CROSSING PLAT, LOCATED NORTH OF LINCOLN STREET AND EAST OF SW COMMERCE PARK DRIVE, INDIANTOWN, ON PARCELS TOTALING 4.36-ACRES.
SUMMARY OF ITEM:	The applicant is seeking approval for a Plat for Seminole Crossing (Attachment "A"), pursuant to LDR Subsection 12-7 (6) of the Indiantown Land Development Regulations (LDRs).
FISCAL IMAPCT STATEMENT:	N/A
RECOMMENDATION:	Village Staff recommend approval of the Plat application PLT-24-079. The PZAB unanimously recommended approval at a public hearing held June 5, 2025. Final action is required of Village Council at a public hearing scheduled June 12, 2025.
PREPARED BY:	Deanna Freeman DATE: 06/05/25

ATTACHMENTS:
Description
A._Staff_Report_VC.docx
B. Exhibit B Plat.pdf
C._VC_Presentation.pptx
D. Application Materials.pdf
E. Public Noticing.pdf

Village of Indiantown
VILLAGE COUNCIL
Staff Report

Application Number	PLT-24-079 Seminole Crossing Plat
Hearing Date	June 12, 2025
Property Owner & Applicant	2017 Seminole Crossing, LLC
Applicant Representatives	2GHO, Inc. Daniel S. Siemsen, Agent Jeff H. Iravani, Inc. Engineer Magellan Surveying & Mapping, Inc.
Village Coordinator	Deanna Freeman, Community & Economic Development Director
Village Reviewers	Deanna Freeman, Community & Economic Development Director Tom Jensen, P.E., Kimley-Horn, Inc. Patrick Nolan, Public Works & Utilities Director Chief Doug Killane – Martin County Fire Department Ricky Barnes, PSM, Village Surveyor Wade Vose, Village Attorney

Applicant Request

APPLICATION NO. PLT-24-079 A REQUEST FOR APPROVAL OF THE SEMINOLE CROSSING PLAT, LOCATED NORTH OF SW LINCOLN STREET AND EAST OF SW COMMERCE PARK DRIVE, INDIANTOWN, ON PARCELS TOTALING 4.36-ACRES.

2017 Seminole Crossing, LLC is seeking a recommendation of approval from the Planning, Zoning and Appeals Board (PZAB) for the Seminole Crossing Plat, pursuant to Subsection 12-7 (6) of the Indiantown Land Development Regulations (LDRs).

Property Information

Location: 17249 SW Lincoln Street, Indiantown

Parcel Size: 4.36-acres

Legal Description: Attached.

JURISDICTION: Indiantown, Florida

Location Map



Background:

The division or platting of land into three or more lots, tracts or parcels for the purposes of sale of lease, requires the applicant to obtain plat approval. The requirements of Florida State Statute ch. 177 and Chapter 61G17-6, Florida Administrative Code are required to be followed in the review and approval of a plat application.

Seminole Crossing Plat has been prepared consistent with the Seminole Crossing minor site plan approved originally on November 7, 2023, as SP-23-012 and as amended May 30, 2024, as SP-24-028. Seminole Crossing is a proposed single-family subdivision consisting of 25 units on the 4.36-acre vacant property. The property has a Residential Future Land Use designation and is zoned Single-Family Residential (SR) on the zoning map. Building permits have been prepared in accordance with the SR Zoning District designation and issued for several of the single-family units following minor site plan approval. Completion of the overall subdivision building permit and sale of those units cannot be undertaken until the plat has been approved.

The Seminole Crossing plat application materials have been reviewed in accordance with Sec. 12-7. Platting and right-of-way, Land development regulations (LDR). The application and public advertising and noticing have been deemed to be consistent and in compliance with the submission and approval criteria.

Approval Evaluation Criteria

LDR Subsection 12-7 (6) outlines the Approval Criteria for consideration of approval of a plat, as follows.

(6) Approval Criteria. The Village Council and Planning, Zoning and Appeals Board shall use compliance with the standards of this Chapter [12, Development Review Procedures] as criteria in making their decision regarding approval or disapproval, or recommendation of approval or disapproval.

Analysis

Village staff have reviewed the Plat for compliance with the Village Land Development Regulations, including Section 12-7. – Platting and right-of-way, including subsection (4) Submittal Requirements. The plat was reviewed by the Development Review Colleagues team, including a professional surveyor on behalf of the Village with detailed checklists and formatting requirements required to be included on the final Plat. The Seminole Crossing Plat has been

found to comply with Village of Indiantown code requirements and Florida State Statutes.

Infrastructure, including utilities, roads, and common areas, has been constructed consistent with the Seminole Crossing Minor Site Plan. The project is in the building permit stage of the approval process. Approval of the Plat application will allow the applicant to seek individual parcel control numbers for each lot, address assignments, and the sale of homes within the residential subdivisions.

STAFF RECOMMENDATION

Village Staff recommends approval of Application PLT-24-079 Seminole Crossing Plat.

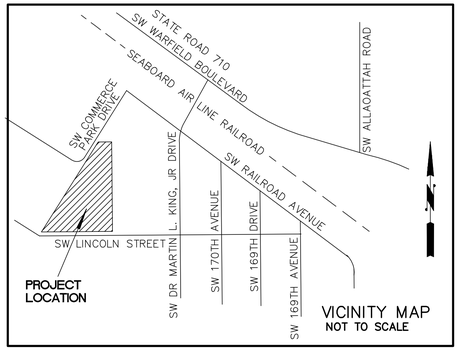
The PZAB recommended approval at a public hearing held June 5, 2025.

ATTACHMENTS

A. Staff Report.
B. Plat.
C. Staff Presentation.
D. Application Materials.
E. Public Notice Ad.
F. Signage & Notice Applicant Affidavit.

SEMINOLE CROSSING

A REPLAT OF
TRACT EIGHT, AMENDED PLAT OF TRACTS 1,2,3 & 4
BOOKER PARK
A SUBDIVISION OF A PART OF THE
NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST
VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA



DEDICATION AND RESERVATIONS:

2017 SEMINOLE CROSSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY
AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "SEMINOLE CROSSING", BEING TRACT 8, AMENDED PLAT OF BOOKER PARK, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST, IN MARTIN COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 37, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND LYING IN THE VILLAGE OF INDIANTOWN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 8, AMENDED PLAT OF TRACTS 1, 2, 3 AND 4, BOOKER PARK, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST, IN MARTIN COUNTY, FLORIDA AND RECORDED IN PLAT BOOK 2, PAGE 37, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND PROCEED SOUTH 89 DEGREE 26 MINUTES 07 SECOND WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SW LINCOLN STREET, A 50 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF BOOKER PARK, A DISTANCE OF 533.37 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF TRACT "B", PLAT OF NEW HOPE COMMUNITY, AS RECORDED IN PLAT BOOK 9, PAGE 10, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 33 DEGREES 51 MINUTES 18 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 62.67 FEET TO A FOUND CONCRETE MONUMENT AND DISC STAMPED "P.R.M. L.B. 6852", BEING THE MOST EASTERLY CORNER OF SAID PLAT OF NEW HOPE COMMUNITY AND THE SOUTHEASTERLY CORNER OF INDIANTOWN COMMERCE AND TECHNOLOGY PARK PUD (1), AS RECORDED IN PLAT BOOK; 17, PAGE 55, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 36 DEGREES 20 MINUTES 07 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID INDIANTOWN TECHNOLOGY PARK PUD (1), A DISTANCE OF 716.85 FEET TO THE NORTHWEST CORNER OF SAID 8, BOOKER PARK AND A FOUND CONCRETE MONUMENT AND DISC "P.R.M. 6852"; THENCE NORTH 89 DEGREES 26 MINUTES 02 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT 8, BOOKER PARK, A DISTANCE OF 71.57 FEET TO THE NORTHEAST CORNER OF SAID TRACT 8, BOOKER PARK AND A FOUND CONCRETE MONUMENT HAVING A BROKEN TOP; THENCE SOUTH 00 DEGREES 11 MINUTES 42 SECONDS EAST, ALONG THE EAST LINE OF SAID TRACT 8, BOOKER PARK, A DISTANCE OF 624.97 FEET TO THE POINT OF BEGINNING.
SAID PLAT CONTAINING CONTAINING 4.362 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE WATER MANAGEMENT TRACT AS SHOWN HEREON, IS HEREBY RESERVED FOR SEMINOLE CROSSING HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF INDIANTOWN.

2. S.W. SEMINOLE CROSSING COURT AND S.W. SEMINOLE CROSSING CIRCLE, PRIVATE STREETS, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SEMINOLE CROSSING HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES, FOR INGRESS-EGRESS EASEMENT, AND FOR DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF INDIANTOWN.

9. THE VILLAGE OF INDIANTOWN SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENT, ACCESS EASEMENTS AND TRACTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

10. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENT ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE FACILITIES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND/OR MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, THAT 2017 SEMINOLE CROSSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY: 2017 SEMINOLE JUNCTION, LLC, A FLORIDA LIMITED LIABILITY COMPANY MANAGING MEMBER; AND ITS CORPORATE SEAL

2017 SEMINOLE CROSSING, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

THIS _____ DAY OF _____, 2025. _____
EUGENE F. FRANCAVILLA
MANAGING MEMBER

WITNESS: _____

PRINT NAME _____

WITNESS: _____

PRINT NAME _____

ACKNOWLEDGEMENT

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME PERSONALLY APPEARED EUGENE F. FRANCAVILLA
WHO IS KNOWN TO ME OR HAS PRODUCED _____
RESPECTIVELY AS IDENTIFICATION AND HE EXECUTED THE FOREGOING INSTRUMENT,
AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN, WITNESS MY HAND AND OFFICIAL SEAL

THIS _____ DAY OF _____, 2025

MY COMMISSION EXPIRES: _____ _____ NOTARY PUBLIC

COMMISSION NUMBER _____ _____
PRINT NAME

NOTARY SEAL

HOMEOWNERS ASSOCIATION ACCEPTANCE

STATE OF FLORIDA
COUNTY OF MARTIN

SEMINOLE CROSSING HOMEOWNERS ASSOCIATION INC.,
HEREBY ACCEPTS THE DEDICATION OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON

THIS _____ DAY OF _____, 2025 _____
EUGENE F. FRANCAVILLA
PRESIDENT

ACKNOWLEDGEMENT

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME PERSONALLY APPEARED EUGENE FRANCAVILLA
WHO IS KNOWN TO ME OR HAS PRODUCED _____
RESPECTIVELY AS IDENTIFICATION AND HE EXECUTED THE FOREGOING INSTRUMENT,
AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN, WITNESS MY HAND AND OFFICIAL SEAL

THIS _____ DAY OF _____, 2025

MY COMMISSION EXPIRES: _____ _____

COMMISSION NUMBER _____ _____
PRINT NAME

NOTARY SEAL

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

I, GREGORY B. TAYLOR, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN 2017 SEMINOLE CROSSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT, THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: _____

BY: _____

GREGORY B. TAYLOR

ATTORNEY AT LAW LICENSED IN FLORIDA
FLORIDA BAR NO. 0060089

_____
SUBDIVISION PARCEL CONTROL NUMBER

VILLAGE OF INDIANTOWN APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

APPROVAL BY VILLAGE COUNCIL

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, THIS_____ DAY OF _____, 2025.

BY: _____ DATE: _____
CARMINE DIPAOLO, VILLAGE MAYOR

ATTEST: _____ DATE: _____
LARHONDA McBRIDE, VILLAGE CLERK

REVIEWING SURVEYORS CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT THE UNDERSIGNED IS A LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE VILLAGE OF INDIANTOWN, AND THAT I HAVE REVIEWED THIS PLAT AND FOUND IT TO COMPLY WITH THE REQUIRMENTS OF CHAPTER 177, FLORIDA STATUTES.

BY: _____
RICHARD E. BARNES III
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE NO. 7074

DATE: _____

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.s), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF VILLAGE OF INDIANTOWN, FLORIDA.

DATE: _____

_____
RONALD E. STOTLER, P.L.S.
LICENSE NO. 5026
STATE OF FLORIDA
MAGELLAN SURVEYING & MAPPING, INC.
LB No. 7571

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON MEASURED STATE DATUM GRID BEARING OF S89°27'06"W ALONG THE NORTH RIGHT-OF-WAY LINE SW LINCOLN STREET AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID
   GRID DATUM – NAD 83, 1990 ADJUNSTED
   ZONE – FLORIDA EAST ZONE
   LINEAR UNIT – U.S. SURVEY FOOT
   COORDINATE SYSTEM – 1983 STATE PLANE
   TRAVSVERSE MECATOR PROJECTION
   SCALE FACTOR – 0.99997309
2. BUILD3NG SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF INDIANTOWN ZONING REGULATIONS
4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALLE HAVE EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
5. NO BUILDING SHALL BE PLACED ON UTILITY EASEMENTS. LANDSCAPING OF UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF THE VILLAGE OF INDIANTOWN AND ALL UTILITIES OCCUPYING SAME.
6. "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

SURVEYOR'S SEAL | HOMEOWNERS ASSOCIATION | INDIANTOWN VILLAGE SURVEYOR'S SEAL | INDIANTOWN VILLAGE SEAL

THIS INSTRUMENT WAS PREPARED BY
RONALD E. STOTLER, P.L.S.
FLORIDA SURVEYOR & MAPPER #5026
IN THE OFFICE OF MAGELLAN SURVEYING & MAPPING, INC.
450 SOUTH OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA, 33458

JOB NUMBER: 21-126

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS – 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

SEMINOLE CROSSING

A REPLAT OF
TRACT EIGHT, AMENDED PLAT OF TRACTS 1,2,3 & 4
BOOKER PARK
A SUBDIVISION OF A PART OF THE
NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST
VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____

-20 0 40 80
1" = 40'

LEGEND:

℄ = CENTERLINE
■ = SET 4" X 4" CONCRETE MONUMENT & DISC "P.R.M. L.B.7571"
*■ = SET IRON ROD & CAP "P.R.M. LB 7571"
● = SET NAIL & DISC "P.C.P." L.B.7571
○ = SET IRON ROD & CAP" L.B.7571"
C.C.R.'S = CERTIFIED CORNER RECORDS
P.R.M. = PERMANENT REFERENCE MONUMENT
P.C.P.. = PERMANENT CONTROL POINT
U.E. = UTILITY EASEMENT
Δ = DELTA ANGLE
R = RADIUS
A = ARC LENGTH
SQ.FT = SQUARE FEET
NR = NON-RADIAL

NOT FOUND
F007 AF7685
N983118.06
E824655.74
N31°53'40"E grid
2801.72' calc
FOUND CONCRETE MONUMENT "P.R.M. 6852"
UNPLATTED
O.R.B. 2553, PAGE2197
NORTH LINE TRACT 8
NORTH LINE NORTHEAST QUARTER SECTION 1 TOWNSHIP 40 SOUTH RANGE 38 EAST PER C.C.R.'S
HIATUS S89°49'19"E 1538.59'
N88°01'19"E grid
1222.06' field
FOUND FLANGE ENCASED ROD STAMPED"H 516" AJ5274
N980781.52
E824396.76
71.57'
N89°26'02"E
NORTHWEST CORNER TRACT 8 PLAT BOOK 2 PAGE 37
NORTHEAST CORNER TRACT 8 PLAT BOOK 2, PAGE 37
NORTH LINE NORTHEAST QUARTER SECTION 1 TOWNSHIP 40 SOUTH RANGE 38 EAST PLAT BOOK 2, PAGE 37
UNPLATTED
SOUTHEASTERLY LINE INDIANTOWN COMMERCE AND TECHNOLOGY PARK PUD (1) PLAT BOOK 17, PAGE 55
SW COMMERCE PARK DRIVE
50' PRIVATE RIGHT-OF-WAY
PLAT BOOK 17, PAGE 55
716.85'
N36°20'07"E
℄
LOT 1 8124 SQ.FT
LOT 2 5879 SQ.FT
LOT 3 5292 SQ.FT
LOT 4 4000 SQ.FT
LOT 5 4000 SQ.FT
LOT 6 4000 SQ.FT
LOT 7 4000 SQ.FT
LOT 8 4000 SQ.FT
LOT 9 4000 SQ.FT
LOT 10 4000 SQ.FT
LOT 11 4000 SQ.FT
LOT 12 4000 SQ.FT
LOT 13 4000 SQ.FT
LOT 14 4032 SQ.FT
LOT 15 5461 SQ.FT
LOT 16 4001 SQ.FT
LOT 17 4001 SQ.FT
LOT 18 4005 SQ.FT
LOT 19 6365 SQ.FT
LOT 20 5468 SQ.FT
LOT 21 5095 SQ.FT
LOT 22 4000 SQ.FT
LOT 23 4000 SQ.FT
LOT 24 4000 SQ.FT
LOT 25 4000 SQ.FT
R=50.00'
A=46.66
Δ=53°28'11"
N53°39'53"W
10' U.E.
N89°48'18"E 36.65'
N68°01'09"E 67.08'
N89°48'18"E 10.64'
N16°20'07"E 28.48'
A=30.52'
Δ=23°18'47"
N69°25'48"E 99.71'
A=24.93'
Δ=19°02'43"
8.20'
N89°48'18"E 100.00'
71.32'
93.23'
46.26'
67.39'
624.97'
S00°11'42"E
UNPLATTED LOT
O.R.B. 2352, PAGE 1123
NORTH 125' TRACT 9
BOOKER PARK
PLAT BOOK 2, PAGE 37
UNPLATTED LOT
O.R.B. 167, PAGE 340
NORTH 100' SOUTH 500' TRACT 9
BOOKER PARK
PLAT BOOK 2, PAGE 37
EAST LINE, TRACT 8
PLAT BOOK 2, PAGE 37
UNPLATTED LOT
O.R.B. 2464, PAGE 373
NORTH 100' SOUTH 400' TRACT 9
BOOKER PARK
PLAT BOOK 2, PAGE 37
UNPLATTED LOT
O.R.B. 2464, PAGE 372
NORTH 100' SOUTH 300' TRACT 9
BOOKER PARK
PLAT BOOK 2, PAGE 37
UNPLATTED LOT
O.R.B. 2117, PAGE 1143
SOUTH 200' TRACT 9
BOOKER PARK
PLAT BOOK 2, PAGE 37
LOT 14
INDIANTOWN COMMERCE AND TECHNOLOGY PARK PUD (1)
PLAT BOOK 17, PAGE 55
LANDSCAPE EASEMENT PLAT BOOK 17 PAGE 55
10' U.E.
WATER MANAGEMENT TRACT
MOST EASTERLY CORNER TRACT "B" NEW HOPE COMMUNITY AND THE SOUTHEASTERLY CORNER INDIANTOWN COMMERCE AND TECHNOLOGY PARK PUD (1) FOUND CONCRETE MONUMENT "P.R.M. LB 6852"
40' ACCESS & DRAINAGE EASEMENT PLAT BOOK 17 PAGE 55
15' LANDSCAPE BUFFER PLAT BOOK 17 PAGE 55
566.24'
A=175.13'
A=261.38'
Δ=173°00'23"
R=58.00
58'
A=16.05'
Δ=36°47'20"
R=25.00'
A=34.12'
Δ=78°12'14"
N00°33'53"W 33.00'
S.W. SEMINOLE CROSSING COURT
50' PRIVATE RIGHT-OF-WAY
S89°26'07"W 189.51'
4'OFFSET WEST
S.W. SEMINOLE CROSSING STREET
50' PRIVATE RIGHT-OF-WAY
323.97'
449.33'
S00°11'42"E
A=258°12'14"
125.21'
A=44.99'
Δ=44°26'42"
A=30.40'
Δ=30°02'05"
109.73'
N36°20'07"E NR
N28°15'07"E NR
S89°26'07"W 154.28'
29.21'
40.00'
40.00'
45.07'
A=10.85'
Δ=104°43'05"
A=15.77'
Δ=90°22'11"
R=10.00'
A=15.64'
Δ=89°37'49"
A=18.07'
Δ=41°24'54"
R=10.00'
N00°33'53"W
100.03'
101.04'
89.97'
125.03'
N00°11'42"W
10' U.E.
LOT 20 5468 SQ.FT
LOT 19 6365 SQ.FT
LOT 18 4005 SQ.FT
LOT 17 4001 SQ.FT
LOT 16 4001 SQ.FT
LOT 15 5461 SQ.FT
LOT 21 5095 SQ.FT
SOUTHEASTERLY LINE TRACT "B" NEW HOPE COMMUNITY
TRACT "B" NEW HOPE COMMUNITY PLAT BOOK 9, PAGE 10
N34°59'19"W 22.72'
N61°28'07"W 33.62'
N00°33'53"W 17.96'
62.67'
N33°51'18"E
128.91'
79.97'
40.00'
40.00'
54.49'
S89°26'07"W
533.37'
POINT OF BEGINNING
SOUTHEAST CORNER TRACT 8 PLAT BOOK 2, PAGE 37
398.33' meas
Plat N89°15'33"W 2004.28'
FOUND CONCRETE MONUMENT SOUTHWEST CORNER TRACT 10
FOUND FLANGE ENCASED ROD STAMPED"E 754" DN8364
N979963.92
E825476.92
SW LINCOLN STREET
50' PUBLIC RIGHT-OF-WAY
PLAT BOOK 2, PAGE 37
NORTH RIGHT-OF-WAY LINE SW LINCOLN STREET
25'
TRACT 6
TRACT 5
AMENDED PLAT OF TRACTS 1,2,3 & 4 BROOKER PARK
PLAT BOOK 2, PAGE 37

THIS INSTRUMENT WAS PREPARED BY
RONALD E. STOTLER, P.L.S.
FLORIDA SURVEYOR & MAPPER #5026
IN THE OFFICE OF MAGELLAN SURVEYING & MAPPING, INC.
450 SOUTH OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA, 33458

JOB NUMBER: 21-126

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS - 7571
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JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

Seminole Crossing

Plat Application

Village of Indiantown, Florida

Village Council Meeting 6-12-2025

Applicant Request

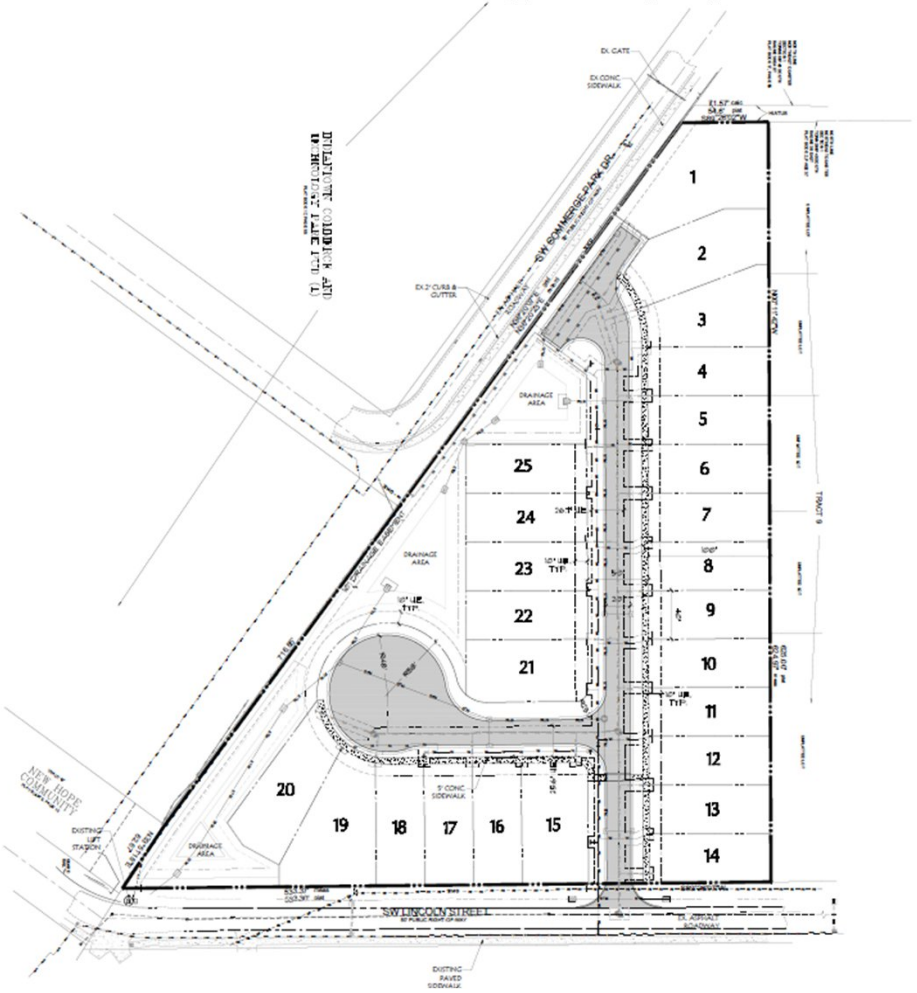
APPLICATION NO. PLT-24-079

A REQUEST FOR APPROVAL OF THE SEMINOLE CROSSING PLAT, LOCATED NORTH OF LINCOLN STRET AND EAST OF SW COMMERCE PARK DRIVE, INDIANTOWN, ON PARCELS TOTALING 4.36-ACRES.

Property Location



Seminole Crossing Approved Site Plan



Location Map



Site Data

SUBJECT SITE AREA	44.36 ACRE (±190,002.18 S.F.)
PCN(S):	01-40-38-002-023-00010-2
ZONING DISTRICTS	SF, SINGLE FAMILY
FUTURE LAND-USE CLASSIFICATION	RESIDENTIAL
EXISTING USE:	VACANT & UNIMPROVED
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL

Building Data

DENSITY (6 DUAC. MAX)	5.73 DUAC. (GROSS)
RESIDENTIAL UNITS	25 UNITS
BUILDING LOT COVERAGE	
PERMITTED:	67% MAX.
PROVIDED (GROSS)	T.B.D.
NUMBER OF STORIES	3 STORIES MAX.
BUILDING HEIGHT	40' MAX.
PERVIOUS	161,458.99 S.F. (3.71 AC.) 85%
IMPERVIOUS	28,543.19 S.F. (0.15 AC.) 3%

*EXCLUDES DEVELOPMENT ON INDIVIDUAL LOTS

SETBACKS	REQUIRED	PROVIDED
FRONT	20'	20'
REAR	20'	20'
SIDE	5' MIN.	5' MIN.
SIDE CORNER	5' MIN.	5' MIN.

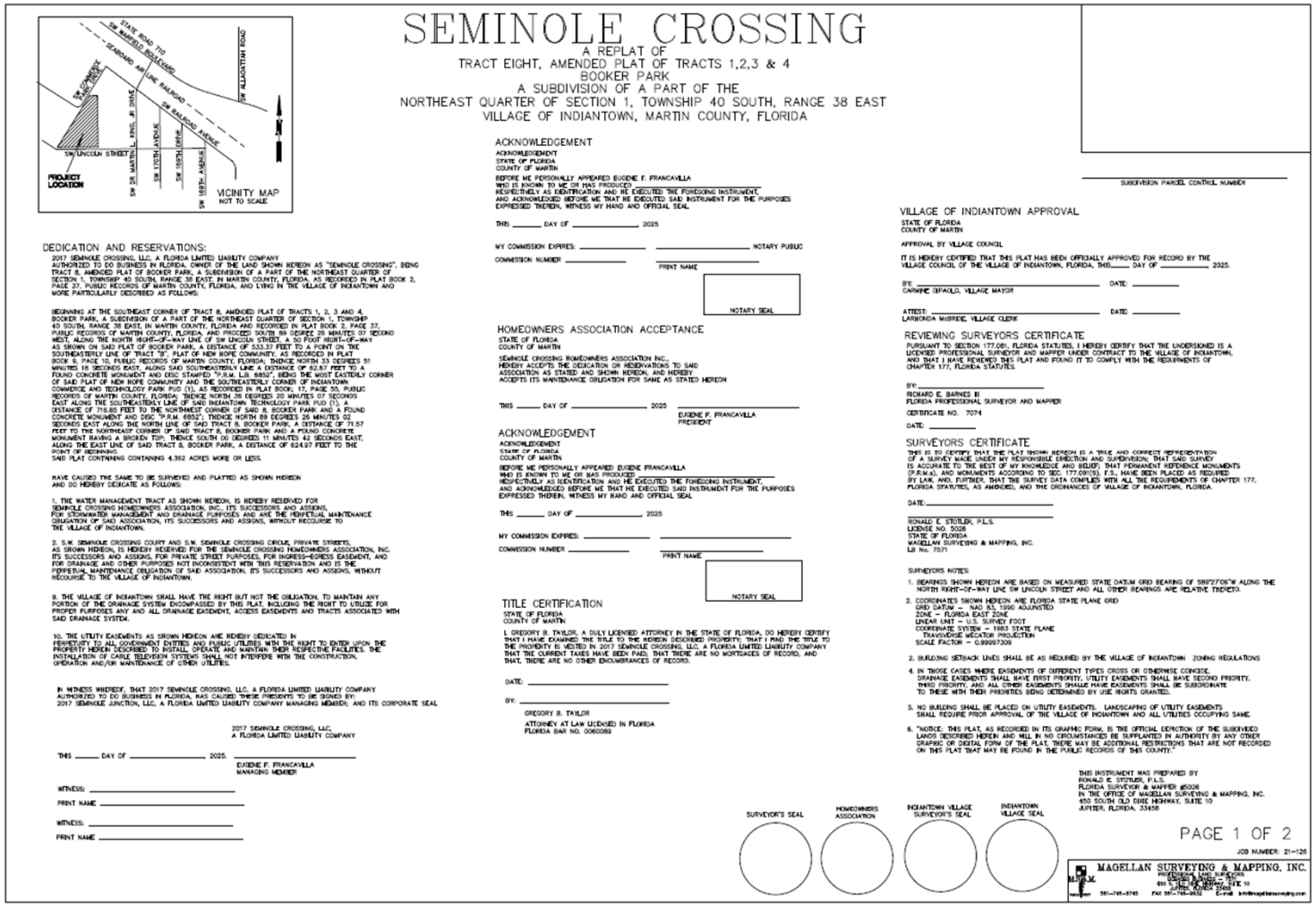
Parking Data

PARKING REQUIRED	50 SPACES
RESIDENTIAL: (2 PER UNIT) (25 UNITS)	50 SPACES
PARKING PROVIDED	50 SPACES

Notes:

1. PROPERTY WILL BE REQUIRED TO BE PLATTED.
2. BASE SURVEY PROVIDED BY MAGELLAN SURVEYING DATED 1-13-21.
3. ASSUMES REFUGE PICKUP TO BE CURBSIDE FOR EACH UNIT.
4. ALL CONNECTIONS TO THE UTILITY DISTRICT WATER AND SEWER SHALL BE MADE DIRECTION UNDER THE SUPERVISION OF UTILITY DISTRICT PERSONNEL.

Seminole Crossing Plat



SEMINOLE CROSSING

A REPLAT OF
TRACT EIGHT, AMENDED PLAT OF TRACTS 1,2,3 & 4
BOOKER PARK
A SUBDIVISION OF A PART OF THE
NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST
VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA

VICINITY MAP
NOT TO SCALE

DEDICATION AND RESERVATIONS:

2017 SEMINOLE CROSSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "SEMINOLE CROSSING", BEING TRACT 8, AMENDED PLAT OF BOOKER PARK, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST, IN MARTIN COUNTY, FLORIDA AND RECORDED IN PLAT BOOK 2, PAGE 37, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND LYING IN THE VILLAGE OF INDIANTOWN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 8, AMENDED PLAT OF TRACTS 1, 2, 3 AND 4, BOOKER PARK, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST, IN MARTIN COUNTY, FLORIDA AND RECORDED IN PLAT BOOK 2, PAGE 37, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND PROCEED SOUTH 89 DEGREE 25 MINUTES 07 SECOND WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SW LINCOLN STREET, A 50 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF BOOKER PARK, A DISTANCE OF 533.37 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF TRACT "D", PLAT OF NEW HOPE COMMUNITY, AS RECORDED IN PLAT BOOK 9, PAGE 10, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 33 DEGREES 51 MINUTES 18 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 62.67 FEET TO A FOUND CONCRETE MONUMENT AND DISC STAMPED "P.R.M. L.B. 6852", BEING THE MOST EASTERLY CORNER OF SAID PLAT OF NEW HOPE COMMUNITY AND THE SOUTHEASTERLY CORNER OF INDIANTOWN COMMERCE AND TECHNOLOGY PARK PUD (1), AS RECORDED IN PLAT BOOK 17, PAGE 55, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 26 DEGREES 20 MINUTES 07 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID INDIANTOWN TECHNOLOGY PARK PUD (1), A DISTANCE OF 716.85 FEET TO THE NORTHWEST CORNER OF SAID 8, BOOKER PARK AND A FOUND CONCRETE MONUMENT AND DISC "P.R.M. 6852"; THENCE NORTH 89 DEGREES 26 MINUTES 02 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT 8, BOOKER PARK, A DISTANCE OF 71.57 FEET TO THE NORTHEAST CORNER OF SAID TRACT 8, BOOKER PARK AND A FOUND CONCRETE MONUMENT HAVING A BROKEN TOP; THENCE SOUTH 00 DEGREES 11 MINUTES 42 SECONDS EAST, ALONG THE EAST LINE OF SAID TRACT 8, BOOKER PARK, A DISTANCE OF 624.97 FEET TO THE POINT OF BEGINNING.
SAID PLAT CONTAINING CONTAINING 4.362 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE WATER MANAGEMENT TRACT AS SHOWN HEREON, IS HEREBY RESERVED FOR SEMINOLE CROSSING HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF INDIANTOWN.

2. S.W. SEMINOLE CROSSING COURT AND S.W. SEMINOLE CROSSING CIRCLE, PRIVATE STREETS, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SEMINOLE CROSSING HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES, FOR INGRESS-EGRESS EASEMENT, AND FOR DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF INDIANTOWN.

9. THE VILLAGE OF INDIANTOWN SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENT, ACCESS EASEMENTS AND TRACTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

10. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENT ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE FACILITIES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND/OR MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, THAT 2017 SEMINOLE CROSSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY: 2017 SEMINOLE JUNCTION, LLC, A FLORIDA LIMITED LIABILITY COMPANY MANAGING MEMBER; AND ITS CORPORATE SEAL

2017 SEMINOLE CROSSING, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

THIS _____ DAY OF _____ 2025. _____
EUGENE F. FRANCAVILLA
MANAGING MEMBER

WITNESS: _____
PRINT NAME _____
WITNESS: _____
PRINT NAME _____

ACKNOWLEDGEMENT
ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME PERSONALLY APPEARED EUGENE F. FRANCAVILLA
WHO IS KNOWN TO ME OR HAS PRODUCED _____
RESPECTIVELY AS IDENTIFICATION AND HE EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN, WITNESS MY HAND AND OFFICIAL SEAL

THIS _____ DAY OF _____ 2025

MY COMMISSION EXPIRES: _____ _____ NOTARY PUBLIC
COMMISSION NUMBER: _____ _____
PRINT NAME

NOTARY SEAL

HOMEOWNERS ASSOCIATION ACCEPTANCE
STATE OF FLORIDA
COUNTY OF MARTIN

SEMINOLE CROSSING HOMEOWNERS ASSOCIATION INC., HEREBY ACCEPTS THE DEDICATION OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON

THIS _____ DAY OF _____ 2025 _____
EUGENE F. FRANCAVILLA
PRESIDENT

ACKNOWLEDGEMENT
ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME PERSONALLY APPEARED EUGENE FRANCAVILLA
WHO IS KNOWN TO ME OR WAS PRODUCED _____
RESPECTIVELY AS IDENTIFICATION AND HE EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN, WITNESS MY HAND AND OFFICIAL SEAL

THIS _____ DAY OF _____ 2025

MY COMMISSION EXPIRES: _____ _____
COMMISSION NUMBER: _____ _____
PRINT NAME

NOTARY SEAL

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF MARTIN

I, GREGORY B. TAYLOR, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN 2017 SEMINOLE CROSSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT, THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: _____

BY: _____
GREGORY B. TAYLOR
ATTORNEY AT LAW LICENSED IN FLORIDA
FLORIDA BAR NO. 0060089

SUBDIVISION PARCEL CONTROL NUMBER

VILLAGE OF INDIANTOWN APPROVAL
STATE OF FLORIDA
COUNTY OF MARTIN

APPROVAL BY VILLAGE COUNCIL

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, THIS_____ DAY OF _____ 2025.

BY: _____ DATE: _____
CARMINE DEPAOLO, VILLAGE MAYOR

ATTEST: _____ DATE: _____
LARHONDA McBRIDE, VILLAGE CLERK

REVIEWING SURVEYORS CERTIFICATE
PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT THE UNDERSIGNED IS A LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE VILLAGE OF INDIANTOWN, AND THAT I HAVE REVIEWED THIS PLAT AND FOUND IT TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

BY: _____
RICHARD E. BARNES III
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE NO. 7074

DATE: _____

SURVEYORS CERTIFICATE
THIS IS TO CERTIFY, THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.s), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF VILLAGE OF INDIANTOWN, FLORIDA.

DATE: _____

RONALD E. STOTLER, P.L.S.
LICENSE NO. 5026
STATE OF FLORIDA
MAGELLAN SURVEYING & MAPPING, INC.
LB No. 7571

SURVEYORS NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON MEASURED STATE DATUM GRID BEARING OF S89°27'05"W ALONG THE NORTH RIGHT-OF-WAY LINE SW LINCOLN STREET AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID
GRID DATUM – NAD 83, 1990 ADJUSTED
ZONE – FLORIDA EAST ZONE
LINEAR UNIT – U.S. SURVEY FOOT
COORDINATE SYSTEM – 1983 STATE PLANE
TRANSVERSE MECATOR PROJECTION
SCALE FACTOR – 0.99997309
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF INDIANTOWN ZONING REGULATIONS
4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALLE HAVE EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
5. NO BUILDING SHALL BE PLACED ON UTILITY EASEMENTS. LANDSCAPING OF UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF THE VILLAGE OF INDIANTOWN AND ALL UTILITIES OCCUPYING SAME.
6. "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

THIS INSTRUMENT WAS PREPARED BY
RONALD E. STOTLER, P.L.S.
FLORIDA SURVEYOR & MAPPER #5026
IN THE OFFICE OF MAGELLAN SURVEYING & MAPPING, INC.
450 SOUTH OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA, 33458

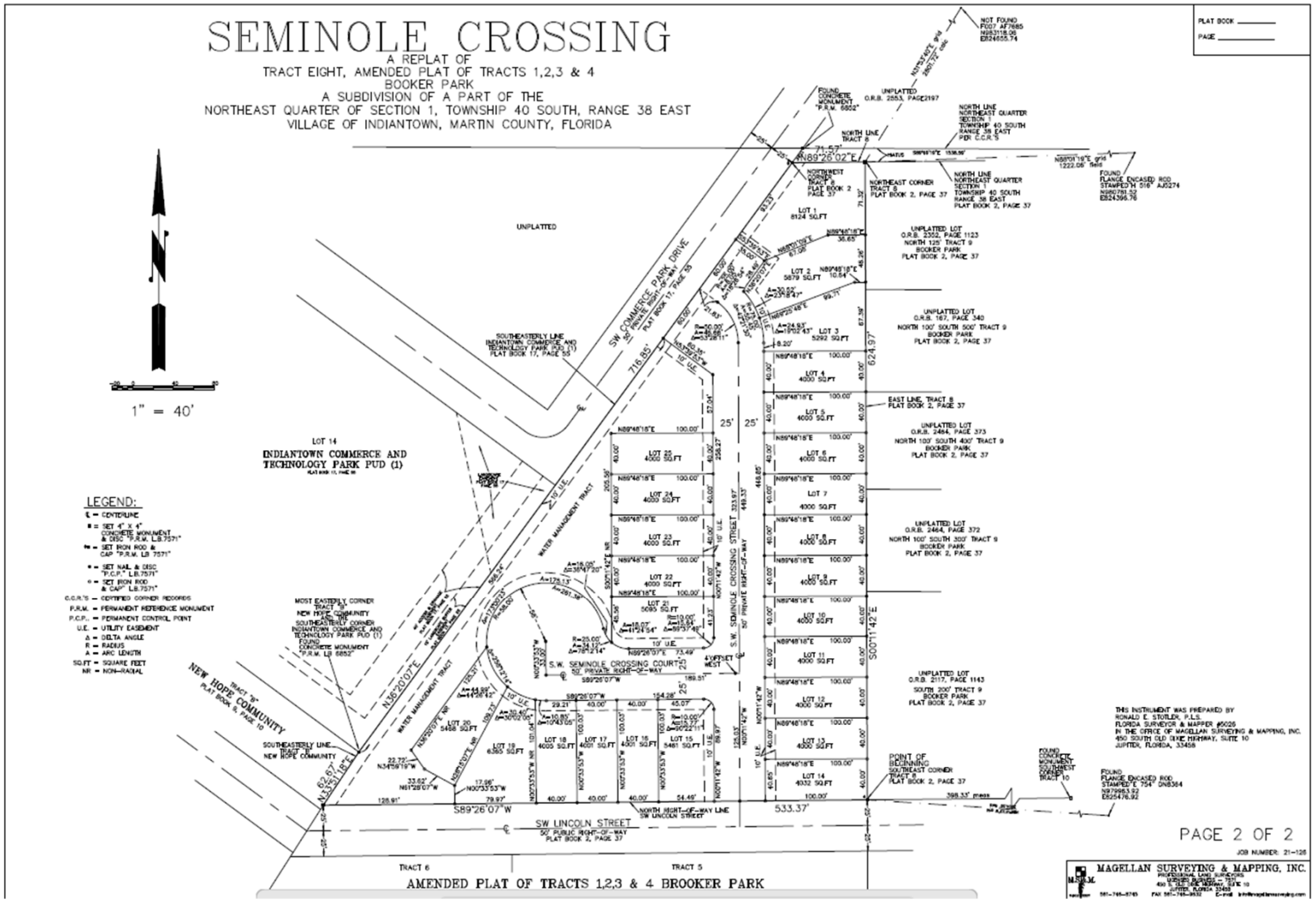
SURVEYOR'S SEAL | HOMEOWNERS ASSOCIATION | INDIANTOWN VILLAGE SURVEYOR'S SEAL | INDIANTOWN VILLAGE SEAL

PAGE 1 OF 2

JOB NUMBER: 21-126

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS No. LB 7571
450 S. OLD DIXIE HWY., STE 10
JUPITER, FLORIDA 33458
561-745-6740 FAX 561-745-6932 E-mail: info@magellansurveying.com

Seminole Crossing Plat



Plat Review Criteria

LDR Subsection 12-7 (6) outlines the Approval Criteria for consideration of approval of a plat, as follows.

(6) Approval Criteria. The Village Council and Planning, Zoning and Appeals Board shall use compliance with the standards of this Chapter [12, Development Review Procedures] as criteria in making their decision regarding approval or disapproval, or recommendation of approval or disapproval.

Plat Recommendations

The Plat application has been correctly advertised and noticed in accordance with Village of Indiantown code provisions.

The Plat application satisfies criteria included in Sec. 12-7 Platting and right-of-way, Village Land Development Regulations.

Village Staff recommends approval and the PZAB unanimously recommended approval at a public hearing held June 5, for Application PLT-24-079 Seminole Crossing.



QUESTIONS?

Community & Economic Development Department
15516 SW Osceola Street, Indiantown, FL 34956
Tel: (772) 597-8269
www.IndiantownFL.gov

DEVELOPMENT APPLICATION

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING APPLICATION AND ALL ATTACHMENTS TO THE APPLICATION AND THAT THE FACTS STATED IN IT ARE TRUE.

INITIALS _____

A	INSTRUCTIONS	B	OFFICE USE ONLY
☑	Please print or type all information. The application must be filled out accurately and completely. Answer all questions including criteria where an item might not be applicable, in which case write N/A (Not Applicable).	Main Project Application No.	Application Received Date
☑	Please refer to the appropriate Submittal Checklist for all additional documents, in conjunction with this application, due at time of first submittal.	Escrow No.	

2 APPLICATION TYPE (Check all the applicable development applications)

	Abandonment/Vacation of Right-of-Way or Easement		Land Use Plan Map Amendment
	Administrative Variance		Major Site Plan / Site Plan Amendment
	Alcohol Beverage License		Minor Administrative Site Plan / Site Plan Amendment
	Annexation or Contraction		Minor Site Plan/ Site Plan Amendment
	Appeal		Planned Development
	Conditional Use	✓	Plat / Plat Exemption / Plat Waiver
	Comprehensive Plan Text Amendment		Research
	Dedication of Right-of-Way or Easement		Rezoning
	Development Agreement / Amendment		Special Exception
	Dry Run Plan Review		Variance
	Flood Plain Variance		Vested Rights
	Land Development Code Amendment		Zoning Interpretation / Verification Letter

3 PROJECT DESCRIPTION

Project Location — Parcel ID Number(s): 01-40-038-002-023-0001-2

Property located on the north side of SW Lincoln Street, and east site of SW Commerce Park Drive.

Development / Project Name	2017 Seminole Crossing LLC
Development / Project Address	17249 SW Lincoln Street
Valuation of Proposed Development	
Current Use(s) of Property	Vacant
Proposed Use(s) of Property	Residential
Residential Use(s) / Unit Type(s)	Single Family lots
Number of Residential Units	25 single family lots
Non-residential Total Building Gross SF	
Site Area (SF & Acres)	4.36 acres

3 TEAM MEMBERS CONTACT INFORMATION (Combination of multiple titles is permitted, e.g. Agent & Architect)	
Select Title: (Agent) / Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name: Dan Siemsen	Company: 2GHO, Inc.
Telephone No.: 561-575-9557	E-mail: dan@2gho.com
Select Title: (Planner) / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name: Same as Agent	Company:
Telephone No.:	E-mail:
Select Title: Planner / (Architect) / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name:	Company:
Telephone No.:	E-mail:
Select Title: Planner / Architect / (Landscape Architect) / Engineer / Land Use Attorney / Other:	
Name: Same as Agent	Company:
Telephone No.:	E-mail:
Select Title: Planner / Architect / Landscape Architect / (Engineer) / Land Use Attorney / Other:	
Name: John Iravani	Company: Jeff H. Iravani, Inc.
Telephone No.: 561-575-6030	E-mail: john@jhi.com
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name:	Company:
Telephone No.:	E-mail:
4 PROPERTY OWNER INFORMATION	
Name: 2017 Seminole Crossing, LLC	Signature:
Telephone No.: 561-575-2288	E-mail: villafrancahomes@gmail.com
Address: 27 N. Pennock Lane Suite 205 Jupiter FL 33458	

NOTARIZATION

STATE OF FLORIDA /COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ■ physical presence or ☐ online notarization,

this 18th day of December, 2024, by Eugene Francavilla (name of person acknowledging)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ✓ OR Produced Identification _____ Type of Identification Produced _____

PATRICIA Y LENTINI
Notary Public - State of Florida
Commission # HH 191720
My Comm. Expires Oct 27, 2025
Bonded through National Notary Assn.

AGENT AUTHORIZATION FORM

Parcel Id(s) 01-40-038-002-023-0001-2

Subject Site Address 17249 SW Lincoln Street

Property Owner 2017 Seminole Crossing, LLC.

The undersigned, registered property owners of the subject site, do hereby authorize

Dan Siemsen (Contractor / Agent), of 2GHO, Inc. (Name of consulting firm)

to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this application and all standard and special conditions associated.

Agent Address 1907 Commerce Lane Suite 101 Jupiter FL 33458

Business Phone 561-575-9557 Mobile 561-248-9366

E-mail dan@2gho.com

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.

Owner Signature

Agent Signature (to accept authorization)

STATE OF FLORIDA:
COUNTY OF PALM BEACH

Sworn and subscribed before me this 18th day of December, 2024.

Signature of Notary Public
Notary Public for the State of Florida

My Commission Expires

PATRICIA Y LENTINI
Notary Public - State of Florida
Commission # HH 191720
My Comm. Expires Oct 27, 2025
Bonded through National Notary Assn.

APPLICANT'S AFFIDAVIT FORM

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I/WE), Eugene Francavilla, being first duly sworn, depose and say that (I am/We are) the □ owner □ tenant of the property described, and which is the subject matter of the proposed project and any related public hearing.

Signature and Date

Signature and Date

Sworn to and subscribed to before me this 18th day of December, 24

Notary Public Patricia Y Lentini

Commission Expires 10/27/2025

PATRICIA Y LENTINI
Notary Public - State of Florida
Commission # HH 191720
My Comm. Expires Oct 27, 2025
Bonded through National Notary Assn.

PARTNERSHIP AFFIDAVIT

(I/WE), Eugene Francavilla 2017 Seminole Crossing LLC, being first duly sworn, depose and say that (I am/We are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the ☐ owner ☐ tenant of the property described herein which is the subject matter of the proposed hearing.

2017 Seminole Crossing, LLC

Name of Partnership

By _____ _____%

By _____ _____%

By _____ _____%

By _____ _____%

_____

Signature

STATE OF FLORIDA:
COUNTY OF PALM BEACH

Sworn and subscribed before me this 18th day of December, 2024.

_____

Signature of Notary Public
Notary Public, for the State of Florida

My Commission Expires
10/27/2025

PATRICIA Y LENTINI
Notary Public - State of Florida
Commission # HH 191720
My Comm. Expires Oct 27, 2025
Bonded through National Notary Assn.

DISCLOSURE OF INTEREST FORM

If the property, which is the subject of the Application, is owned or leased by a **CORPORATION**, list the Principal Stockholders and the percentage of stock owned by each. NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

2017 Seminole Crossing, LLC

Corporation Name

Name, Address and Office	Percentage of stock
2017 Seminole Crossing, LLC	
27 N. Pennock Lane #205	
Jupiter FL 33458	

If the property, which is the subject of the Application, is owned or leased by a **TRUSTEE**, list the Principal Stockholders and the percentage of stock owned by each. NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

Trust Name

Name, Address and Office	Percentage of stock

If the property, which is the subject of the Application, is owned or leased by a **PARTNERSHIP or LIMITED PARTNERSHIP**, list the Principal Stockholders and the percentage of stock owned by each. NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

Name, Address and Office	Percentage of stock
2017 Seminole Crossing, LLC.	
27 N. Pennock Lane Suite 205	
Jupiter FL 33458	

Signature

STATE OF FLORIDA:
COUNTY OF Palm Beach

Sworn and subscribed before me this 18th day of December, 2024.

Signature of Notary Public
Notary Public, for the State of Florida

My Commission Expires
10/27/2025

PATRICIA Y LENTINI
Notary Public - State of Florida
Commission # HH 191720
My Comm. Expires Oct 27, 2025
Bonded through National Notary Assn.

Sec. 12-2(8) Cost Recovery.

COST RECOVERY AFFIDAVIT

I hereby acknowledge and consent to the payment of **all applicable fees** involved as part of my application process. These fees include but are not limited to application fees, postage, advertising, attorney fees and any outside contractors, agents or consultants **regardless of the outcome of the public hearing**.

Please type or print the following:

Date: 12/18/2024

Full Name: 2017 Seminole Crossing, LLC

Current Address: 27 N. Pennock Lane City: Jupiter

State: FL Zip: 33458

Telephone Number (_____) _____ Email: _____

_____
Signature

STATE OF FLORIDA:
COUNTY OF PALM BEACH

Sworn and subscribed before me this 18th day of December, 2024.

_____
Signature of Notary Public
Notary Public, for the State of Florida

PATRICIA Y LENTINI
Notary Public - State of Florida
Commission # HH 191720
My Comm. Expires Oct 27, 2025
Bonded through National Notary Assn.

My Commission Expires
10/27/2024

Pursuant to Chapter 12 Sec. 12-2(8) Cost Recovery of the Village of Indiantown Land Development Regulations.

Sec. 12-2 (11). – Withdrawal of Development Applications and Refund of Fees.
Pursuant to Chapter 12(11) of the Village Land Development Code (LDR), an application for development review may be withdrawn at any time. For applications filed in accordance with the LDR and subsequently withdrawn, the applicant may request a fee refund. The refund request must be made on a form provided by the Village. The amount of refund will be based on the point in time of the review process when the application withdrawal is initiated by the applicant. The refund schedule is as follows: a. 75 percent prior to staff review or legal advertisement (whichever comes first). b. 25 percent prior to drafting of the staff report. c. 15 percent 10 business days prior to the village council hearing on the application. d. No refund shall be granted if an applicant withdraws the application at the village council meeting in which the application is scheduled to be heard.

I _____, have read and understand the refund policy related to Land Development Fees in the Village of Indiantown.

APPLICANTS, PLEASE

----------DO NOT WRITE BELOW THIS LINE----------

Received Date:_____

Fee Paid: Yes [ ] No [ ] **Amount Paid**:_____ Cash [ ] Check [ ] #_____

Received by: _____

Application Number: _____

Application Number: _____

Application Number: _____

Application Number: _____

The Village of Indiantown
16550 SW Warfield Blvd.
Indiantown, FL 34956
(772) - 597 - 9900

UNITY OF TITLE

In consideration of the issuance of a permit to 2017 Seminole Crossing LLC, as Owner(s) for the construction of residential community in Indiantown, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict use of lands described in **Exhibit A** attached hereto in the following manner:

Read carefully.
- ✓ **Check Box 1. - if property is non-platted/non-condominium or**
- ✓ **Check Box 2. - if property is a platted subdivision or**
- ✓ **Check Box 3. - if property is a condominium, as applicable.**

☐ 1. Non-Platted/Non-Condominium. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; with the sole exception being that a portion of said property may be sold, transferred, devised or assigned to any governmental entity.

OR

☑ 2. Platted Subdivision (Non-Condominium). That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; however that (a) individual subdivision lots may be conveyed upon approval and recordation of the plat of Seminole Crossing, (b) phases or portions of phases that comply with the requirements contained within the development orders may be conveyed separately upon final site plan approval of that phase or portion of a phase, (c) common elements, common open areas and developed recreation areas may be conveyed to a property owners' association or other similar entity as deemed appropriate by the Village of Indiantown, so long as such conveyance shall be subject to the express restriction that use of the subject property shall only be for the use described on the final site plan and plat, and (d) other portions of the subject property may be conveyed and used or maintained by governmental, environmental, charitable or other organizations or agencies for such purposes as the Village of Indiantown may deem appropriate, with the sole exception being that a portion of said property may be sold, transferred, devised, or assigned to any governmental entity.

OR

☐ 3. Condominium. That said property shall be developed as a condominium in which the underlying common elements shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land, with the sole exception being that if any of the condominium units are developed as "land units" those parcels may be sold, transferred,

devised or assigned subject to being part of the condominium and subject to the declaration of condominium pursuant to which they were established, or a portion of said property sold, transferred, devised, or assigned to any governmental entity.

4. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their/its successors, heirs and assigns until such time as the same may be released in writing by the Village of Indiantown.

5. The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.

6. Nothing herein contained shall limit, in any manner, the Owner, or their successors or assigns, to mortgage or encumber the property or any part thereof.

CORPORATE

Signed, acknowledged and notarized on this 13th day of February, 2023.

WITNESSES:

Sign: _____
Print: DANIEL S. SIEMSEN

Sign: _____
Print:

OWNER:

2017 Seminole Crossing LLC
Name of Corporation

By: _____
Name: Eugene Francavilla
Title: Owner/Managing Member
Address: 27 N.. Pennock Lane Suite 205
Jupiter, FL 33458

Note: Florida Statutes requires one of the following: corporate officer's signature attested by the corporate secretary and corporate seal applied; or, corporate seal applied and one witness; or corporate officer's signature and two witnesses.

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that the foregoing Unity of Title was acknowledged before me this 13th day of February, 2023, by EUGENE FRANCAVILLA (name of officer/agent and title) of _____(name of corporation). He or she (✓) is personally known to me or ( ) has produced _____ as identification.

NOTARY PUBLIC
_____
Name:
State of _____ at large
My commission expires:

[STAMP]

PATRICIA Y LENTINI
Notary Public - State of Florida
Commission # HH 191720
My Comm. Expires Oct 27, 2025
Bonded through National Notary Assn.

EXHIBIT A
(Legal Description)

TRACT EIGHT (8), AMENDED PLAT OF TRACTS 1,2,3 AND 4 BROOKER PARK, A SUBDIVISION, ACCORDING TO THE PLAT THERE AS RECORDED IN PLAT BOOK 2, PAGE 37, OF THE PUBLIC RECORDS OF MARTIN COUNTY,, FLORIDA. CONTAINING 4.362 ACRES MORE OR LESS

Martin County, Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

Plat/Replat Development Application Checklist

Please include the following items in the order shown below. **If any item is not included, please identify the item and the reason for its exclusion.** Links to specific forms are included with some items, noted in blue font.

REQUIRED FORMAT

All applications for development must be reviewed for completeness, prior to the acceptance of the application for distribution to staff for review. The application must include the documents listed in Section 10.2.B., the disclosure of ownership interests described in 10.5.D.1, and the completeness review fee.

Submit only one paper set of plans and documents for completeness review. For full submittal following determination of completeness, one paper packet (8 1/2x11-inch) of documents must be submitted. Include **two (2)** full-size folded hard copies of all plans. Certain documents require raised seal and wet signatures as described in the specific checklist item.

Upon submittal of the hard copy for both completeness and full submittals/resubmittals, staff will provide the agent listed on the application with a project specific link to a Sharebase folder where the agent can upload the digital plans and documents. The digital version of plans shall be a .pdf at a minimum of 24x36 inches and 300 dpi (not a scanned copy). **Bookmark all the documents and plans in the order they appear in the Checklist**. Do not provide electronic signatures on any documents as they create errors in the bookmarked PDFs.

In addition to the plans and documents, provide electronic files of master and/or final site plans and survey in AutoCAD 2010 or later (dwg format). The coordinate positions within this file are to be rotated and translated to state plane coordinates in the North American Datum of 1983(NAD83) adjustment of 2011, Florida State Plane East Zone, US Survey Feet or currently approved datum.

FEE: Initial applications shall be accompanied by a completeness review fee. Once staff determines, in writing, the application is complete, the full application fee as established by BOCC resolution shall be submitted with the application. Checks are made payable to the Martin County Board of County Commissioners.
Development Review Fee Schedule

REQUIRED DOCUMENTS

☑ 1. **APPLICATION:** Application signed by the owner or the entity having power of attorney from the owner to act on his/her behalf, pursuant to section 10.5.B. In addition to identifying the entities that comprise the development team, the names of each individual who is authorized to submit documents during the development review process must be listed on the application and power of attorney forms.
Development Review Application

☐ 2. **DIGITAL SUBMITTAL AFFIDAVIT:** Affidavit, signed by the applicant or agent, certifying the digital application is an exact duplicate of the hard copy**.**
Digital Submittal Affidavit

☐ 3. **COPYRIGHT PERMISSION TO DUPLICATE MATERIALS FORM:** Individual permission to duplicate copyright materials form as required to comply with public record requests for such items as site plans and surveys. Each consultant that has a copyright on any documents/plans shall fill out an individual form.
Permission to Duplicate Copyright Materials

☑ 4. **NARRATIVE:** Include the history of the property/project, the type of development being proposed in conjunction with the plat request, the location and size of the subject property, square footage (non-residential) and/or number of residential units, and proposed density. Include the date of site plan approval or whether the site plan is still in review. [MARTIN COUNTY, FLA., LDR, Article 5, Division 2].

☐ 5. **POWER OF ATTORNEY:** A notarized power of attorney authorizing an agent to act on the owner's behalf.

☐ 6. **DISCLOSURE OF INTEREST AFFIDAVIT:** Provide a completed financial disclosure of interest affidavit form pursuant to Sec. 10.5.D.1.
Disclosure of Interest Affidavit

☐ 7. **RECORDED DEED:** A copy of the recorded deed(s) for the subject property.

☐ 8. **PROPERTY TRANSFER:** A certification of any property transfer since the property was deeded to the current property owner. If there has not been a property title transfer since the recorded deed, provide a certified statement that no title transfer has occurred.

☐ 9. **LEGAL DESCRIPTION:** Full legal description including parcel control number(s) and total acreage.

☑ 10. **SITE LOCATION MAP:** Include all adjacent and internal roadways, surrounding properties and a clear site boundary.

☐ 11. **DEVELOPMENT ORDER AND EXHIBITS (IF PROJECT IS APPROVED):** Approved development order(s) and exhibits for the associated project.

☑ 12. **TITLE COMMITMENT:** A title commitment covering the entire site with matching legal descriptionand total acreage, with an effective date within 180 days of the date of this application. The title commitment must (i) be issued by an attorney licensed in Florida, abstractor or a title company (ii) state that record title to the land, as described and shown on the plat, is in the name of the person, persons, corporation, or entity executing the dedication, (iii) reference all mortgages not satisfied or released of record or otherwise terminated by law and (iv) reference all existing easements and other encumbrances of record.

☑ 13. **CLOSURE REPORTS:** Copies of closure report for the parent boundary and all interior parcels are included and have a relative error of closure no less than 1' in 10,000'.

☐ 14. **DECLARATION OF COVENANTS AND RESTRICTIONS:** New or amended version, or a supplement to the original or amended version.

☐ 15. **DRAFT CONTRACT:** Draft version meeting the requirements of Section 4.913.B (MARTIN COUNTY, FLA., LDR, Article 4, Division 21).

☐ 16. **DRAFT SURETY.** Draft version meeting the requirements of Section 4.913.B (MARTIN COUNTY, FLA., LDR, Article 4, Division 21).

☐ 17. **PLAT CHECKLIST CERTIFICATION:** Martin County Plat Checklist Certification signed and sealed by a licensed Florida professional land surveyor.
Plat Checklist Certification

REQUIRED PLANS

☑ 18. **APPROVED SITE PLAN:** If under review, provide current set of site plans that match the most recent set being reviewed by Staff.

☐ 19. **APPROVED PLAT (REPLAT ONLY)**: Most recent approved plat prepared in accordance with the criteria found in the Plat Review Checklist and exhibits.

☑ 20. **PLAT/REPLAT:** Prepared in accordance with the criteria found in Article 4, Division 21 and Chapter 177, Part 1, Florida Statutes [MARTIN COUNTY, FLA., LDR].

☑ 21. **BOUNDARY SURVEY:** Boundary survey of the entire site including the legal description, parcel control number(s) and acreage, with a date of last field work within 180 days of the date of this application. The boundary survey must be an original, signed and sealed by a licensed Florida Professional Surveyor and Mapper and must reference the current title commitment, list all easements and encumbrances of record, and show all those easements and encumbrances that affect the property and are plottable.

NOTE TO APPLICANT and/or AGENT:

PROJECT NOTICE SIGN: Following the completeness review, not more than ten days after a development application has been determined to be complete, the development property must be posted with a notice sign. The applicant shall submit a certified statement of installation and photos to the project coordinator [MARTIN COUNTY, FLA., LDR, Article 10, Section 10.6]

RESOURCES: **Martin County Development Review Webpage**

EXHIBIT “A”
LEGAL DESCRIPTION

Tract Eight (8), Amended Plat of Tracts 1, 2, 3 and 4 Booker Park, a Subdivision, according to the Plat thereof as recorded in Plat Book 2, Page 37, of the Public Records of Martin County, Florida.

WFG National Title Insurance Company
a Williston Financial Group company

ALTA COMMITMENT FOR TITLE INSURANCE
Issued By
WFG NATIONAL TITLE INSURANCE COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 5e:

Issuing Agent:	**South Florida Title Insurers of Palm Beach County, Inc.**
Issuing Office:	**4425 Military Trail, Suite 106** **Jupiter, FL 33458**
ALTA Universal ID:	
Loan ID Number:	**Not Available**
Commitment Number:	**2537241FL-A**
Issuing Office File Number:	**21-9272**
Property Address:	**17249 Lincoln Ave, Indiantown, FL 34956**
Revision Number:	

SCHEDULE A

1. Commitment Date: **September 26, 2024 at 8:00 a.m.**
2. Policy or Policies to be issued:

   ALTA® Owner's Policy (07-01-21) with FL Mods **Amount:** **$0.00**
   Proposed Insured: **TBD**

   The estate or interest to be insured FEE SIMPLE

3. The estate or interest in the Land at the Commitment Date is Fee Simple.
4. The Title is, at the Commitment Date, vested in:

   2017 Seminole Crossing, LLC and, as disclosed in the Public Records, has been since August 20, 2021

5. The Land is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Issued through the office of:
South Florida Title Insurers of Palm Beach County, Inc.
4425 MILITARY TRAIL, SUITE 106
JUPITER, FL 33458

WFG NATIONAL TITLE INSURANCE COMPANY
By:
Steve Ozonian, President/CEO
ATTEST:
Joseph V. McCabe, EVP/General Counsel/Secretary

Authorized Signatory

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by WFG National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

EXHIBIT "A"
LEGAL DESCRIPTION

Tract Eight (8), Amended Plat of Tracts 1, 2, 3 and 4 Booker Park, a Subdivision, according to the Plat thereof as recorded in Plat Book 2, Page 37, of the Public Records of Martin County, Florida.

ALTA COMMITMENT FOR TITLE INSURANCE

SCHEDULE B, PART I

REQUIREMENTS

All of the following requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Warranty Deed from 2017 Seminole Crossing, LLC a limited liability company to the Proposed Insured.

   As to 2017 Seminole Crossing, LLC, a limited liability company, registered and organized in the State of Domicile, the Company will require:

   i. Proof that the limited liability company was duly registered with the Department/Secretary of State of domicile, as of the date of taking title to or other interest in the insured land, and confirmation that the limited liability company is currently active. On-line confirmation of both of the foregoing is sufficient.

   ii. Review the articles of organization and the operating agreement for the limited liability company to determine whether the LLC is manager-managed or member-managed and to determine the person(s) who has authority to execute the deed/mortgage, required herein, on behalf of the LLC.

   iii. Execution of the deed/mortgage required herein by such person(s) authorized to execute such instrument by the articles of organization and the operating agreement of the limited liability company.

   iv. Recordation of an LLC Affidavit by the person(s) signing on behalf of the limited liability company confirming his/her authority under the articles of organization and the operating agreement to execute the deed/mortgage required herein; and confirming that neither the LLC nor any member of the LLC has filed bankruptcy since the LLC acquired title.

   v. If the LLC is a sole member LLC and the sole member has filed bankruptcy, the deed/mortgage will have to be executed by the Bankruptcy Trustee (or Debtor in Possession, if applicable) pursuant to a Bankruptcy Court Order. The Bankruptcy Court Order authorizing the transaction will have to be recorded. Additional requirements may be made after a review of the bankruptcy.

   Note: If the LLC is a sole member LLC and if that sole member is a foreign person, the FIRPTA tax will be due unless an exemption applies.
6. When the company is provided the amount of the full insurable value of the land and the Company has agreed to that value, Schedule A will be amended accordingly.
7. The name(s) of the proposed insured under the policy must be furnished and this commitment is subject to such further exceptions and/or requirements as may then be deemed necessary.
8. In order to delete any exceptions for liens relating back to the Notice of Commencement recorded in Official Records Book 3431, page 560, the following must be completed:

   a. Executed Contractor's Final Affidavit and Release of Lien.

b. Release of lien from each entity shown as having given notice to owner

c. Final Waiver of Lien from each entity shown as unpaid in Contractor's Final Affidavit & Release of Lien

d. Record Notice of Termination pursuant to Section 713.132 F.S. terminating the Notice of Commencement recorded in Official Records Book 3431, page 560.

e. Indemnity Agreement executed by the owner. This is necessary since Notice of Termination is not effective for 30 days.

9. Determination of whether reporting is required under any applicable U.S. Department of Treasury FINCEN Geographic Targeting Order (GTO) and, if reporting under the GTO is required, providing to the Company the information and identity documents required to comply with the GTO and complete the report.

   "This requirement only applies if the property is located in Hillsborough, Pasco, Pinellas, Manatee, Sarasota, Charlotte, Lee, Collier, Miami-Dade, Broward, or Palm Beach Counties. If the property is located in any county other than those eleven counties, you may disregard this requirement."

10. Written evidence, from appropriate governmental authorities, that Special Taxing District, City and County Special Assessment Liens, MSBU Assessment Liens, Impact Fees, and Water, Sewer and Trash Removal Charges, if any, have been paid.

11. A search of the public records reveals no open mortgage. Closer should confirm with owner that property is free and clear.

INFORMATIONAL NOTES - SCHEDULE B - PART I

(a) TAXES:
2023 Ad Valorem Taxes and Assessments in the amount of $2,567.76 are showing as Paid

Tax Id/UPI No. 01-40-38-002-023-00010-2

(b) The recording information of vesting instruments affecting title of said Land(s) recorded within 24 months of the effective date of this report is/are as follows:

None of Record

We note the following conveyance documents:

Deed Type: Warranty Deed
Grantors: Irvin L. Bravo and Miguel Juan Martin
Grantees: 2017 Seminole Crossing, LLC
Dated: August 13, 2021
Recorded Date: August 20, 2021
Book: (book) 3250
Page: (page) 1887

(c) The Company reserves the right to make additional requirements when additional facts are disclosed by the compliance of the requirements shown on Schedule B, Section 1 herein.

(d) A search of the name(s) of the vestee(s) herein on the Office of Foreign Assets Control (OFAC) site disclosed:
NO MATTERS FOUND

(e) Bankruptcy Search the name(s) of the vestee(s) herein revealed the following matter(s):
NO MATTERS FOUND

(f) Copies of the following Documents have been hyperlinked for your convenience:

B-I Copies click here

B-II Copies click here

END OF REQUIREMENTS

INFORMATIONAL NOTES

NOTE 1: All of the recording information contained herein refers to the Official Public Records of County and State contained within the legal description on Schedule A, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

NOTE 2: As to any and all covenants and restrictions set forth herein, the following is added: “but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to a handicap, but does not discriminate against handicapped persons.”

NOTE 3: In accordance with Florida Statutes Section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting WFG National Title Insurance Company, 12909 SW 68th Parkway, #350, Portland, OR 97223 Telephone number (800-334-8885)

NOTE 4: A search commencing with the effective date hereof will be performed prior to closing this transaction. If this search reveals an objection or title defect, an endorsement will be issued requiring that said objection or defect be cleared before closing. Item 1 of Schedule B-II (GAP Exception) will be deleted pursuant to Sec. 627.7841, F.S.

NOTE 5: Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Commitment shall automatically be considered null and void and of no force and effect.

End of Schedule B-I

SCHEDULE B, PART II

EXCEPTIONS

SOME HISTORICAL LAND RECORDS CONTAIN DISCRIMINATORY COVENANTS THAT ARE ILLEGAL AND UNENFORCEABLE BY LAW. THIS COMMITMENT AND THE POLICY TREAT ANY DISCRIMINATORY COVENANT IN A DOCUMENT REFERENCED IN SCHEDULE B AS IF EACH DISCRIMINATORY COVENANT IS REDACTED, REPUDIATED, REMOVED, AND NOT REPUBLISHED OR RECIRCULATED. ONLY THE REMAINING PROVISIONS OF THE DOCUMENT WILL BE EXCEPTED FROM COVERAGE.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Any rights, interests or claims of parties in possession not shown by the public records.
3. Easements or claims of easements not shown by the public records.
4. Any encroachment, encumbrance, violation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. The term encroachment includes encroachments of existing improvements located on the land onto adjoining land, and encroachments on the land of existing improvements located on adjoining land.
5. Any lien, or right to a lien, for services, labor, materials or equipment in connection with improvements, repairs or renovations provided before, on, or after Date of Policy and not shown by the Public Records at Date of Policy.
6. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
7. Any adverse ownership claim by right of sovereignty to any portion of the lands insured hereunder, including tidelands, submerged, filled and artificially exposed lands and lands accreted to such lands or dispute as to the boundaries purportedly caused by a change in the location of any water body within or adjacent to the land.
8. Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges by any water, sewer or gas systems supplying the insured land.
9. Easements, restrictions, covenants and conditions as set forth in the Plat of Amended Plat of Tracts 1, 2, 3 and 4 Booker Park, recorded in Plat Book 2, page 37.
10. Easements, restrictions, covenants and conditions as set forth in the Plat of Booker Park, recorded in Plat Book 2, page 34.
11. Terms, conditions, provisons and restrictions set forth in Minor Site Plan Approval for Seminole Crossing Residential Development recorded in Official Records Book 3405, page 2529 and Official Records Book 3441, page 2864.

End of Schedule B-II

WFG National Title Insurance Company
a Williston Financial Group company

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT FOR TITLE INSURANCE
Issued By
WFG NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

Commitment To Issue Policy

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, WFG National Title Insurance Company, a South Carolina corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

In Witness Whereof, WFG NATIONAL TITLE INSURANCE COMPANY has caused this commitment to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.

Issued through the office of:
South Florida Title Insurers of Palm Beach County, Inc.
4425 MILITARY TRAIL, SUITE 106
JUPITER, FL 33458

WFG NATIONAL TITLE INSURANCE COMPANY

By:
Steve Ozonian, President/CEO

ATTEST:
Joseph V. McCabe, EVP/General Counsel/Secretary

WFG NATIONAL TITLE INSURANCE COMPANY INCORPORATED 1974 SOUTH CAROLINA

_____
Authorized Signatory

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by WFG National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

COMMITMENT CONDITIONS

1. DEFINITIONS
   a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
   b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
   c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
   e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
   g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
   i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
   j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   a. the Notice;
   b. the Commitment to Issue Policy;
   c. the Commitment Conditions;
   d. Schedule A;
   e. Schedule B, Part I—Requirements;
   f. Schedule B, Part II—Exceptions; and
   g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

   a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

      i. comply with the Schedule B, Part I—Requirements;

      ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or

      iii. acquire the Title or create the Mortgage covered by this Commitment.

   b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

   c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

   d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

   e. The Company is not liable for the content of the Transaction Identification Data, if any.

   f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.

   g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

   a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

   b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

   c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

   d. The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

   e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

   f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

   The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

   The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

   This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. ARBITRATION

    The Policy contains an arbitration clause as follows:

    a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.

    b. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18 (Condition 17 of the Loan Policy), then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18 (Condition 17 of the Loan Policy).*

    c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

Seminole Crossing Subdivision

Village of Indiantown, Florida



Aerial Location Map

7.13.22

Search

Map Unit Legend

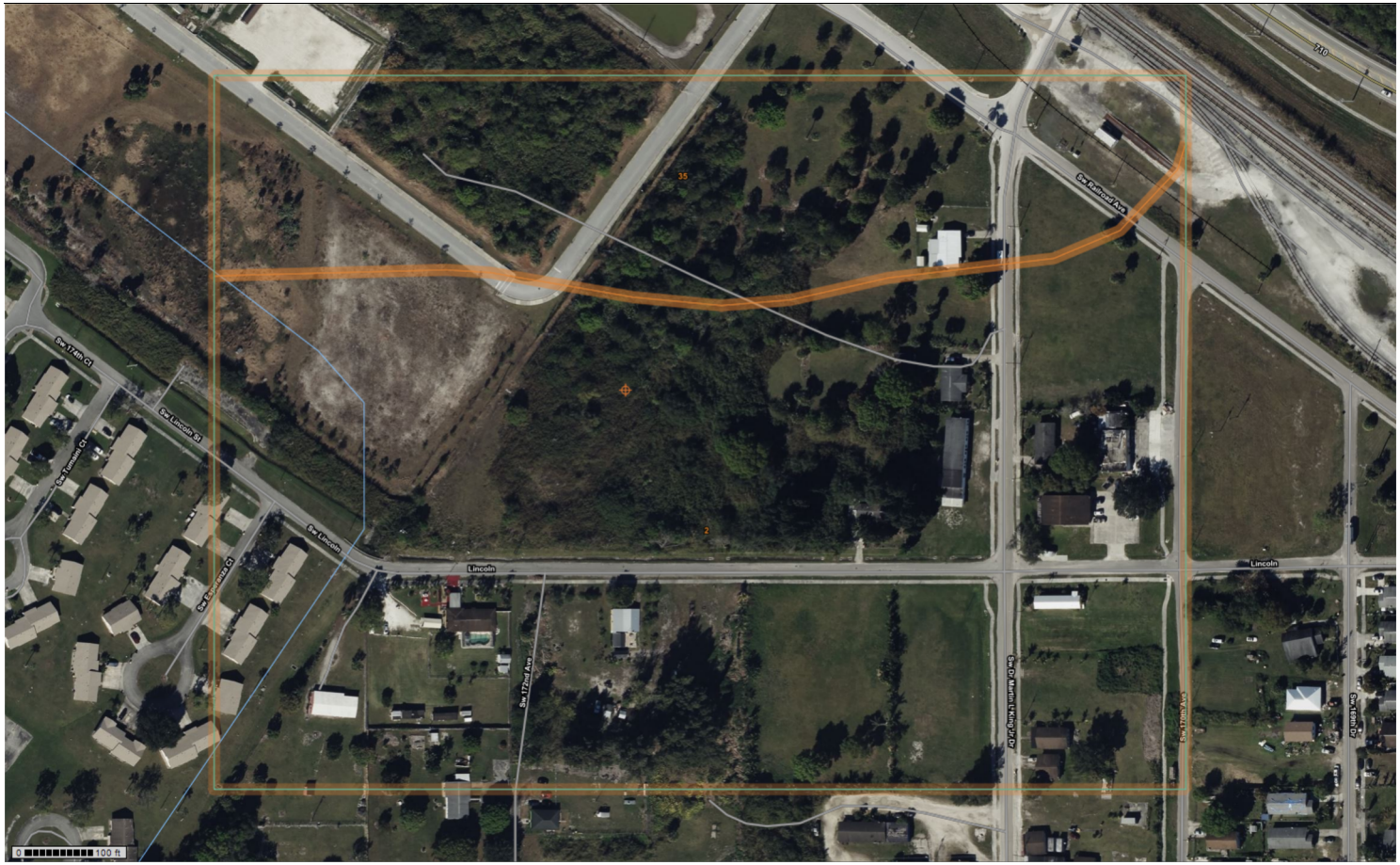
Martin County, Florida (FL085)

Martin County, Florida (FL085)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Lawnwood and Myakka fine sands	24.4	72.4%
35	Salerno sand	9.3	27.6%
Totals for Area of Interest		**33.7**	**100.0%**

Soil Map

Scale (not to scale)



Warning: Soil Map may not be valid at this scale.

You have zoomed in beyond the scale at which the soil map for this area is intended to be used. Mapping of soils is done at a particular scale. The soil surveys that comprise your AOI were mapped at 1:20,000. The design of map units and the level of detail shown in the resulting soil map are dependent on that map scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
01-40-38-002-023-00010-2	63197	17249 SW LINCOLN ST INDIANTOWN FL	10/3/24

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
2017 SEMINOLE CROSSING LLC

Mailing Address
27 N PENNOCK LN #205
JUPITER FL 33458

Tax District
VILLAGE OF INDIANTOWN

Parcel ID
01-40-38-002-023-00010-2

Account Number
63197

Property Address
17249 SW LINCOLN ST INDIANTOWN FL

Legal Description
BOOKER PARK, ALL TR 8

Use Code/Property Class
9900 - 9900 Vacant Acreage

Neighborhood
M6 M6-ITOWN

Legal Acres
4.03

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 204,600	$ 0	$ 204,600	$ 58,311	$ 146,289	$ 0	$ 146,289

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
8/13/21

Sale Price
$ 200,000

Grantor (Seller)
MARTIN MIGUEL JUAN

Deed Type
Warranty Deed

Doc Num
2909561

Book & Page
3250 1887

Legal Description

BOOKER PARK, ALL TR 8

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Improvements

PIN	AIN	Situs Address	Website Updated
01-40-38-002-023-00010-2	63197	17249 SW LINCOLN ST INDIANTOWN FL	10/3/24

Use Code/Property Class	Total Finished Area	Max Stories
N/A	0 SF	0

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt

Sales History

PIN	AIN	Situs Address	Website Updated
01-40-38-002-023-00010-2	63197	17249 SW LINCOLN ST INDIANTOWN FL	10/3/24

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
8/13/21	$ 200,000	BRAVO IRVIN L	Warranty Deed	2909561	3250 1887
2/4/19	$ 21,400	BRAVO IRVIN L	Quit Claim Deed	2746786	3050 0089
5/31/17	$ 21,000	BRAVO IRVIN L	Quit Claim Deed	2643472	2934 2580
12/19/16	$ 100	BRAVO IRVIN L	Wd Full Covenant and Warranty Deed	2630685	2919 2602
2/14/13	$ 50,000	TAAN INC	Wd Full Covenant and Warranty Deed	2378587	2632 1366
6/3/05	$ 45,000	WILLIAMS, PRECIOUS	Special Warranty Deed	1844311	2020 1409
3/17/88	$ 0	LEE, FREDDIE JR (ESTATE)	Quit Claim Deed		0757 0288
10/5/87	$ 0	WILLIAMS, MERTIS E (ESTATE)	Quit Claim Deed		0737 2448
2/1/84	$ 100	SELLER - see file for name	Special Warranty Deed		0594 1350

This section is not intended to be a chain of title. Sales do not generally appear until approximately 1 to 3 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Value History

PIN	AIN	Situs Address	Website Updated
01-40-38-002-023-00010-2	63197	17249 SW LINCOLN ST INDIANTOWN FL	10/3/24

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2024	$ 204,600	$ 0	$ 204,600	$ 58,311	$ 146,289	$ 0	$ 146,289
2023	$ 173,800	$ 0	$ 173,800	$ 0	$ 173,800	$ 0	$ 173,800
2022	$ 120,900	$ 0	$ 120,900	$ 0	$ 120,900	$ 0	$ 120,900
2021	$ 60,450	$ 0	$ 60,450	$ 13,458	$ 46,992	$ 0	$ 46,992
2020	$ 42,720	$ 0	$ 42,720	$ 0	$ 42,720	$ 0	$ 42,720
2019	$ 42,720	$ 0	$ 42,720	$ 0	$ 42,720	$ 0	$ 42,720
2018	$ 42,720	$ 0	$ 42,720	$ 0	$ 42,720	$ 0	$ 42,720
2017	$ 42,720	$ 0	$ 42,720	$ 0	$ 42,720	$ 0	$ 42,720
2016	$ 42,720	$ 0	$ 42,720	$ 0	$ 42,720	$ 0	$ 42,720
2015	$ 42,720	$ 0	$ 42,720	$ 0	$ 42,720	$ 0	$ 42,720
2014	$ 42,160	$ 0	$ 42,160	$ 0	$ 42,160	$ 0	$ 42,160

WARNING: Significant tax increases often occur when sold. The Taxable Value and Taxes, noted above, may reflect exemptions, classifications and value limitations that will be removed at the time of sale. Homestead exemptions, agricultural classifications, and assessed value limitations are NOT transferable to the new owner. Following a sale, a property's assessed value is reset to the market value & the new owner must reapply for homestead exemption & agricultural classification.

Real Estate Account #01-40-38-002-023-00010.20000

Owner:
2017 SEMINOLE CROSSING LLC

Situs:
17249 SW LINCOLN ST
INDIANTOWN

Parcel details
GIS Parcel Map
Property Appraiser Summary

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/21/2023** for **$2,465.05**.

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2023 Annual Bill	$0.00	**Paid** $2,465.05	11/21/2023	**Receipt** #Taxes-23-00056866	Print (PDF)
2022 Annual Bill	$0.00	**Paid** $2,023.08	11/05/2022	**Receipt** #Taxes-22-00071066	Print (PDF)
2021 Annual Bill	$0.00	**Paid** $897.41	11/12/2021	**Receipt** #Taxes-21-00072734	Print (PDF)
2020					
2020 Annual Bill	$0.00	**Paid** $949.30	06/11/2021	**Receipt** #812-20-00208439	Print (PDF)
Certificate #57		**Redeemed**	06/11/2021	**Face** $898.14, **Rate** 0.25%	
		Paid $949.30			
2019					
2019 Annual Bill	$0.00	**Paid** $960.77	06/03/2021	**Receipt** #201-20-00202247	Print (PDF)
Certificate #86		**Redeemed**	06/03/2021	**Face** $909.07, **Rate** 0.25%	
		Paid $960.77			
2018 Annual Bill	$0.00	**Paid** $754.97	11/14/2018	**Receipt** #91201800105340000	Print (PDF)
2017					
2017 Annual Bill	$0.00	**Paid** $862.23	10/12/2018	**Receipt** #649201800001260032	Print (PDF)
Certificate #2652		**Redeemed**	10/12/2018	**Face** $815.22, **Rate** 4.5%	
		Paid $862.23			
2016 Annual Bill	$0.00	**Paid** $762.99	05/23/2017	**Receipt** #103201600041890000	Print (PDF)
2015					
2015 Annual Bill	$0.00	**Paid** $914.36	05/23/2017	**Receipt** #103201600041890000	Print (PDF)
Certificate #2507		**Redeemed**	05/23/2017	**Face** $833.13, **Rate** 9%	
		Paid $914.36			
2014					
2014 Annual Bill	$0.00	**Paid** $863.11	09/30/2015	**Receipt** #201201400126129984	Print (PDF)
Certificate #2686		**Redeemed**	09/30/2015	**Face** $816.06, **Rate** 0.25%	
		Paid $863.11			
2013					
2013 Annual Bill	$0.00	**Paid** $648.43	08/27/2014	**Receipt** #201201300053889984	Print (PDF)
Certificate #2654		**Redeemed**	08/27/2014	**Face** $611.60, **Rate** 3.75%	
		Paid $648.43			
2012 Annual Bill	$0.00	**Paid** $340.09	01/22/2013	**Receipt** #91201200027170000	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $347.27	03/11/2012	**Receipt** #91201100026840000	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $408.11	12/22/2010	**Receipt** #11201000313450000	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $471.49	03/19/2010	**Receipt** #91200900015700000	Print (PDF)

Total Amount Due	**$0.00**

HONORABLE
RUTH PIETRUSZEWSKI, CFC

MARTIN COUNTY TAX COLLECTOR
3485 SE WILLOUGHBY BLVD
STUART, FL 34994

Property Address 17249 SW LINCOLN ST
Legal Description BOOKER PARK, ALL TR 8

REAL ESTATE

MARTIN COUNTY
2023 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

2017 SEMINOLE CROSSING LLC
27 N PENNOCK LN #205
JUPITER, FL 33458

PARCEL ID: 01-40-38-002-023-00010.20000
ALTERNATE ID: 63197
ESCROW CODE:

SCAN TO VIEW YOUR BILL ONLINE!

If Paid By	Nov 30, 2023			
Please Pay	$2,465.05	**Paid**	**$2,465.05**	**11/21/2023**

Ad Valorem Assessments

Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Tax Amount
MSTU FIRE RESCUE UNINCORP	772-463-2868	2.6884	132,990	0	132,990	357.53
VILLAGE INDIANTOWN	772-597-8282	1.6304	132,990	0	132,990	216.83
SCHOOL-GENERAL FUND	772-219-1200 ext 30273	3.1950	173,800	0	173,800	555.29
SCHOOL CAPITAL OUTLAY	772-219-1200 ext 30273	1.5000	173,800	0	173,800	260.70
SCHOOL - DISCRETIONARY	772-219-1200 ext 30273	0.7480	173,800	0	173,800	130.00
SCHOOL ADDTNL VOTER MIL	772-219-1200 ext 30273	0.5000	173,800	0	173,800	86.90
CHILDRENS SERVICES ORDNCS	772-288-5758	0.3618	132,990	0	132,990	48.12
FL-INLAND NAVIGATION DIST	561-627-3386	0.0288	132,990	0	132,990	3.83
S. FLA WTR MGMT	561-686-8800	0.2301	132,990	0	132,990	30.60
COUNTY-GENERAL FUND-OP	772-463-2868	6.6017	132,990	0	132,990	877.96

MILLAGE CODE 8018 **TOTAL MILLAGE** 17.4842 **TOTAL AD VALOREM TAXES** $2,567.76

Exemptions

Non Ad Valorem Assessments

Levying Authority	Telephone	Rate ($ per unit)	Tax Amount

TOTAL NON AD VALOREM TAXES $0.00

TOTAL $2,567.76

*SEE REVERSE SIDE FOR INSTRUCTIONS PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT
OR PAY CURRENT TAXES ONLINE AT HTTP://MARTINTAXCOLLECTOR.COM

2023

Make checks payable to: Ruth Pietruszewski, Tax Collector

Mail payments to: 3485 SE Willoughby Blvd Stuart, FL 34994 (772) 288-5600

*CANADIAN CHECKS MUST BE PAYABLE IN U.S. FUNDS & DRAWN ON A U.S. BANK **DO NOT SEND CASH***

Please check one box. Current taxes are processed by the month they are postmarked. Delinquent taxes are processed by the date they are received.

☐ Nov 30, 2023 $2,465.05

Paid By **On File**

Paid **$2,465.05** **11/21/2023**

TAXES BECOME DELINQUENT APRIL 1 - ADD 3% PLUS FEES

PARCEL ID: 01-40-38-002-023-00010.20000
ALTERNATE ID: 63197 ESCROW CODE:

2017 SEMINOLE CROSSING LLC
27 N PENNOCK LN #205
JUPITER, FL 33458

Notice: If taxes on your property are not paid in full, a tax certificate will be sold for the delinquent taxes.

*1+63197+2023 113

Recorded in Martin County, FL 8/20/2021 3:02 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $18.50Deed Tax: $1,400.00
CFN#2909561 BK 3250 PG 1887 PAGE 1 of 2

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Gregory B. Taylor, Esq.
South Florida Title Insurers of Palm Beach County, Inc.
4425 Military Trail, Suite 106
Jupiter, Florida 33458
Our File No.: **21-9272**
Property Appraisers Parcel Identification (Folio) Number: **01-40-38-002-023-00010-2**
Florida Documentary Stamps in the amount of **$1,400.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made as of the 13 day of August, **2021** by **Irvin L. Bravo and Miguel Juan Martin**, whose post office address is **P.O. Box 292, Indiantown, FL 34956** hereinafter called the Grantors, to **2017 Seminole Crossing, LLC** whose post office address is **27 N. Pennock Lane, Suite 205, Jupiter, FL 33458**, hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in MARTIN County, State of Florida, viz.:

TRACT EIGHT (8), AMENDED PLAT OF TRACTS 1, 2, 3 AND 4 BOOKER PARK, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 37, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

Subject to easements, restrictions and reservations of record and taxes for the year 2021 and thereafter.

This is vacant land.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

Continued on next page...

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Robyn West
Witness #1 Printed Name

Witness #2 Signature

Maria Tendrich
Witness #2 Printed Name

Irvin L. Bravo

Miguel Juan Martin

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of August, 2021, by Irvin L. Bravo and Miguel Juan Martin who are personally known to me or have produced Drivers License as identification.

NOTARY SEAL

ROBYN WEST
MY COMMISSION # HH 108844
EXPIRES: April 30, 2025
Bonded Thru Notary Public Underwriters

Notary Public

Printed Notary Name

My commission expires:

Recorded in Martin County, FL 4/16/2024 8:59 AM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $10.00
CFN#3067359 BK 3431 PG 560 PAGE 1 of 1

Permit Number _____
PC Number 01-40-38-002-00010-2

NOTICE OF COMMENCEMENT

State of **Florida** County of **Martin**

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713. of the Florida Statutes, the following information is provided in this **NOTICE OF COMMENCEMENT.**

1. **Description of property** (***legal description***): Booker Park, All Tr 8
   a) Street (***job***) Address: 17249 SW Lincoln St, Indiantown, FL 34956
2. **General description of improvements:** New construction of 25 single family homes.
3. **Owner Information or Lessee information, if the Lessee contracted for the improvement:**
   a) Name and address: 2017 Seminole Crossing LLC - 27 N. Pennock Ln #105, Jupiter, FL 33458
   b) Name and address of fee simple titleholder (if different from Owner listed above) N/A
   c) Interest in property: _____
4. **Contractor Information**
   a) Name and address: Villa Franca Design & Dev LLC - 27 N. Pennock Ln #105, Jupiter, FL 33458
   b) Telephone No.: 561-575-2288 Fax No.: (optional) _____
5. **Surety** (if applicable, a copy of the payment bond is attached)
   a) Name and address: N/A
   b) Telephone No.: _____
   c) Amount of Bond: $ _____
6. **Lender**
   a) Name and address: N/A
   b) Telephone No.: _____
7. **Persons within the State of Florida designated by Owner** upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes:
   a) Name and address: N/A
   b) Telephone No.: _____ Fax No.: (optional) _____
8. **In addition to himself or herself, Owner designates** _____ of _____ to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes.
   Phone number of person or entity designated by Owner: _____
9. **Expiration date of Notice of Commencement** (the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is specified): _____ ,202_

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Under penalty of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief.

_____ Eugene Francavilla, MGR
(Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager/Attorney-in-fact) (Print Name and Provide Signatory's Title/Office)

State of Florida County of Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or sworn to (or affirmed) by ☐ online notarization, this 15 day of April, 2024 by Eugene Francavilla (Name of Person) as Owner (Type of authority)
for Seminole Junction (name of party on behalf of whom instrument was executed).

Personally Known ☐ Produced ID ☐
Type of ID _____

DONNA OCONNELL
Notary Public - State of Florida
Commission # GG 978219
My Comm. Expires Apr 19, 2024

Notary Signature Donna OConnell
Print name Donna OConnell

NOTARY STAMP

ADA Accessibility Disclosure Statement: This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.
Rev. 11-23

Recorded in Martin County, FL 6/12/2024 3:32 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $52.50
CFN#3076798 BK 3441 PG 2864 PAGE 1 of 6

Prepared By:
Deanna Freeman,
Community & Economic Development Director
Village of Indiantown
Community & Economic Development Department
15516 SW Osceola Blvd., Suite B
Indiantown FL 34956

[blank space above reserved for recording information]

VILLAGE OF INDIANTOWN, FLORIDA
DEVELOPMENT ORDER

REGARDING A MINOR MODIFICATION TO A PREVIOUSLY APPROVED MINOR SITE PLAN FOR SEMINOLE CROSSING RESIDENTIAL DEVELOPMENT

WHEREAS, 2017 Seminole Crossing, LLC received Minor Site Plan Approval No. SP-23-012 for a 25 lot, single-family development on November 7, 2023, recorded November 8, 2023, at Book 3405, Page 2529, Public Records of Martin County, Florida; and

WHEREAS, pursuant to Section 12-8(8), Village of Indiantown Land Development Regulations, 2017 Seminole Crossing, LLC submitted an application for a minor modification, to relocate Lot 20, renumber as Lot 1, and make Lot 20 a retention area, on a previously approved Minor Site Plan application for the Seminole Crossing residential development, application No. SP-24-028 ("Application"), located on lands legally described in Exhibit A, attached hereto; and

WHEREAS, pursuant to Section 12-8 (Major Site Plan), Subsection (8) (Modification to a Previously Approved Site Plan – Minor), Village of Indiantown Land Development Regulations, final action shall be approved by the Community and Economic Development Department ("Department"); and

WHEREAS, the Department finds that the Application complies with the requirements of applicable law, including the Village Land Development Regulations policy and criteria included in Sec 12-8. (8) Modification to a Previously Approved Site Plan – Minor, and the Village Comprehensive Plan, subject to the conditions of approval set forth herein, and that such approval is in the best interests of the health, peace, safety, and general welfare of the residents, businesses, and property owners of the Village of Indiantown.

NOW, THEREFORE BE IT ORDERED THAT:

A. The Revised Site Plan, attached hereto as Exhibit B, for the Seminole Crossing project, is approved, subject to the following conditions:

1. This approval is to construct 25 single family residential units on a +/- 4.36-acre property. The Revised Site Plan, the plans submitted for permits in furtherance of this approval shall be substantially in accordance with this Development Order. The plans may be examined in the Village Clerk's Office and are entitled, "Seminole Crossing" submitted on February 15, 2024, consisting of a Site Plan and Site Plan Details, with a total of 1 Sheet dated February 14, 2024.

2. This Development Order shall be recorded at the applicant's expense in the Public Records of Martin County, Florida. A copy shall be forwarded to the applicant by the Community & Economic Development Department subsequent to recording.

3. During the building permit and clearing permit the location of all existing and proposed improvements, including driveways and overhead and underground utilities, and parcel boundary limits, is required to be submitted during the building permit and clearing permit processes.

4. During the building permit process, the applicant agrees to add a sidewalk along lots 21-25 and include a crossing of the cul-de-sac road, and a sidewalk connection to the existing sidewalk along the south side of SW Lincoln Street in accordance with the approved civil plans "as noted" during the review of the modification to the approved site plan.

5. During the building permit and clearing permit processes the following are required to be provided:

    a) The location and identification of existing native vegetation to remain on-site.
    b) The location of all landscape materials to be installed.
    c) A chart identifying the quantities and species of material to be installed.
    d) The location of the pickup/drop-off of students is to be provided on the site plan at SW Dr. Martin Luther King Jr. Drive and SW Magnolia Street.

6. Until such a time as a subdivision plat is approved by the Village Council and subsequently recorded in the Martin County Public Records, the subject property shall remain under unified ownership and control. The Plat will be required to be submitted, reviewed, and approved in accordance with Chapter 12 Land

Development Regulations of the Village of Indiantown, Sec. 12-7. – Platting and right-of-way. Applicant is advised that an application to plat the subject property after completion or expiration of the development permitted hereunder may be subject to the subdivision regulations and other Village land development regulations in effect at the time of that platting application, which may be inconsistent with present regulations.

7. Provide for either unity of title or a homeowner's association to maintain common areas, including landscaping, retaining walls, etc., in a form acceptable to the Village Attorney. Such documents shall be approved as to form by the Village Attorney and recorded prior to issuance of the first building permit for a principal building.

8. Identify the Needed Fire Flow Requirements for all buildings / structures. Fire flow calculations shall be prepared by a professional engineer currently licensed in the state of Florida for each newly constructed building. Per Florida Administrative Code section 61G15-32.004.

9. A hydrant flow test will be required to determine the available water supply to meet the needed fire flow for this project. Contact the Fire Prevention office at (772)288-5633 to schedule the flow test.

10. More specifically, this approval of the Final Minor Site Plan involves the development of 25 single-family lots and associated infrastructure.

11. No permits for construction or development activity shall be issued until all required documents; plans and fees are received and approved as required by Chapter 12, Land Development Regulations of the Village of Indiantown.

12. Failure to submit the required documents, plans and fees as required by Chapter 12, Land Development Regulations of the Village of Indiantown, shall render approval of the Final Minor Site Plan, for the project null and void.

13. This approval shall expire after eighteen (18) months from the date of this Development Order is executed, unless a building permit has been issued, or an extension has been requested. For good cause shown, the applicant may apply for an extension of time prior to the expiration of the eighteen (18) month period. Such an extension of time shall be granted administratively and shall not exceed six (6) months. A maximum of two (2) extensions may be granted.

14. If the approval has been allowed to expire without application for a building permit, commencement of construction or an extension, the applicant will be required to submit a new site plan application.

15. All other non-Indiantown governmental agency fees or charges shall be paid in full with proof submitted to the Village within thirty (30) days of approval.

16. Applicable Village and County impact fees shall be paid prior to issuance of any building permit, with proof of payment submitted to the Village.

17. All other applicable State or Federal permits must be obtained before commencement of the development pursuant to Section 166.033, Florida State Statutes.

18. This Development Order shall be recorded at the applicant's expense in the Public Records of Martin County, Florida. A copy shall be forwarded to the applicant by the Community & Economic Development Department after recording.

DATED THIS 30th Day of May 2024

Deanna Freeman, Community & Economic Development Director
Community & Economic Development Department

ATTACHMENTS:
Exhibit A, Subject Property Legal Description
Exhibit B, Revised Site Plan

Exhibit "A"
Subject Property

LEGAL DESCRIPTION

Exhibit "A"

Subject Property

Legal Description: TRACT EIGHT (8), AMENDED PLAT OF TRACTS 1,2,3 AND 4 BOOKER PARK, A SUBDIVISION, ACCORDING TO THE PLAT THERE AS RECORDED IN PLAT BOOK 2, PAGE 37, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. CONTAINING 4.362 ACRES MORE OR LESS.

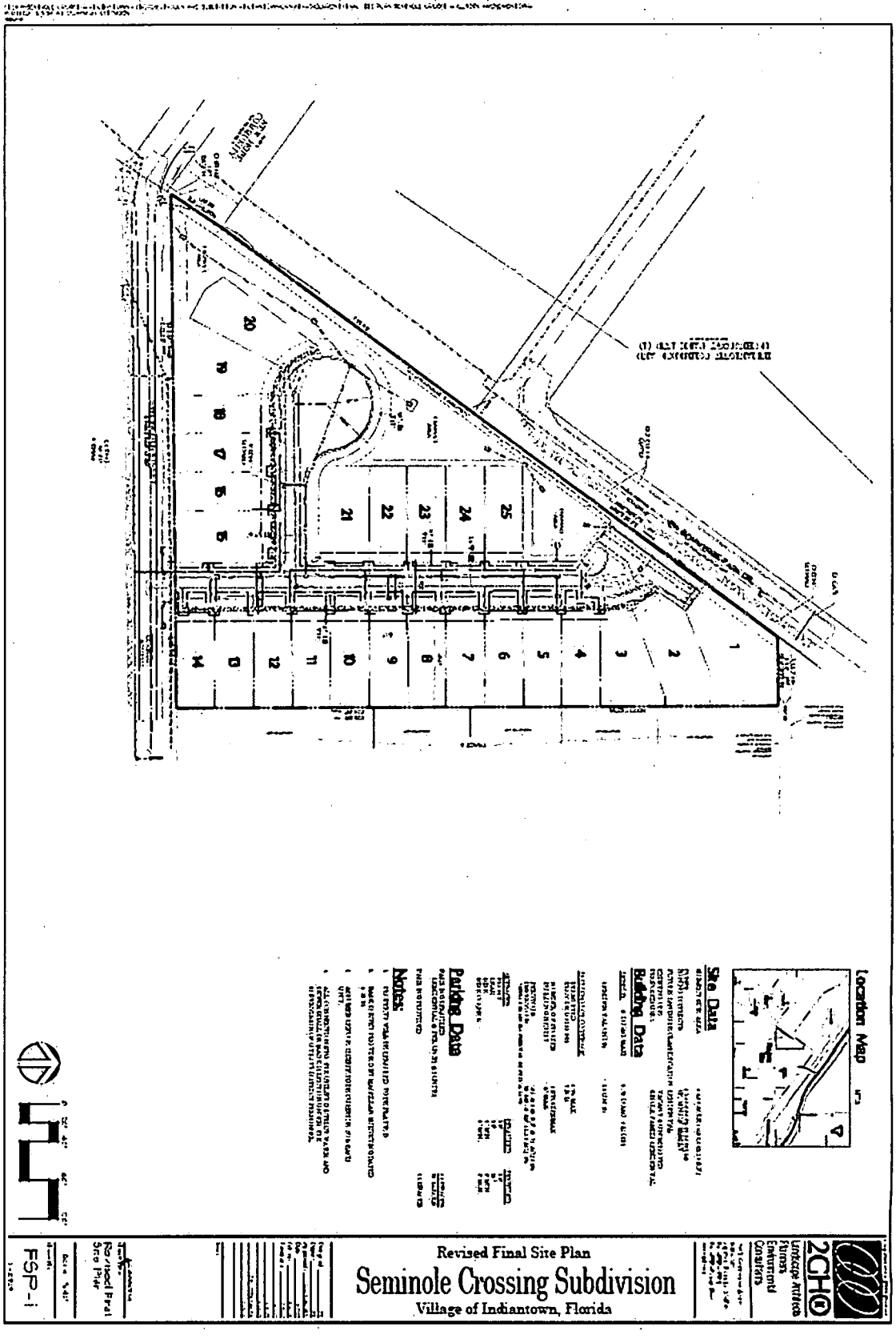
Parcel Number(s): 01-40-38-002-023-00010-2

Parcel Size: acres +/- 4.36

Exhibit "B"

REVISED SITE PLAN

EXHIBIT B.



Recorded in Martin County, FL 11/8/2023 2:48 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $52.50
CFN#3044345 BK 3405 PG 2529 PAGE 1 of 6

Prepared By: Deanna Freeman
Village of Indiantown
Community & Economic Development Department
15516 SW Osceola. St., Suite B
Indiantown FL ,34956

[blank space above reserved for recording information]

VILLAGE OF INDIANTOWN, FLORIDA
DEVELOPMENT ORDER

REGARDING A MINOR DEVELOPMENT
MINOR SITE PLAN APPROVAL FOR SEMINOLE CROSSING
RESIDENTIAL DEVELOPMENT

WHEREAS, 2017 Seminole Crossing, LLC, submitted Final Site Plan Application No. SP-23-012 ("Application") for a single-family development, located on lands legally described in Exhibit A, attached hereto; and

WHEREAS, pursuant to Section 12-9. – Minor Site Plan, Village of Indiantown Land Development Regulations, final action on minor development applications shall be approved by the Community and Economic Development Department ("Department"); and

WHEREAS, the Department finds that the Application complies with the requirements of applicable law, including the Village Land Development Regulations and the Village Comprehensive Plan, subject to the conditions of approval set forth herein, and that such approval is in the best interests of the health, peace, safety, and general welfare of the residents, businesses, and property owners of the Village of Indiantown.

NOW, THEREFORE BE IT ORDERED, THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT OF THE VILLAGE OF INDIANTOWN HEREBY DETERMINES THAT:

A. The Final Site Plan attached hereto as Exhibit B, for the Seminole Crossing project, is approved with the following conditions:

1. That the plans submitted for permits in furtherance of this approval shall be substantially in accordance with this Development Order. The plans may be examined in the Village Clerk's Office and are entitled, "Seminole Crossing" consisting of a total of 1 Sheet including:

   i. Seminole Crossing Site Plan (Sheet 1 of 1) by 2GHO, Inc. dated 8-30-2023.

2. During the building permit and clearing permit the location of all existing and proposed improvements, including driveways and overhead and underground utilities, and parcel boundary limits, is required to be submitted during the building permit and clearing permit processes.

3. During the building permit and clearing permit processes the following are required to be provided:

   a) The location and identification of existing native vegetation to remain on-site.
   b) The location of all landscape materials to be installed.
   c) A chart identifying the quantities and species of material to be installed.
   d) The location of the pickup/drop-off of students is to be provided on the site plan at SW Dr. Martin Luther King Jr. Drive and SW Magnolia Street.

4. Until such a time as a subdivision plat is approved by the Village Council and subsequently recorded in the Martin County Public Records, the subject property shall remain under unified ownership and control. The Plat will be required to be submitted, reviewed, and approved in accordance with Chapter 12 Land Development Regulations of the Village of Indiantown, Sec. 12-7. – Platting and right-of-way. Applicant is advised that an application to plat the subject property after completion or expiration of the development permitted hereunder may be subject to the subdivision regulations and other Village land development regulations in effect at the time of that platting application, which may be inconsistent with present regulations.

5. Provide for either unity of title or a homeowner's association to maintain common areas, including landscaping, retaining walls, etc., in a form acceptable to the Village Attorney. Such documents shall be approved as to form by the Village Attorney and recorded prior to issuance of the first building permit for a principal building.

6. Identify the Needed Fire Flow Requirements for all buildings / structures. Fire flow calculations shall be prepared by a professional engineer currently licensed in the state of Florida for each newly constructed building. Per Florida Administrative Code section 61G15-32.004

7. A hydrant flow test will be required to determine the available water supply to meet the needed fire flow for this project. Contact the Fire Prevention office at (772)288-5633 to schedule the flow test.

B. More specifically, this approval of the Final Minor Site Plan involves the development of 25 single-family lots and associated infrastructure.

C. No permits for construction or development activity shall be issued until all required documents; plans and fees are received and approved as required by Chapter 12, Land Development Regulations of the Village of Indiantown.

D. Failure to submit the required documents, plans and fees as required by Chapter 12, Land Development Regulations of the Village of Indiantown, shall render approval of the Final Minor Site Plan, for the project null and void.

E. This Final Minor Site Plan approval shall expire after eighteen (18) months from the date of this Development Order is executed, unless a building permit has been issued, or an extension has been requested. For good cause shown, the applicant may apply for an extension of time prior to the expiration of the eighteen (18) month period. Such an extension of time shall be granted administratively and shall not exceed six (6) months. A maximum of two (2) extensions may be granted.

F. If the Final Minor Site Plan has been allowed to expire without application for a building permit, commencement of construction or an extension, the applicant will be required to submit a new site plan application.

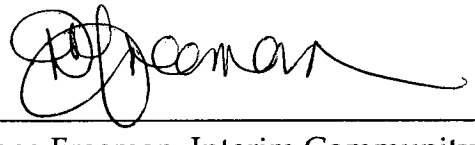
G. All other non-Indiantown governmental agency fees or charges shall be paid in full with proof submitted to the Village within thirty (30) days of approval.

H. Applicable Village and County impact fees shall be paid prior to issuance of any building permit, with proof of payment submitted to the Village.

I. All other applicable State or Federal permits must be obtained before commencement of the development pursuant to Section 166.033, Florida State Statutes.

J. This Development Order shall be recorded at the applicant's expense in the Public Records of Martin County, Florida. A copy shall be forwarded to the applicant by the Community & Economic Development Department after recording.

DATED THIS 7th Day of NOVEMBER 2023.



Deanna Freeman, Interim Community & Economic Development Director
Community & Economic Development Department

ATTACHMENTS:

Exhibit A, Legal Description
Exhibit B, Final Site Plan

Exhibit "A"

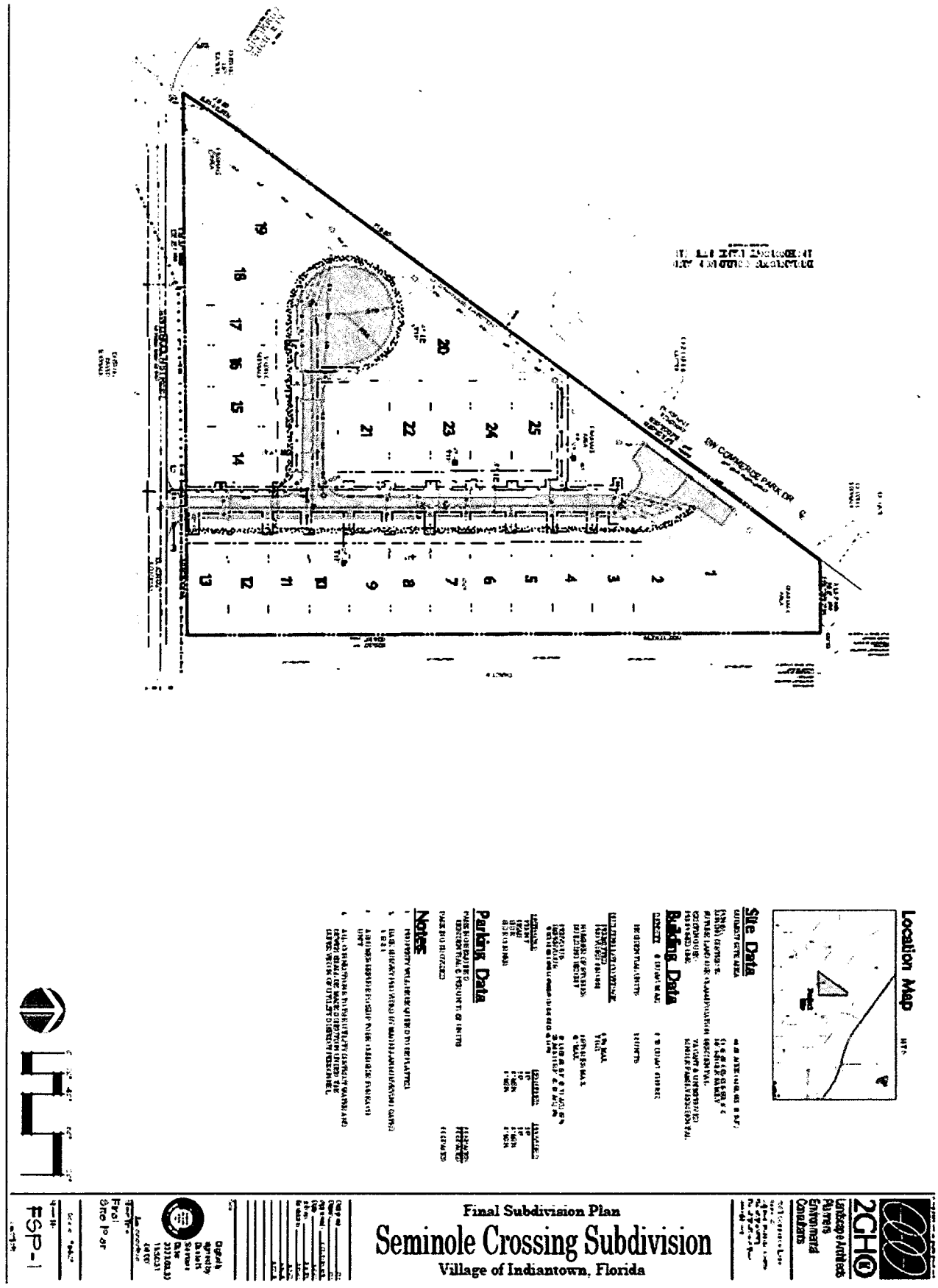
Subject Property

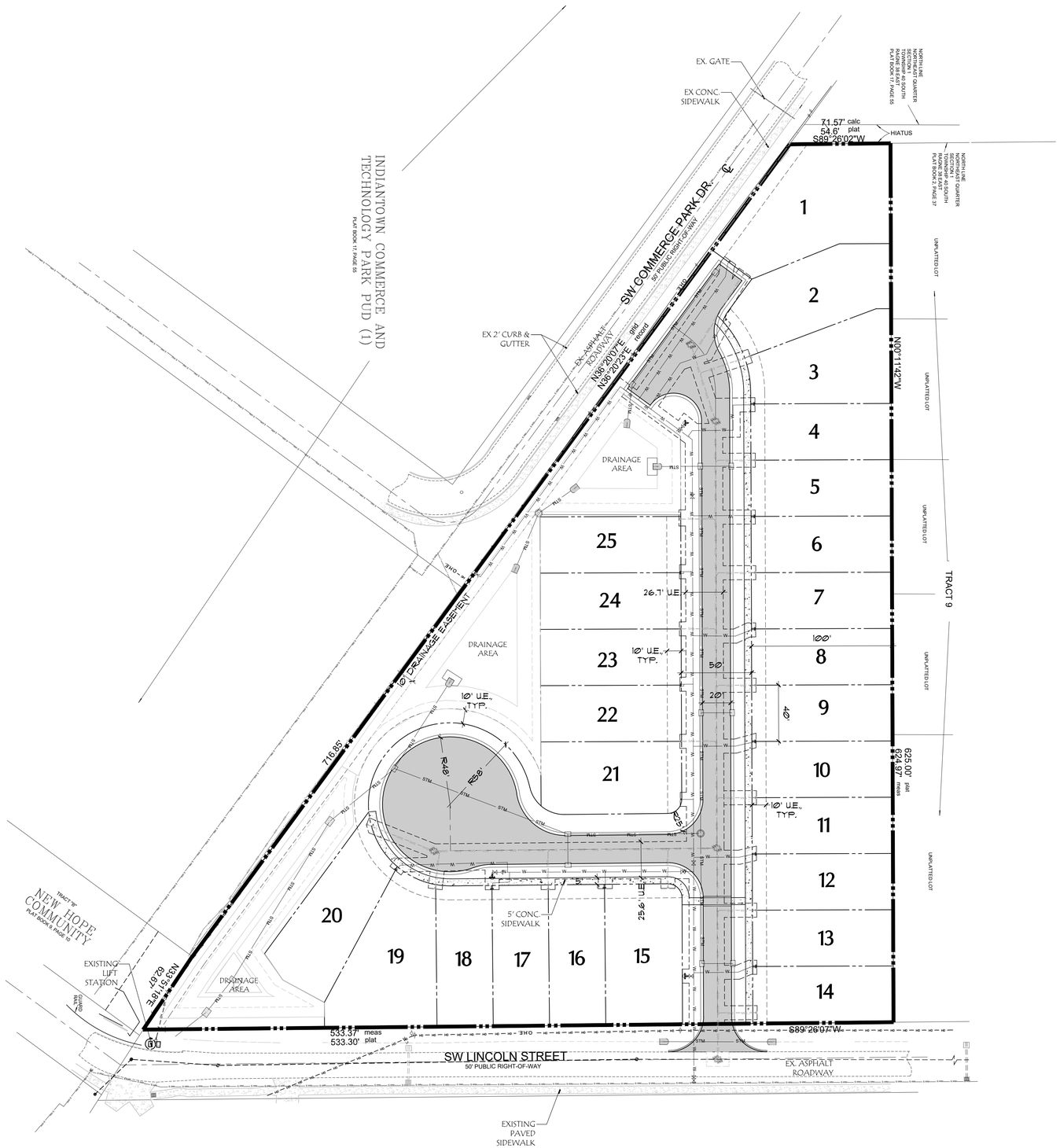
Legal Description: TRACT EIGHT (8), AMENDED PLAT OF TRACTS 1,2,3 AND 4 BROOKER PARK, A SUBDIVISION, ACCORDING TO THE PLAT THERE AS RECORDED IN PLAT BOOK 2, PAGE 37, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. CONTAINING 4.362 ACRES MORE OR LESS.

Parcel Number(s): 01-40-38-002-023-00010-2

Parcel Size: acres +/- 4.36

Exhibit "B"
Final Site Plan





Location Map

N.T.S.



Site Data

SUBJECT SITE AREA	±4.36 ACRE (±190,002.18 S.F.)
PCN(S):	01-40-38-002-023-00010-2
ZONING DISTRICTS	SF, SINGLE FAMILY
FUTURE LAND-USE CLASSIFICATION	RESIDENTIAL
EXISTING USE:	VACANT & UNIMPROVED
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL

Building Data

DENSITY	(8 DU/AC. MAX)	5.73 DU/AC. (GROSS)
RESIDENTIAL UNITS		25 UNITS
BUILDING LOT COVERAGE		
PERMITTED		67% MAX.
PROVIDED (GROSS)		T.B.D.
NUMBER OF STORIES		3 STORIES MAX.
BUILDING HEIGHT		40' MAX.
PERVIOUS		161,458.99 S.F. (3.71 AC.) 85%
IMPERVIOUS		28,543.19 S.F. (0.15 AC.) 3%

*EXCLUDES DEVELOPMENT ON INDIVIDUAL LOTS

SETBACKS	REQUIRED	PROVIDED
FRONT	20'	20'
REAR	20'	20'
SIDE	5' MIN.	5' MIN.
SIDE CORNER	5' MIN.	5' MIN.

Parking Data

PARKING REQUIRED	50 SPACES
RESIDENTIAL (2 PER UNIT) (25 UNITS)	50 SPACES
PARKING PROVIDED	50 SPACES

Notes:

1. PROPERTY WILL BE REQUIRED TO BE PLATTED.
2. BASE SURVEY PROVIDED BY MAGELLAN SURVEYING DATED 1-13-21.
3. ASSUMES REFUGE PICKUP TO BE CURBSIDE FOR EACH UNIT.
4. ALL CONNECTIONS TO THE UTILITY DISTRICT WATER AND SEWER SHALL BE MADE DIRECTION UNDER THE SUPERVISION OF UTILITY DISTRICT PERSONNEL.

0 20' 40' 80' 120'

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2GHO INC.
Landscape Architects
Planners
Environmental
Consultants

1907 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
561-575-5260 FAX
www.2GHO.com

Revised Final Site Plan

Seminole Crossing Subdivision

Village of Indiantown, Florida

Designed: DSS
Drawn: DSS
Approved: GGG/EOM/MTH
Date: 6-7-22
Job no. 21-0705
Revisions: 7-15-22
8-2-22
6-14-23
8-30-23
2-14-24 Drainage Rev
4-25-24

Seal

LA 0000530

Sheet Title:
Revised Final Site Plan

Scale: 1"=40'

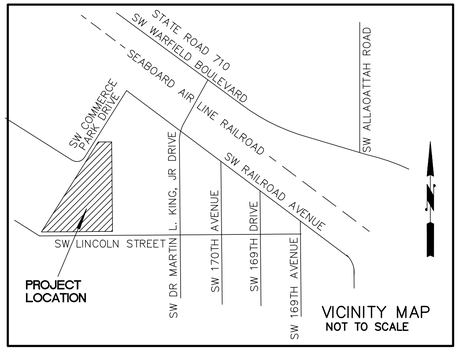
Sheet No.
FSP-1

21-0705

FILE: P:\SEMINOLE CROSSING - INDIANTOWN - 21-0705\LINCOLN AVE SUBDIVISION - INDIANTOWN\DRAWINGS\CURRENT\FINAL SITE PLAN SEMINOLE CROSSING 6_2024 AMENDMENT.DWG
PLOTTED: 4/25/24 AT 2:02PM BY: DSIEMSEN
XREFS:

SEMINOLE CROSSING

A REPLAT OF
TRACT EIGHT, AMENDED PLAT OF TRACTS 1,2,3 & 4
BOOKER PARK
A SUBDIVISION OF A PART OF THE
NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST
VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA



DEDICATION AND RESERVATIONS:

2017 SEMINOLE CROSSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY
AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "SEMINOLE CROSSING", BEING TRACT 8, AMENDED PLAT OF BOOKER PARK, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST, IN MARTIN COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 37, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND LYING IN THE VILLAGE OF INDIANTOWN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 8, AMENDED PLAT OF TRACTS 1, 2, 3 AND 4, BOOKER PARK, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST, IN MARTIN COUNTY, FLORIDA AND RECORDED IN PLAT BOOK 2, PAGE 37, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND PROCEED SOUTH 89 DEGREE 26 MINUTES 07 SECOND WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SW LINCOLN STREET, A 50 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF BOOKER PARK, A DISTANCE OF 533.37 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF TRACT "B", PLAT OF NEW HOPE COMMUNITY, AS RECORDED IN PLAT BOOK 9, PAGE 10, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 33 DEGREES 51 MINUTES 18 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 62.67 FEET TO A FOUND CONCRETE MONUMENT AND DISC STAMPED "P.R.M. L.B. 6852", BEING THE MOST EASTERLY CORNER OF SAID PLAT OF NEW HOPE COMMUNITY AND THE SOUTHEASTERLY CORNER OF INDIANTOWN COMMERCE AND TECHNOLOGY PARK PUD (1), AS RECORDED IN PLAT BOOK; 17, PAGE 55, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 36 DEGREES 20 MINUTES 07 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID INDIANTOWN TECHNOLOGY PARK PUD (1), A DISTANCE OF 716.85 FEET TO THE NORTHWEST CORNER OF SAID 8, BOOKER PARK AND A FOUND CONCRETE MONUMENT AND DISC "P.R.M. 6852"; THENCE NORTH 89 DEGREES 26 MINUTES 02 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT 8, BOOKER PARK, A DISTANCE OF 71.57 FEET TO THE NORTHEAST CORNER OF SAID TRACT 8, BOOKER PARK AND A FOUND CONCRETE MONUMENT HAVING A BROKEN TOP; THENCE SOUTH 00 DEGREES 11 MINUTES 42 SECONDS EAST, ALONG THE EAST LINE OF SAID TRACT 8, BOOKER PARK, A DISTANCE OF 624.97 FEET TO THE POINT OF BEGINNING.
SAID PLAT CONTAINING CONTAINING 4.362 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE WATER MANAGEMENT TRACT AS SHOWN HEREON, IS HEREBY RESERVED FOR SEMINOLE CROSSING HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF INDIANTOWN.

2. S.W. SEMINOLE CROSSING COURT AND S.W. SEMINOLE CROSSING CIRCLE, PRIVATE STREETS, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SEMINOLE CROSSING HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES, FOR INGRESS-EGRESS EASEMENT, AND FOR DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF INDIANTOWN.

9. THE VILLAGE OF INDIANTOWN SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENT, ACCESS EASEMENTS AND TRACTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

10. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENT ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE FACILITIES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND/OR MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, THAT 2017 SEMINOLE CROSSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY: 2017 SEMINOLE JUNCTION, LLC, A FLORIDA LIMITED LIABILITY COMPANY MANAGING MEMBER; AND ITS CORPORATE SEAL

2017 SEMINOLE CROSSING, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

THIS _____ DAY OF _____, 2025. _____
EUGENE F. FRANCAVILLA
MANAGING MEMBER

WITNESS: _____

PRINT NAME _____

WITNESS: _____

PRINT NAME _____

ACKNOWLEDGEMENT

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME PERSONALLY APPEARED EUGENE F. FRANCAVILLA
WHO IS KNOWN TO ME OR HAS PRODUCED _____
RESPECTIVELY AS IDENTIFICATION AND HE EXECUTED THE FOREGOING INSTRUMENT,
AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN, WITNESS MY HAND AND OFFICIAL SEAL

THIS _____ DAY OF _____, 2025

MY COMMISSION EXPIRES: _____ _____ NOTARY PUBLIC

COMMISSION NUMBER _____ _____
PRINT NAME

NOTARY SEAL

HOMEOWNERS ASSOCIATION ACCEPTANCE

STATE OF FLORIDA
COUNTY OF MARTIN

SEMINOLE CROSSING HOMEOWNERS ASSOCIATION INC.,
HEREBY ACCEPTS THE DEDICATION OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON

THIS _____ DAY OF _____, 2025 _____
EUGENE F. FRANCAVILLA
PRESIDENT

ACKNOWLEDGEMENT

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME PERSONALLY APPEARED EUGENE FRANCAVILLA
WHO IS KNOWN TO ME OR HAS PRODUCED _____
RESPECTIVELY AS IDENTIFICATION AND HE EXECUTED THE FOREGOING INSTRUMENT,
AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN, WITNESS MY HAND AND OFFICIAL SEAL

THIS _____ DAY OF _____, 2025

MY COMMISSION EXPIRES: _____ _____

COMMISSION NUMBER _____ _____
PRINT NAME

NOTARY SEAL

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

I, GREGORY B. TAYLOR, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN 2017 SEMINOLE CROSSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT, THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: _____

BY: _____

GREGORY B. TAYLOR

ATTORNEY AT LAW LICENSED IN FLORIDA
FLORIDA BAR NO. 0060089

_____
SUBDIVISION PARCEL CONTROL NUMBER

VILLAGE OF INDIANTOWN APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

APPROVAL BY VILLAGE COUNCIL

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, THIS_____ DAY OF _____, 2025.

BY: _____ DATE: _____
CARMINE DIPAOLO, VILLAGE MAYOR

ATTEST: _____ DATE: _____
LARHONDA McBRIDE, VILLAGE CLERK

REVIEWING SURVEYORS CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT THE UNDERSIGNED IS A LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE VILLAGE OF INDIANTOWN, AND THAT I HAVE REVIEWED THIS PLAT AND FOUND IT TO COMPLY WITH THE REQUIRMENTS OF CHAPTER 177, FLORIDA STATUTES.

BY: _____
RICHARD E. BARNES III
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE NO. 7074

DATE: _____

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.s), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF VILLAGE OF INDIANTOWN, FLORIDA.

DATE: _____

_____
RONALD E. STOTLER, P.L.S.
LICENSE NO. 5026
STATE OF FLORIDA
MAGELLAN SURVEYING & MAPPING, INC.
LB No. 7571

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON MEASURED STATE DATUM GRID BEARING OF S89°27'06"W ALONG THE NORTH RIGHT-OF-WAY LINE SW LINCOLN STREET AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID
   GRID DATUM – NAD 83, 1990 ADJUNSTED
   ZONE – FLORIDA EAST ZONE
   LINEAR UNIT – U.S. SURVEY FOOT
   COORDINATE SYSTEM – 1983 STATE PLANE
   TRAVSVERSE MECATOR PROJECTION
   SCALE FACTOR – 0.99997309
2. BUILD3NG SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF INDIANTOWN ZONING REGULATIONS
4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALLE HAVE EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
5. NO BUILDING SHALL BE PLACED ON UTILITY EASEMENTS. LANDSCAPING OF UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF THE VILLAGE OF INDIANTOWN AND ALL UTILITIES OCCUPYING SAME.
6. "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

SURVEYOR'S SEAL | HOMEOWNERS ASSOCIATION | INDIANTOWN VILLAGE SURVEYOR'S SEAL | INDIANTOWN VILLAGE SEAL

THIS INSTRUMENT WAS PREPARED BY
RONALD E. STOTLER, P.L.S.
FLORIDA SURVEYOR & MAPPER #5026
IN THE OFFICE OF MAGELLAN SURVEYING & MAPPING, INC.
450 SOUTH OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA, 33458

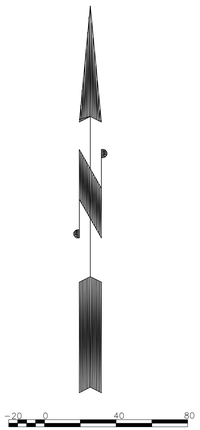
JOB NUMBER: 21-126

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS – 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

SEMINOLE CROSSING

A REPLAT OF
TRACT EIGHT, AMENDED PLAT OF TRACTS 1,2,3 & 4
BOOKER PARK
A SUBDIVISION OF A PART OF THE
NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST
VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____



1" = 40'

LEGEND:

℄ = CENTERLINE
■ = SET 4" X 4" CONCRETE MONUMENT & DISC "P.R.M. L.B.7571"
*■ = SET IRON ROD & CAP "P.R.M. LB 7571"
● = SET NAIL & DISC "P.C.P." L.B.7571
○ = SET IRON ROD & CAP" L.B.7571"
C.C.R.'S = CERTIFIED CORNER RECORDS
P.R.M. = PERMANENT REFERENCE MONUMENT
P.C.P.. = PERMANENT CONTROL POINT
U.E. = UTILITY EASEMENT
Δ = DELTA ANGLE
R = RADIUS
A = ARC LENGTH
SQ.FT = SQUARE FEET
NR = NON-RADIAL

NOT FOUND
F007 AF7685
N983118.06
E824655.74

N31°53'40"E grid
2801.72' calc

FOUND CONCRETE MONUMENT "P.R.M. 6852"

UNPLATTED
O.R.B. 2553, PAGE2197

NORTH LINE TRACT 8

NORTH LINE NORTHEAST QUARTER SECTION 1 TOWNSHIP 40 SOUTH RANGE 38 EAST PER C.C.R.'S

HIATUS S89°49'19"E 1538.59'

N88°01'19"E grid
1222.06' field

FOUND FLANGE ENCASED ROD STAMPED"H 516" AJ5274
N980781.52
E824396.76

71.57'
N89°26'02"E

NORTHWEST CORNER TRACT 8 PLAT BOOK 2 PAGE 37

NORTHEAST CORNER TRACT 8 PLAT BOOK 2, PAGE 37

NORTH LINE NORTHEAST QUARTER SECTION 1 TOWNSHIP 40 SOUTH RANGE 38 EAST PLAT BOOK 2, PAGE 37

UNPLATTED

SOUTHEASTERLY LINE INDIANTOWN COMMERCE AND TECHNOLOGY PARK PUD (1) PLAT BOOK 17, PAGE 55

SW COMMERCE PARK DRIVE
50' PRIVATE RIGHT-OF-WAY
PLAT BOOK 17, PAGE 55

716.85'
N36°20'07"E

℄

LOT 1
8124 SQ.FT

LOT 2
5879 SQ.FT

LOT 3
5292 SQ.FT

LOT 4
4000 SQ.FT

LOT 5
4000 SQ.FT

LOT 6
4000 SQ.FT

LOT 7
4000 SQ.FT

LOT 8
4000 SQ.FT

LOT 9
4000 SQ.FT

LOT 10
4000 SQ.FT

LOT 11
4000 SQ.FT

LOT 12
4000 SQ.FT

LOT 13
4000 SQ.FT

LOT 14
4032 SQ.FT

LOT 15
5461 SQ.FT

LOT 16
4001 SQ.FT

LOT 17
4001 SQ.FT

LOT 18
4005 SQ.FT

LOT 19
6365 SQ.FT

LOT 20
5468 SQ.FT

LOT 21
5095 SQ.FT

LOT 22
4000 SQ.FT

LOT 23
4000 SQ.FT

LOT 24
4000 SQ.FT

LOT 25
4000 SQ.FT

R=50.00'
A=46.66'
Δ=53°28'11"

N53°39'53"W
60.35'

10' U.E.

N89°48'18"E 36.65'
N68°01'09"E 67.08'
N89°48'18"E 10.64'
N16°20'07"E 28.48'
A=30.52'
Δ=23°18'47"
N69°25'48"E 99.71'
A=24.93'
Δ=19°02'43"
8.20'
N89°48'18"E 100.00'

71.32'
93.23'
46.26'
67.39'
624.97'
40.00'
57.04'
258.27'
205.56'
448.85'
323.97'
449.33'
125.03'
89.97'
101.04'
125.21'
109.73'
S00°11'42"W

UNPLATTED LOT
O.R.B. 2352, PAGE 1123
NORTH 125' TRACT 9
BOOKER PARK
PLAT BOOK 2, PAGE 37

UNPLATTED LOT
O.R.B. 167, PAGE 340
NORTH 100' SOUTH 500' TRACT 9
BOOKER PARK
PLAT BOOK 2, PAGE 37

EAST LINE, TRACT 8
PLAT BOOK 2, PAGE 37

UNPLATTED LOT
O.R.B. 2464, PAGE 373
NORTH 100' SOUTH 400' TRACT 9
BOOKER PARK
PLAT BOOK 2, PAGE 37

UNPLATTED LOT
O.R.B. 2464, PAGE 372
NORTH 100' SOUTH 300' TRACT 9
BOOKER PARK
PLAT BOOK 2, PAGE 37

UNPLATTED LOT
O.R.B. 2117, PAGE 1143
SOUTH 200' TRACT 9
BOOKER PARK
PLAT BOOK 2, PAGE 37

LOT 14
INDIANTOWN COMMERCE AND TECHNOLOGY PARK PUD (1)
PLAT BOOK 17, PAGE 55

LANDSCAPE EASEMENT PLAT BOOK 17 PAGE 55

10' U.E.

WATER MANAGEMENT TRACT

MOST EASTERLY CORNER TRACT "B" NEW HOPE COMMUNITY AND THE SOUTHEASTERLY CORNER INDIANTOWN COMMERCE AND TECHNOLOGY PARK PUD (1)
FOUND CONCRETE MONUMENT "P.R.M. LB 6852"

40' ACCESS & DRAINAGE EASEMENT PLAT BOOK 17 PAGE 55
15' LANDSCAPE BUFFER PLAT BOOK 17 PAGE 55
10' U.E. PLAT BOOK 17 PAGE 55

TRACT "B"
NEW HOPE COMMUNITY
PLAT BOOK 9, PAGE 10

SOUTHEASTERLY LINE TRACT "B" NEW HOPE COMMUNITY

N36°20'07"E 566.24'
A=175.13'
A=261.38'
Δ=173°00'23"
R=58.00'
58'

A=16.05'
Δ=36°47'20"

R=25.00'
A=34.12'
Δ=78°12'14"
N00°33'53"W 33.00'

S.W. SEMINOLE CROSSING COURT
50' PRIVATE RIGHT-OF-WAY
S89°26'07"W 189.51'

4'OFFSET WEST

S.W. SEMINOLE CROSSING STREET
50' PRIVATE RIGHT-OF-WAY

A=44.99'
Δ=44°26'42"
A=30.40'
Δ=30°02'05"
A=10.85'
Δ=104°43'05"
A=18.07'
Δ=41°24'54"
A=15.64'
Δ=89°37'49"
A=15.77'
Δ=90°22'11"
R=10.00'
29.21'
40.00'
40.00'
45.07'
154.28'
S89°26'07"W
N89°26'07"E 73.49'
N00°33'53"W
N00°11'42"W
N36°20'07"E NR
N26°15'07"E NR
22.72'
N34°59'19"W
33.62'
N61°28'07"W
17.96'
N00°33'53"W
128.91'
79.97'
40.00'
40.00'
40.00'
54.49'
S89°26'07"W

62.67'
N33°51'18"E

SW LINCOLN STREET
50' PUBLIC RIGHT-OF-WAY
PLAT BOOK 2, PAGE 37

NORTH RIGHT-OF-WAY LINE SW LINCOLN STREET

533.37'

POINT OF BEGINNING
SOUTHEAST CORNER TRACT 8
PLAT BOOK 2, PAGE 37

398.33' meas
Plat N89°15'57"W 398.28'

FOUND CONCRETE MONUMENT SOUTHWEST CORNER TRACT 10

FOUND FLANGE ENCASED ROD STAMPED"E 754" DN8364
N979963.92
E825476.92

25'

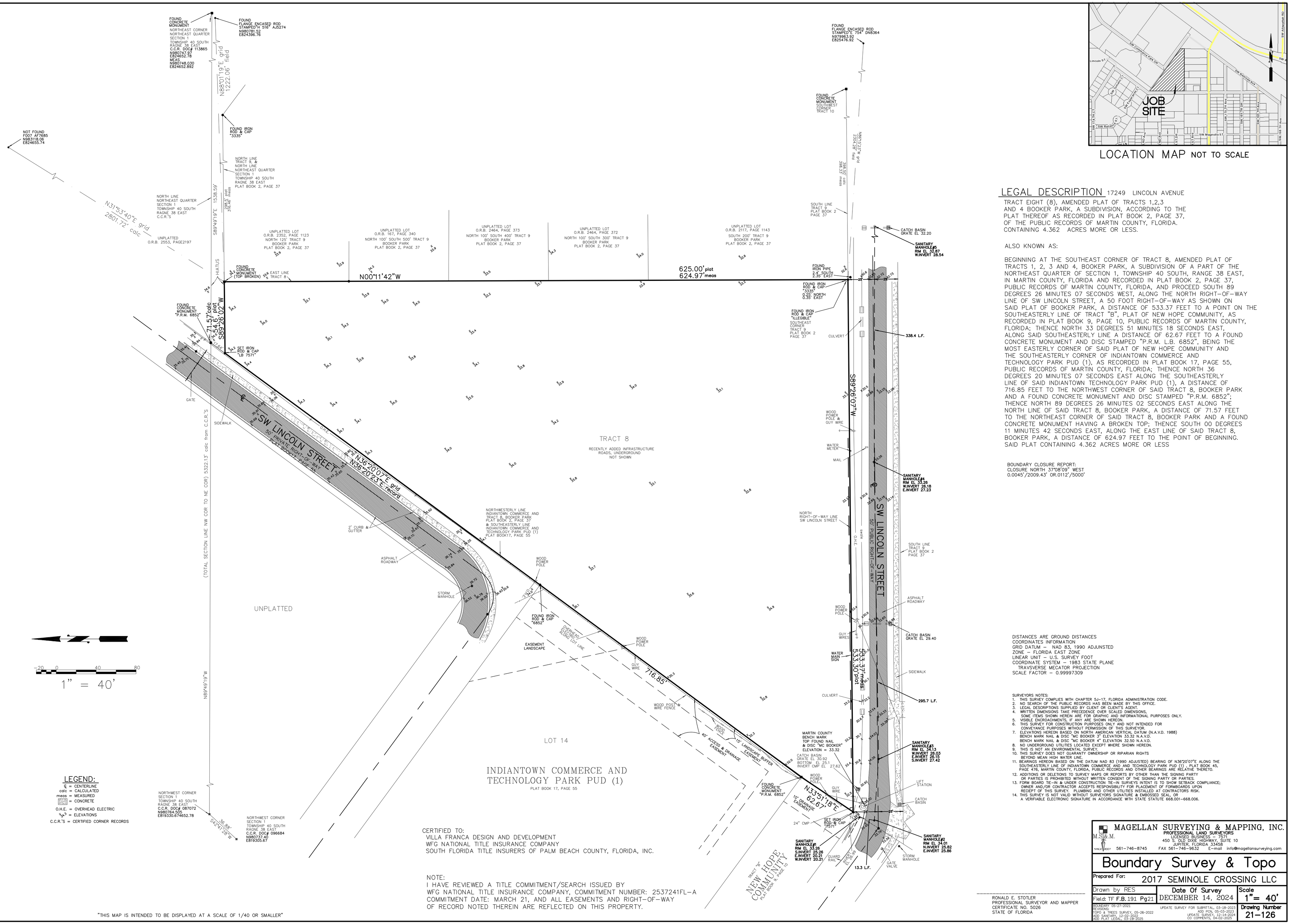
TRACT 6 | TRACT 5

AMENDED PLAT OF TRACTS 1,2,3 & 4 BROOKER PARK
PLAT BOOK 2, PAGE 37

THIS INSTRUMENT WAS PREPARED BY
RONALD E. STOTLER, P.L.S.
FLORIDA SURVEYOR & MAPPER #5026
IN THE OFFICE OF MAGELLAN SURVEYING & MAPPING, INC.
450 SOUTH OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA, 33458

JOB NUMBER: 21-126

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS - 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com



LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION 17249 LINCOLN AVENUE

TRACT EIGHT (8), AMENDED PLAT OF TRACTS 1,2,3 AND 4 BOOKER PARK, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 37, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. CONTAINING 4.362 ACRES MORE OR LESS.

ALSO KNOWN AS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 8, AMENDED PLAT OF TRACTS 1, 2, 3 AND 4, BOOKER PARK, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST, IN MARTIN COUNTY, FLORIDA AND RECORDED IN PLAT BOOK 2, PAGE 37, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND PROCEED SOUTH 89 DEGREES 26 MINUTES 07 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SW LINCOLN STREET, A 50 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF BOOKER PARK, A DISTANCE OF 533.37 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF TRACT "B", PLAT OF NEW HOPE COMMUNITY, AS RECORDED IN PLAT BOOK 9, PAGE 10, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 33 DEGREES 51 MINUTES 18 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 62.67 FEET TO A FOUND CONCRETE MONUMENT AND DISC STAMPED "P.R.M. L.B. 6852", BEING THE MOST EASTERLY CORNER OF SAID PLAT OF NEW HOPE COMMUNITY AND THE SOUTHEASTERLY CORNER OF INDIANTOWN COMMERCE AND TECHNOLOGY PARK PUD (1), AS RECORDED IN PLAT BOOK 17, PAGE 55, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 36 DEGREES 20 MINUTES 07 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID INDIANTOWN TECHNOLOGY PARK PUD (1), A DISTANCE OF 716.85 FEET TO THE NORTHWEST CORNER OF SAID TRACT 8, BOOKER PARK AND A FOUND CONCRETE MONUMENT AND DISC STAMPED "P.R.M. 6852"; THENCE NORTH 89 DEGREES 26 MINUTES 02 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT 8, BOOKER PARK, A DISTANCE OF 71.57 FEET TO THE NORTHEAST CORNER OF SAID TRACT 8, BOOKER PARK AND A FOUND CONCRETE MONUMENT HAVING A BROKEN TOP; THENCE SOUTH 00 DEGREES 11 MINUTES 42 SECONDS EAST, ALONG THE EAST LINE OF SAID TRACT 8, BOOKER PARK, A DISTANCE OF 624.97 FEET TO THE POINT OF BEGINNING. SAID PLAT CONTAINING 4.362 ACRES MORE OR LESS

BOUNDARY CLOSURE REPORT:
CLOSURE NORTH 37°08'09" WEST
0.0045'/2009.43' OR.0112'/5000'

DISTANCES ARE GROUND DISTANCES
COORDINATES INFORMATION
GRID DATUM – NAD 83, 1990 ADJUNSTED
ZONE – FLORIDA EAST ZONE
LINEAR UNIT – U.S. SURVEY FOOT
COORDINATE SYSTEM – 1983 STATE PLANE
TRAVSVERSE MECATOR PROJECTION
SCALE FACTOR – 0.99997309

SURVEYORS NOTES:
1. THIS SURVEY COMPLIES WITH CHAPTER 5J-17, FLORIDA ADMINISTRATION CODE.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. LEGAL DESCRIPTIONS SUPPLIED BY CLIENT OR CLIENT'S AGENT.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS, SOME ITEMS SHOWN HEREIN ARE FOR GRAPHIC AND INFORMATIONAL PURPOSES ONLY.
5. VISIBLE ENCROACHMENTS, IF ANY ARE SHOWN HEREON.
6. THIS SURVEY FOR CONSTRUCTION PURPOSES ONLY AND NOT INTENDED FOR CONVEYANCE PURPOSES WITHOUT PERMISSION OF THIS SURVEYOR.
7. ELEVATIONS HEREON BASED ON NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) BENCH MARK NAIL & DISC "MC BOOKER 3" ELEVATION 33.32 N.A.V.D. BENCH MARK NAIL & DISC "MC BOOKER 4" ELEVATION 32.50 N.A.V.D.
8. NO UNDERGROUND UTILITIES LOCATED EXCEPT WHERE SHOWN HEREON.
9. THIS IS NOT AN ENVIRONMENTAL SURVEY.
10. THIS SURVEY DOES NOT QUARANTY OWNERSHIP OR RIPARIAN RIGHTS BEYOND MEAN HIGH WATER LINE.
11. BEARINGS HEREON BASED ON THE DATUM NAD 83 (1990 ADJUSTED) BEARING OF N36°20'07"E ALONG THE SOUTHEASTERLY LINE OF INDIANTOWN COMMERCE AND AND TECHNOLOGY PARK PUD (1) , PLAT BOOK 45, PAGE 476, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS AND OTHER BEARINGS ARE RELATIVE THERETO.
12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. FORM BOARD TIE-IN & UNDER CONSTRUCTION TIE-IN SURVEYS INTENT IS TO SHOW SETBACK COMPLIANCE; OWNER AND/OR CONTRACTOR ACCEPTS RESPONSIBILITY FOR PLACEMENT OF FORMBOARDS UPON RECEIPT OF THIS SURVEY. PLUMBING AND OTHER UTILITIES INSTALLED AT CONTRACTORS RISK.
14. THIS SURVEY IS NOT VALID WITHOUT SURVEYORS SIGNATURE & EMBOSSED SEAL, OR A VERIFIABLE ELECTRONIC SIGNATURE IN ACCORDANCE WITH STATE STATUTE 668.001–668.006.

LEGEND:
℄ = CENTERLINE
calc = CALCULATED
meas = MEASURED
▨ = CONCRETE
O.H.E. = OVERHEAD ELECTRIC
½" = ELEVATIONS
C.C.R.'S = CERTIFIED CORNER RECORDS

CERTIFIED TO:
VILLA FRANCA DESIGN AND DEVELOPMENT
WFG NATIONAL TITLE INSURANCE COMPANY
SOUTH FLORIDA TITLE INSURERS OF PALM BEACH COUNTY, FLORIDA, INC.

NOTE:
I HAVE REVIEWED A TITLE COMMITMENT/SEARCH ISSUED BY WFG NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 2537241FL-A COMMITMENT DATE: MARCH 21, AND ALL EASEMENTS AND RIGHT-OF-WAY OF RECORD NOTED THEREIN ARE REFLECTED ON THIS PROPERTY.

"THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/40 OR SMALLER"

RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5026
STATE OF FLORIDA

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS – 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

Boundary Survey & Topo

Prepared For: 2017 SEMINOLE CROSSING LLC

Drawn by RES | Date Of Survey DECEMBER 14, 2024 | Scale 1"= 40'

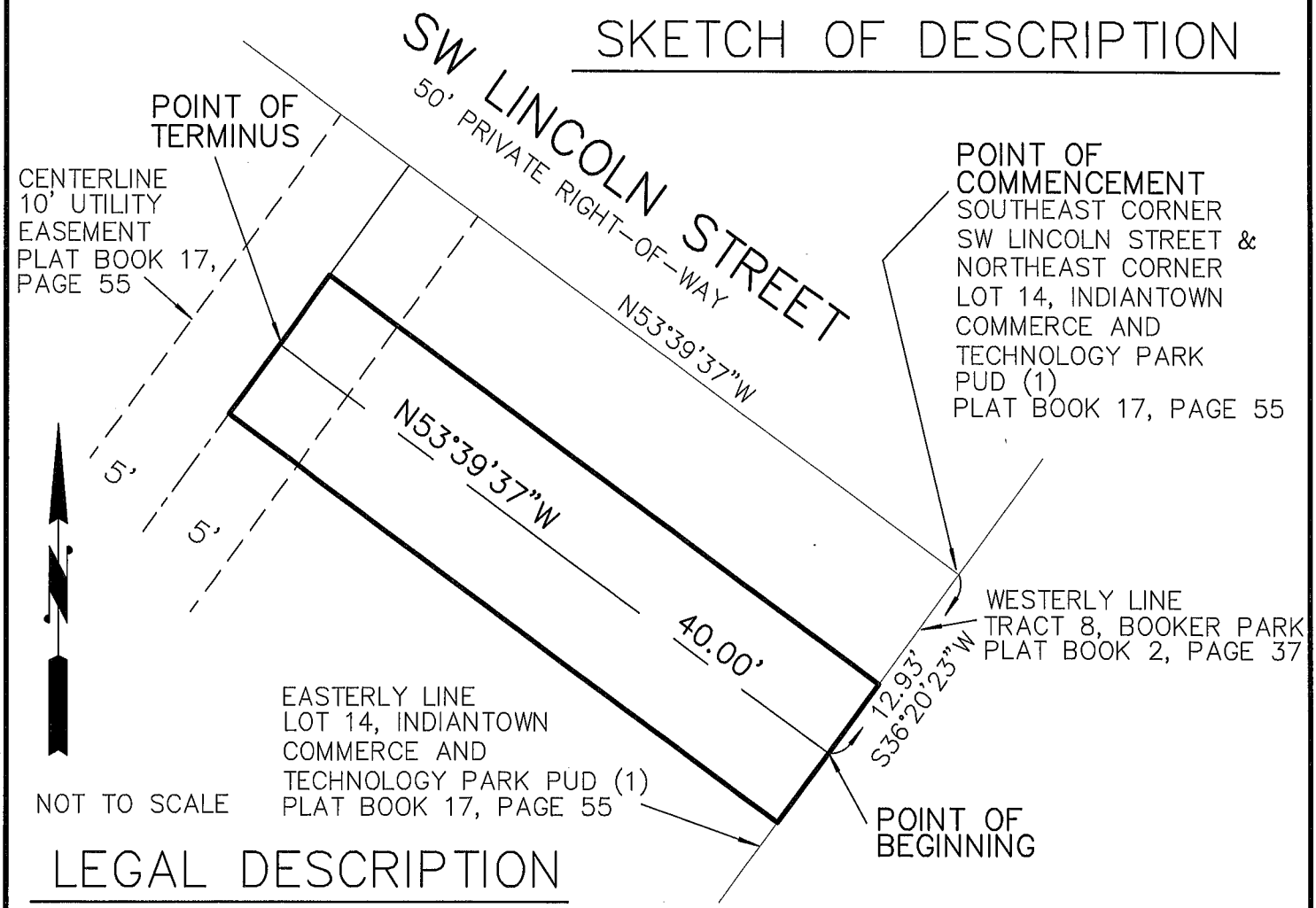
Field: TF F.B.191 Pg21

BOUNDARY 05-27-2021
TOPO 06-07-2021
TOPO & TREES SURVEY, 05-26-2022
ADD SANITARY, 07-05-2022
ADD PLAT LEGAL, 03-28-2025

UPDATE SURVEY FOR SUBMITTAL, 03-18-2023
ADD POL, 05-03-2023
UPDATE SURVEY, 12-14-2023
CO COPMENTS, 04-02-2025

Drawing Number 21–126

SKETCH OF DESCRIPTION



LEGAL DESCRIPTION

PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; CENTERLINE OF SAID EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 14, INDIANTOWN COMMERCE AND TECHNOLOGY PARK PUD (1), BEING THE SOUTHEAST CORNER OF SW COMMERCE PARK DRIVE, A PRIVATE RIGHT-OF-WAY AND A POINT ON THE WESTERLY LINE OF TRACT 8, AMENDED PLAT OF TRACTS 1, 2, 3, AND 4, BOOKER PARK, A SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 37, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND PROCEED SOUTH 36 DEGREES 20 MINUTES 23 SECONDS ALONG THE EASTERLY LINE OF SAID LOT 14, A DISTANCE OF 12.93 FEET TO THE POINT OF BEGINNING; THENCE NORTH 53 DEGREES 39 MINUTES 37 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID SW COMMERCE PARK DRIVE, A DISTANCE OF 40.00 FEET TO THE CENTERLINE OF A 10 FOOT UTILITY EASEMENT AS SHOWN ON SAID PLAT OF INDIANTOWN COMMERCE AND TECHNOLOGY PARK PUD (1) AND THE POINT OF TERMINUS.
SAID EASEMENT CONTAINING 400 SQUARE FEET MORE OF LESS.

THIS IS NOT A SURVEY

DECEMBER 11, 2024

DRAWING #21-126 UE

RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5026
STATE OF FLORIDA

M.S.&.M. INC. SINCE 2007

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS - 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

N O T I C E

PUBLIC MEETING OF THE VILLAGE OF INDIANTOWN

PLANNING ZONING & APPEALS BOARD/LPA PUBLIC HEARING: June 5, 2025–6:00 PM

VILLAGE COUNCIL PUBLIC HEARING: June 12, 2025 – 6:00 PM

LOCATION: COUNCIL CHAMBER, 15516 SW Osceola Street, Suite C, Indiantown, FL 34956

CASE NAME:	PLT-25-079
CASE NAME:	Seminole Crossing
CASE TYPE:	Plat
APPLICANT:	2017 Seminole Crossing, LLC
PROPERTY LOCATION:	Located North of SW Lincoln Street and East of SW Commerce Park Drive, Indiantown, on Parcels Totaling 4.36-Acres
REQUESTS:	Applicant is seeking approval for a Plat for Seminole Crossings Plat, pursuant to LDR Sec.12-7- Platting and right-of-way, of the Indiantown Land Development Regulations.

THIS NOTICE HAS BEEN SENT AS A COURTESY TO THE OWNERS/RESIDENTS OF PROPERTY LOCATED WITHIN 300 FEET OF THE PROPERTY IDENTIFIED IN THIS NOTICE.



Interested parties may appear and be heard at the meeting regarding this public hearing. Information regarding the proposed request may be inspected by the public at: Village of Indiantown Community & Economic Development Department, 15516 SW Osceola Street, Suite B, Indiantown, FL 34956.

◆◆◆

MAY 23 '25 AM11:06

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

LaRhonda McBride
Village Of Indiantown
P.O Box 398
Indiantown FL 34956

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

05/19/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/19/2025

Legal Clerk

Notary, State of WI, County of Brown

3.7.27

My commission expires

Publication Cost:	$131.36	
Tax Amount:	$0.00	
Payment Cost:	$131.36	
Order No:	11323435	# of Copies:
Customer No:	1126875	1
PO #:	Seminole PLT-24-079	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

VILLAGE OF INDIANTOWN
NOTICE OF PUBLIC HEARING

The Village of Indiantown Planning, Zoning, and Appeals Board, meeting as the Local Planning Agency, will hold a Public Hearing on Thursday June 5, 2025, at 6:00 p.m. and the Village Council will hold a Public Hearing on June 12, 2025, at 6:00 p.m. in the Village Council Chambers, 15516 SW Osceola Street, Suite C. Indiantown, Florida 34956 to consider the following agenda items:

1. APPLICATION NO. PLT-24-079; Plat Application for Seminole Crossing comprising 4.36-acres +/- located north of S.W. Lincoln Street and the east of S.W. Commerce Park Drive.

All interested parties are invited to attend and be heard. Written comments may be submitted to Deanna Freeman, CED Director, P.O. Box 398, Indiantown, FL 34956. Copies of all documents pertaining to the proposed request are available in the Community & Economic Development Department, located at Village Hall, 15516 SW Osceola Street, Ste. B, Indiantown, Florida 34956, weekdays between the hours of 8:00 a.m. and 5:00 p.m.

Please be advised that anyone choosing to appeal any decision with respect to any matter discussed by the Village Council or any Board, Committee or Agency thereof will need a record of the proceedings; and may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. All appeals must be filed in accordance with the applicable provisions of the Village of Indiantown Land Development Code.

Pursuant to the provisions of the Americans With Disabilities Act, any person requiring special accommodations to participate in this hearing, because of a disability or physical impairment, should contact the Village Clerk's Office at (772) 597-8294 at least three (3) business days prior to the Hearing. Persons using a TDD device, please call 711 Florida Relay Services for assistance.

LaRhonda McBride,
Village Clerk
Published: May 19, 2025.
TCN #11323435


Village of Indiantown
NOTICE OF PUBLIC HEARING
For Applications #PLT-24-079
Village Council
Date: June 12,2025 Time: 6:00 PM
at 15516 SW Osceola Street, Suite C
FOR QUESTIONS CONCERNING THIS APPLICATION
Please call Indiantown Community & Economic
Development Department
at 772-597-8269

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: June 12, 2025

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE:

APPLICATION NO. PD-24-055 A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, TO APPROVE THE "OSCEOLA PINES" FIRST AMENDMENT TO PLANNED UNIT DEVELOPMENT ZONING AGREEMENT" FOR AN APPROXIMATELY 61.04-ACRE +/- PROPERTY LOCATED NORTH OF SW 150TH STREET AND WEST OF SW SHAWNEE AVENUE, INDIANTOWN; AND PROVIDING FOR FINDINGS, CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

SUMMARY OF ITEM:

The applicant is seeking approval for a first amendment to the Osceola Pines PUD, pursuant to LDR Subsection 12-10. – Planned Unit Developments (PUD)of the Indiantown Land Development Regulations (LDRs).

FISCAL IMAPCT STATEMENT: N/A

RECOMMENDATION:

Village Staff recommend approval of the PUD application PD-024-055.

The PZAB unanimously recommended approval at a public hearing held June 5, 2025.
The Village Council are requested to make a final determination at a public hearing scheduled for June 12, 2025.

PREPARED BY: Deanna Freeman DATE: 06/05/25

ATTACHMENTS:
Description
A._Staff_Report_VC_PUD_6-5-2025.docx
B._Osceola_Pines_-_First_Amendment_to_PUD_6-5-25.doc
C. Draft Resolution 004-2025 - Osceola Pines PUD.docx
D. Application Materials.pdf
E. VC PUD Presentation.pptx

F. Noticing 1.pdf

Village of Indiantown
Village Council
Staff Report

Application Number	PD-24-055 Osceola Pines PUD
Hearing Date	June 12, 2025
Property Owner & Applicant	Kendall Industrial, LLC
Applicant Representatives	2GHO, Inc. M. Troy Holloway
Village Coordinator	Deanna Freeman, Community & Economic Development Director
Village Reviewers	Deanna Freeman, Community & Economic Development Director Tom Jensen, P.E., Kimley-Horn, Inc. Patrick Nolan, Public Works & Utilities Director Chief Doug Killane – Martin County Fire Department Wade Vose, Village Attorney Mark Sechrist, Director of Facilities and Planning, Martin County School Board Arnaud Roux, Arnaud Environmental Consultants, Inc.

Applicant Request

APPLICATION NO. PD-24-055 A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, TO APPROVE THE "OSCEOLA PINES" FIRST AMENDMENT TO PLANNED UNIT DEVELOPMENT ZONING AGREEMENT" FOR AN APPROXIMATELY 61.04-ACRE +/- PROPERTY LOCATED NORTH OF SW 150TH STREET AND WEST OF SW SHAWNEE AVENUE, INDIANTOWN; AND PROVIDING FOR FINDINGS, CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

Kendall Industrial, LLC is seeking a recommendation of approval from the Planning, Zoning and Appeals Board (PZAB) for the First Amendment to the Osceola Pines PUD Zoning Agreement, pursuant to Subsection LDR Subsection 12-10. – Planned Unit Developments (PUD)of the Indiantown Land Development Regulations (LDRs).

Property Information

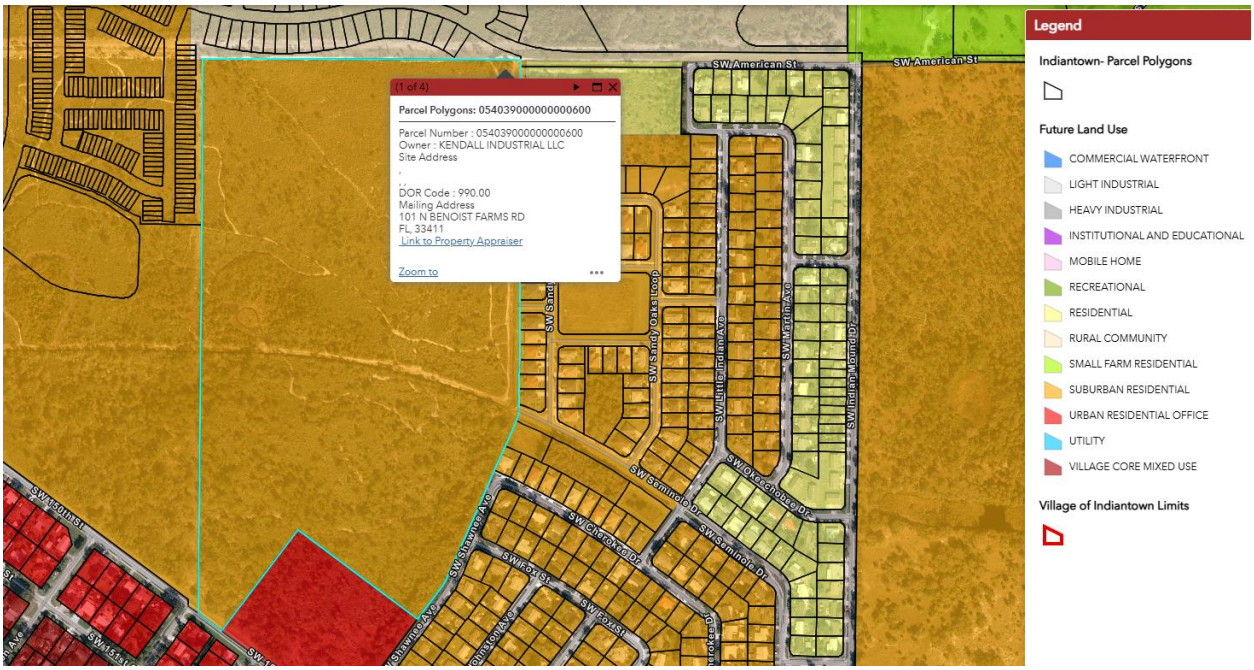
Location:	Unassigned address, vacant parcel Indiantown. North of SW 150th Street and West of SW Shawnee Avenue, Indiantown.
Parcel Size:	61.04-acres
Legal Description:	Attached.
Jurisdiction:	Indiantown, Florida
Parcel Numbers:	05-40-39-000-000-00060-0

Location Map

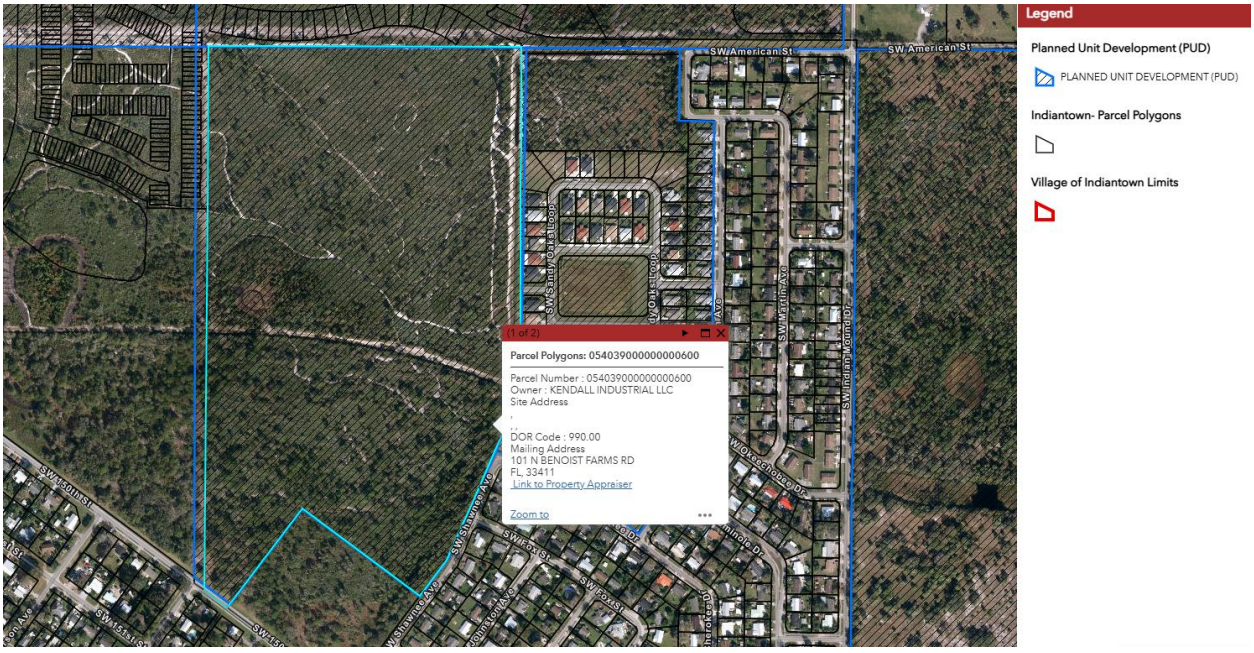


Land Use and Zoning

Land Use: Suburban Residential



Zoning: Planned Unit Development



Background:

The Osceola Pines PUD zoning agreement, including master site plan, timetable for development, special conditions, and supporting documentation, was approved June 10, 2008. Although the property is now located within the Village

of Indiantown jurisdiction, at the time of approval the project was designed and approved in accordance with Martin County policies and procedures. When the Village of Indiantown incorporated December 31, 2017, the property the subject of the Osceola Pines PUD was included within the jurisdiction of the Village.

The adopted and recorded PUD Zoning Agreement includes Exhibit E, Timetable for Development. The timelines have been extended in accordance with multiple Legislative Time Extensions through Executive Orders. House and Senate Bills, with documentation confirming the approval is through July 10, 2026. Additional Executive Orders, Senate and House Bills may provide additional timelines extending the project beyond the 2026 dates.

Kendall Industrial, LLC purchased the property on October 23, 2023, from Osceola Pines, LLC, and is applicant and owner of the Osceola Pines subject property. During the review of a Major Site Plan application submitted to implement the PUD. In response, the applicant prepared and submitted a request for the Osceola Pines PUD 1st Amendment to be considered concurrent with the major site plan application.

Review of the Osceola Pines PUD Major Site Plan application is required to be undertaken in accordance with the first amendment to the Osceola Pines PUD Zoning Agreement. The original PUD Zoning Agreement, including the master plan as Exhibit D and Special Conditions as Exhibit F. Osceola Pines PUD Zoning Agreement, including a Master Plan exhibit, was approved based on the Martin County Comprehensive Growth Management Plan (CGMP) and Land Development Regulations in place at the time of approval June 10, 2008. Any amendments to the PUD zoning agreement are required to meet Village of Indiantown Land Development Regulations.

An amendment to the PUD, including Exhibit F, Special Conditions, has been submitted with the main changes summarized but not limited to as follows:

1. Requesting one additional unit/lot: The number of units/lots in the approved Master Plan was 157; whereas there are 158 on the Final Site Plan. One additional lot was added due to the elimination of two "Possible Future Roadway/Pedestrian Connections". These connections were proposed along the west and north property lines into the future development. However, these roadway connections are no longer required for the current Terra Lago development.

2. Requesting an increase in density: Density on the approved Master Plan is 2.57 du/ac; whereas the Final Site Plan is requesting 2.29 du/ac; due to the addition of the one unit/lot.

3. Lot lines, sizes & configurations have been slightly modified and renumbered: None of the linework for the approved Master Plan matches the proposed Final

Site Plan, beginning with the survey itself. Only one boundary line between the current survey and the survey from 2004 match. They are all very close, but the bearings and distances differ on every property, but one. The typical lot size and road rights-of-way have NOT changed between the two plans, nor has the configuration of roads or the lot layouts. The numbering of the lots differs, so as to provide a TOTAL number of lots on the Final Site Plan as opposed to numbering the lots 1-69 for phase I and 1-88 for phase II on the Master Plan.

4. Requesting an increase in Open Space: The open space on the approved Master Plan is 40.64 acres, whereas the open space is 41.88 acres on the proposed Final Site Plan.

5. Requesting elimination of 2 Possible Future Access points: These connections were proposed along the west and north property lines into the future development. However, these roadway connections are no longer required for the current Terra Lago development.

6. Requesting sidewalk width reduction from 6' to 5' and one side of street only: The approved Master Plan had 6' walks proposed on both sides of the road, whereas the proposed Final Site Plan proposes 5' walks on one side of the road, like the surrounding and abutting neighborhoods.

7. Requesting modification to the Neighborhood Park: The approved Master Plan provided a Gazebo/Picnic Shelter, whereas the proposed Final Site Plan does not. The owner does not see the need or demand for such improvements.

8. Ownership changes: All documentation has been modified to update the change in ownership from Osceola Pines, LLC, to Kendall Industrial, LLC.

9. Timetable for Development: Exhibit E, Timetable for Development has been modified to extend the build out timelines as a phased project.

The PUD amendment application materials have been reviewed in accordance with Sec. Sec. 12-8. – Major Site Plan, Land development regulations (LDR). The application and public advertising and noticing have been deemed to be consistent and in compliance with the submission and approval criteria.

Approval Evaluation Criteria

Pursuant to Sec. 12-8. – Major Site Plan, the Applicant has filed an application for Major Site Pan in accordance with this Section.

Subsection 12-8. (5) outlines the approval criteria for Major Site Plan review.

(5) Approval Criteria. The Village Council and Planning, Zoning and Appeals Board shall use the following criteria in making their decision regarding approval or disapproval, or recommendation of approval or disapproval in the case of the Planning, Zoning and Appeals Board, of a site plan review application:

a. The development permitted by the application, if granted, conforms to the growth management plan [Comprehensive Plan], is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered.

Staff Response: The PUD Master Site Plan Exhibit has been modified as per the above list of changes. The project remains consistent with the intended character of these future land use categories, is compatible with the immediate area, and would provide additional housing choices to the community.

b. The development permitted by the application, if granted, will have a favorable impact on the environmental and natural resources the Village, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development.

Staff Response: The 1st amendment to the PUD Zoning Agreement will not remove any commitments regarding mitigation impacts on the natural environment and will continue to maximize habitat preservation to protect the site's natural assets and create amenities to support community health.

c. The development permitted by the application, if granted, will have a favorable impact on the economy of the Village.

Staff Response: The development will continue to have a favorable impact on the economy of the Village by increasing housing options that will be attractive to a variety of households, increasing tax revenues to the Village, and enhancing the communities' ability to attract new businesses. The Village will also benefit from direct and indirect impacts of construction activity such as permit fees, impact fees, utility fees, etc.; new construction jobs; increased economic activity in development support industries (lending, service providers, etc.)

d. The development permitted by the application, if granted, will efficiently use or not unduly burden water, sewer, solid waste disposal, recreation,

education or other necessary public facilities which have been constructed planned and budgeted for construction.

Staff Response: The proposed development will not unduly burden public facilities and services.

e. The development permitted by the application, if granted, will efficiently use or not unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

Staff Response: The proposed development will not unduly burden public transportation facilities. The Phasing plan previously approved remains unchanged with surrounding roadways projected to continue to meet level of service (LOS) standard.

Staff find the proposed amendments to the PUD Zoning Agreement to be in compliance with the Village's Land Development Regulations subject to the recommended conditions of approval.

STAFF RECOMMENDATION

Village staff have reviewed the first amendment to the PUD zoning agreement for compliance with the Village Land Development Regulations. Village Staff recommend approval of Application PD-24-055 subject to any applicable language updated in the PUD Zoning Agreement, in addition to the being required to meet the following conditions.

PZAB RECOMMENDATION

The PZAB heard and recommended approval at a public hearing held June 5, 2025.

VILLAGE COUNCIL

The Village Council are required to hear and make a final decision on the request for the First Amendment to the Osceola Pines PUD.

CONDITIONS:

1. This approval pertains to the First Amendment to the PUD Zoning Agreement and exhibits.

2. All conditions previously attached to PUD Zoning Agreements remain applicable unless removed or superseded by the fifth amendment to the PUD.

ATTACHMENTS

Staff Report.
Staff Presentation.
PUD Zoning Agreement (first amendment)
Public Notice Ad.
Signage & Notice Applicant Affidavit.
Draft Resolution.
Application Materials.

This Instrument Was Prepared By:
GREGORY B. TAYLOR, ESQ.
Gregory B. Taylor, P.A.
4425 Military Trail, #106
Jupiter, FL 33458

FIRST AMENDMENT TO OSCEOLA PINES PLANNED UNIT DEVELOPMENT ZONING AGREEMENT

THIS FIRST AMENDMENT TO OSCEOLA PINES PLANNED UNIT DEVELOPMENT ZONING AGREEMENT (the "First Amendment"), by and between the Village of Indiantown, Florida, a political subdivision of the State of Florida (the "Village"), whose address is 15516 SW Osceola Street, Suite B, P.O. Box 398, Indiantown, Florida 34956 and Kendall Industrial, LLC, a Florida limited liability company (the "Owner"), whose property address is 101 Benoist Farms Road, West Palm Beach, Florida 33411.

WHEREAS, on June 10, 2008, after appropriate notice, public hearing and approval, Martin County, entered into a Planned Unit Development Zoning Agreement with Osceola Pines, L.L.C., a Florida limited liability company ("Osceola"), for the development of a project known as Osceola Pines PUD (the "Project"), recorded on January 9, 2009, in O.R. Book 2367, Page 2908, of the Public Records of Martin County, Florida ("PUD Agreement").

WHEREAS, the Village of Indiantown was incorporated on December 31, 2017, and became the jurisdictional government responsible for regulating development on the properties located within the Project and administering the PUD Agreement.

WHEREAS, Kendall Industrial, LLC purchased the Property from Osceola Pines L.L.C., a Florida limited liability company, located on the attached Exhibit "A" on October 23, 2023 as evidenced by that certain Warranty Deed recorded on October 25, 2023, in O.R. Book 3403, Page 1044, of the Public Records of Martin County, Florida ("Property").

WHEREAS, as set forth on the attached Revised Ownership Certificate, Owner is the current fee simple owner of all of the Property comprising the Project.

WHEREAS, Owner and Village desire to amend the PUD Agreement to reflect, among other things, the incorporation of the Village, the change in ownership of the Property, and several other changes to the PUD Agreement.

NOW THEREFORE, the Village and Owner hereby agree, in consideration of the mutual premises and covenants herein, and with the intent to be legally bound and to bind their successors and assigns to the following:

1. The above recitals are true and correct and are incorporated herein by reference.

2. This First Amendment amends any reference in the PUD Agreement of Martin County, a political subdivision of the State of Florida, to read the Village of Indiantown, Florida, a political subdivision of the State of Florida.

3. This First Amendment shall also amend any reference in the PUD Agreement of Osceola Pines, L.L.C., a Florida limited liability company, to read Kendall Industrial, LLC, a Florida limited liability company.

4. Section 6 of the PUD Agreement is hereby amended to read as follows:

   "6. CHANGE OR AMENDMENT"

   There shall at all times be a strict adherence to the provisions of this Agreement and the approved development orders. Any change or amendment to the Agreement and/or approved master plan, final site plans, and subdivision plats shall be made in accordance with the Village Land Development Regulations, and this Agreement."

5. Section 10 of the PUD Agreement is hereby amended to read as follows:

   "10. NOTICE:

   Any notice, request, demand, consent, approval, or other communication required or permitted by this Agreement shall be given or made in writing and shall be served as elected by the party giving notice by any of the following methods: (i) by hand delivery to the other party; (ii) delivery by commercial overnight courier service; or (iii) mailed by registered or certified mail (postage prepaid), return receipt requested. For purposes of notice, the addresses are as follows:

   VILLAGE:

   Village Manager
   Village of Indiantown
   P.O. Box 398
   Indiantown, Florida 34956

   With required copy to:

   Village Attorney
   Wade C. Vose, Esq.
   324 W. Morse Blvd.
   Winter Park, Florida 32789

   Community & Economic Development Director
   Village Of Indiantown

P.O. Box 398
Indiantown, Florida 34956

OWNER:

Kendall Industrial, LLC
101 Benoist Farms Road
West Palm Beach, Florida 33411

With required copy to:

Gregory B. Taylor, Esq.
4425 Military Trail, #106
Jupiter, Florida 33458

6. Exhibit "B" of the PUD Agreement, Ownership Certificate, is hereby amended and replaced as attached hereto and made a part hereof as Revised Exhibit "B", Revised Ownership Certificate, reflecting the Owner as fee simple owner of the real property comprising the Project.

7. Exhibit "C" of the PUD Agreement, Unified Control, is hereby amended and replaced as attached hereto and made a part hereof as Revised Exhibit "C", Revised Unified Control.

8. Exhibit "D" of the PUD Agreement, Master Site Plan, is hereby amended and replaced as attached hereto and made a part hereof as Revised Exhibit "D", Revised Master Site Plan, and shall constitute the approved Master Site Plan for the Project.

9. Exhibit "E" of the PUD Agreement, Timetable for Development, is hereby amended and replaced as attached hereto and made a part hereof as Revised Exhibit "E", Revised Timetable for Development. The Timetable for Development has been modified in accordance with available reservation of water capacity at the time of approval of the First Amendment to the Osceola Pines PUD, to allow an initial 40 residential units to be constructed. The remaining units in Phase 1 and Phase 2 are to be completed when additional ERCs become available.

10. Exhibit "F" of the PUD Agreement, Special Conditions, is hereby amended and replaced as attached hereto and made a part hereof as Revised Exhibit "F", Revised Special Conditions.

11. This First Amendment shall be recorded in the Public Records of Martin County, Florida. The covenants, conditions, and entitlements provided for in the PUD Agreement and this First Amendment shall be binding upon the parties and their successors and or assigns.

12. All terms and conditions of the PUD Agreement that are not amended or revised by this First Amendment shall remain in full force and effect as stated therein.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment on the dates indicated below. The date of this Amendment shall be the date on which the Amendment was approved by the Village of Indiantown Council.

[Signature pages follow.]

WITNESSES:

OWNER:

Kendall Industrial, LLC, a Florida limited liability company

_____
Printed Name: _____
Address: _____
_____

By: _____
Ron Kendall, as Manager

_____
Printed Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by Ron Kendall, as Manager of Kendall Industrial, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

_____
Notary Public

[Notary Seal]

_____
Printed Notary Name

My Commission Expires:

VILLAGE:

WITNESSES:

ATTEST:

Village of Indiantown, Florida

_____

LaRhonda McBride
Village Clerk

By: _____
Carmine Dipaolo, Mayor

_____
Printed Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by Carmine Dipaolo, as Mayor of the Village of Indiantown, Florida, a political subdivision of the state of Florida, who is personally known to me or who has produced _____ as identification.

_____
Notary Public

[Notary Seal]

_____
Printed Notary Name

My Commission Expires:

OSCEOLA PINES PUD
REVISED EXHIBIT "A"
REVISED LEGAL DESCRIPTION

PER OFFICIAL RECORDS BOOK 3403, PAGE 1044:

A PARCEL OF LAND IN THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 5, TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST (NE) CORNER OF SAID NORTHWEST ONE-QUARTER (NW 1/4) BEAR SOUTH 89°20'20" WEST, ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 5, A DISTANCE OF 681.63 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE THIRD ADDITION TO INDIANTOWN PARK, AS RECORDED IN PLAT BOOK 5, PAGE 21, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE CONTINUE SOUTH 89°20'20" WEST, ALONG SAID NORTH LINE A DISTANCE OF 658.46 FEET TO THE POINT OF BEGINNING;

THENCE RUN SOUTH 00°01'20" EAST, ALONG THE WEST LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 540, PAGE 1310, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 1,429.90 FEET TO A POINT; THENCE RUN SOUTH 22°34'08" WEST, ALONG THE WEST LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 540, PAGE 1303, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND ALONG THE WEST LINE OF THE 2ND ADDITION TO INDIANTOWN PARK, AS RECORDED IN PLAT BOOK 3, PAGE 101, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 733.28 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 13°12'52"; THENCE A CLOCKWISE DIRECTION ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.06 FEET TO A POINT; THENCE RUN SOUTH 35°47'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 175.20 FEET TO A POINT; THENCE RUN NORTH 54°13'00" WEST, ALONG THE NORTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 612, PAGE 2334, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 610.00 FEET TO A POINT; THENCE RUN SOUTH 35°47'00" WEST, ALONG THE WEST LINE OF THE AFORESAID PARCEL A DISTANCE OF 515.00 FEET TO A POINT; THENCE RUN NORTH 54°13'00" WEST, ALONG THE NORTH LINE OF PLAT "A", AS RECORDED IN PLAT BOOK 1, PAGE 68, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 126.23 FEET TO A POINT; THENCE RUN NORTH 00°18'58" WEST, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 2,241.51 FEET TO THE NORTHWEST CORNER OF SAID SECTION 5, THENCE RUN NORTH 89° 20''20" EAST, ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 1305.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,659,538 SQUARE FEET OR 61 ACRES, MORE OR LESS.

EXHIBIT "B"

REVISED OWNERSHIP CERTIFICATE

I, Gregory B. Taylor, a member of the Florida Bar, pursuant to my review _____, hereby certify that the fee simple title to the property described in Exhibit "A" to the Osceola Pines PUD First Amendment to Planned Unit Development Zoning Agreement, to be dated and recorded after the date hereof in the public records of Martin County, Florida, by and between Kendall Industrial, LLC, a Florida limited liability company, and the Village of Indiantown, a political subdivision of the State of Florida, is vest in Kendall Industrial, LLC, a Florida limited liability company.

Dated this _____ day of _____, 2025.

_____
Gregory B. Taylor, Esq.

OSCEOLA PINES PUD
REVISED EXHIBIT "C"
REVISED UNIFIED CONTROL

The undersigned, being the Owner of the property described in Revised Exhibit "A" to that First Amendment to Osceola Pines Planned Unit Zoning Agreement, dated the ____ day of _____, 2025, between Kendall Industrial, LLC, a Florida limited liability company, and the Village of Indiantown, Florida, does hereby covenant and agree that (i) the property described in Revised Exhibit "A" shall be held under single ownership, and shall not be transferred, conveyed, sold, or divided in any unit other than its entirety provided however, that tracts which the Village has approved by subdivided tracts, individual subdivisions lots or fully constructed condominium units, if any, may be conveyed to individual purchasers including homebuilders, in accordance with and subject to the terms and conditions of the PUD Agreement (as amended from time to time).

In addition, the following conveyances shall be permitted:

(1) If the Osceola Pines PUD is designed and planned to be developed in phases or portions of phases, and each phase or portion of a phase complies with the requirements contained within the PUD Agreement (as amended from time to time), then each phase or portion of phase many conveyed separately upon approval of a final site plan and plat approval for that phase.
(2) Common elements, common open areas and developed recreation areas, if any, may be conveyed to a property owners' association or other legal entity so long as such conveyance shall be subject to the express restriction that the subject property will never be used for any purpose other than as common elements, common open spaces or developed recreation areas as applicable.
(3) Other portions of the subject property that will be used or maintained by governmental, environmental, charitable or other organizations or agencies for such purchases as the Village of Indiantown Village Council may deem appropriate.

Nothing herein contained shall limit, in any manner, the undersigned, or its successors or assigns, to mortgage or encumber the property or any part thereof.

The undersigned further agree that the conditions, restrictions and limitations contained herein shall be deemed a covenant running with the land and shall remain in full force and effect and be binding on the undersigned, its successors and assigns, until such time as the same may be released in writing by the Village of Indiantown Village Council.

The undersigned further agrees that this instrument may be recorded in the public records of Martin County, Florida.

IN WITNESS WHEREOF, the Owner has executed this Unified Control on the date indicated below.

WITNESSES:

OWNER:

Kendall Industrial, LLC, a Florida limited liability company

_____
Printed Name: _____
Address: _____
_____

By: _____
Ron Kendall, as Manager

_____
Printed Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by Ron Kendall, as Manager of Kendall Industrial, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

_____
Notary Public

[Notary Seal]

_____
Printed Notary Name

My Commission Expires:

OSCEOLA PINES PUD
REVISED EXHIBIT "D"
REVISED MASTER SITE PLAN

See attached approved Master Site Plan for the Project.

OSCEOLA PINES PUD
REVISED EXHIBIT "E"
REVISED TIMETABLE OF DEVELOPMENT

A. This development shall be constructed in accordance with this timetable of development. This development shall be constructed in phases in accordance with the phasing plan, included as part of this Exhibit "E". Each phase may be divided into subphases for the purposes of construction and issuance of certificates of occupancy; however, the subphases must be shown on the final site plan.

B. Each phase of development of Osceola Pines PUD shall be self-supportive. Infrastructure improvements must be substantially completed before the issuance of any certificate of occupancy. All required improvements and recreational amenities identified on the final site plan for the applicable phase must be completed prior to the issuance of any certificate of occupancy.

C. PUD Phases may be developed out of sequence and may not necessarily proceed in the sequential order presented on the following Table:

Final Site Plan Approval Date and the Construction Completion Date for the key milestones within each Phase of Osceola Pines are as follows:

Phase to be constructed	Final Site Plan Approval Obtained	Construction Complete
Phase 1 (40 lots)	June 2025 (remaining lots TBD based on water availability with infrastructure constructed for Phase 1 in its entirety)	June 2027
Phase 2	January 2026 (remaining lots TBD based on water availability)	June 2030

OSCEOLA PINES PUD
REVISED EXHIBIT "F"
REVISED SPECIAL CONDITIONS

1. DISCLOSURES

The OWNER agrees that in the declaration of covenants, conditions and restrictions for Osceola Pines, all other property owner documents, and all contracts for the sale of property in Osceola Pines, there shall be a prominent disclosure that:

A. The OWNER and any subsequently established ASSOCIATION shall be responsible for maintaining all open space, common areas, preserve areas and neighborhood parks.

B. The OWNER and any subsequently established ASSOCIATION shall be responsible for the maintenance of the Osceola Pines drainage/stormwater management system except for the subsurface roadway drainage system located within the road right-of-way as set forth in Special Condition 2.C.

C. All residential structures within the Osceola Pines PUD shall be limited to one story**.**

D. All parks within the Osceola Pines PUD shall be open to the public.

2. DEDICATION AND CONSTRUCTION OF STREETS AND RIGHTS-OF-WAY

A. Prior to the issuance of the first certificate of occupancy in a phase, OWNER shall, at its expense, design, permit and construct the streets and rights-of-way in such phase in full compliance with the specifications and requirements of the Village. When complete, OWNER'S engineer shall furnish a certificate of satisfactory completion to the Village Engineer for approval. OWNER shall supply the Village with security in the amount of one hundred percent (100%) of the estimated cost of the improvements in such phase as certified by the OWNER'S engineer and approved by the Village Engineer. Upon completion of the streets and rights-of-ways and approval by the Village Engineer, ninety percent (90%) of the posted security shall be released by the Village Engineer. A ten percent (10%) warranty security shall be held for an additional twelve (12) months following which time, if all improvements are free of defects due to faulty engineering, workmanship or materials, the ten percent (10%) security shall be released by the Village Engineer. OWNER shall not receive impact fee credits for the design, permitting or construction of the streets and rights-of-way required by this condition.

B. The streets and rights-of-way shall be dedicated to the public at the time of plat approval for the phase in which the streets and rights-of-way are located. As deemed necessary by the Village, OWNER shall provide the following to the Village prior to the conveyance: (1) a survey of the proposed conveyance certified to the Village and title company; (2) an acceptable Phase I environmental audit certified to the Village; and (3) title insurance acceptable to the Village, in an amount equal to the value of the land, naming the Village of Indiantown, Florida, a political subdivision of the State of Florida, as the insured.

C. Upon the Village's acceptance of the streets and rights-of-way into the Village's road maintenance system, the Village shall assume maintenance of the streets and rights-of-way. The OWNER shall be responsible for the repair, replacement and maintenance of: (1) landscaping and irrigation within the medians; (2) landscape buffers and general landscape areas in and adjacent to the streets and rights-of-way; (3) electrical service to the streetlights; and (4) surface roadway drainage system located within the road right-of-way. The Village's maintenance responsibility includes the maintenance of the pavement, curbs, gutters, sidewalks and the subsurface roadway drainage system located within the road right-of-way. The Village shall have no responsibility for maintaining any of the streetlights or any part of the stormwater management system located outside of road rights-of-way. The Village reserves the right, however, to enter upon and perform maintenance within private drainage easements if the non-performance of stormwater facilities located within those easements prevents the roadways' drainage systems from functioning as required.

3. DRAINAGE/STORMWATER MANAGEMENT

A. It shall be the OWNER'S sole responsibility to obtain the necessary drainage/stormwater management permits from the South Florida Water Management District (SFWMD). In no event shall the Village bear the responsibility for aiding the OWNER in obtaining permits from the SFWMD or funding the improvements necessary to develop the Osceola Pines PUD.

B. In order to ensure that the PUD's drainage/stormwater management system functions as designed and permitted in perpetuity, OWNER shall maintain the PUD's drainage/stormwater management system according to the Stormwater Management System Maintenance Plan to be submitted with (the first) final site plan approval. That Maintenance Plan will provide that the OWNER shall be responsible for performing the specific inspections and maintenance operations on the stormwater management system on-site and off-site as approved by the Village at final site plan approval in order to ensure it functions as intended and as approved by the Village. Neither the Village nor the SFWMD shall have any responsibility in maintaining the system.

4. EFFLUENT IRRIGATION

The Owner agrees to accept wastewater effluent for irrigation, when available in sufficient quality and quantity in accordance with the South Florida Water Management District and Department of Environmental Protection rules, at such rates and charges as may then be charged by the utility. It shall be the Owner's sole responsibility to obtain the necessary permits and extend the reclaimed water main to the site for connection of the irrigation system. Owner shall design the irrigation system within this project to accommodate spray irrigation with wastewater effluent and provide adequate area for storage of such effluent.

5. EMERGENCY /CONSTRUCTION/ DELIVERY ACCESS

Any emergency/construction/delivery access indicated on the master site plan, final site plans and

subdivision plats shall be primarily for emergency vehicles and construction and delivery vehicles but may also be used by residential unit owners. The OWNER shall secure the emergency/construction/delivery access in a manner acceptable to the Village. If gates are featured, knox switches, or locks, are required.

6. ENDANGERED SPECIES:

In the event that it is determined that any representative of a plan or animal species of regional concern is resident on or otherwise is significantly dependent upon the Osceola Pines PUD property, the OWNER shall cease all activities which might negatively affect that individual or population and immediately notify the Village, the Florida Fish and Wildlife Conservation Commission, and the U.S. Fish and Wildlife Service. Construction may resume when proper protection, to the satisfaction of all agencies, is provided by the OWNER.

Gopher Tortoises — In Florida, gopher tortoises are protected as a Threatened Species**.** No land clearing or construction shall occur until all tortoises which will be impacted are relocated to upland preservation areas or off-site. A certified environmental professional will supervise clearing in the areas of the gopher tortoise burrows. Tortoises inhabiting burrows in areas to be developed will be captured and relocated using methodology approved by the Florida Fish and Wildlife Conservation Commission and conducted by an environmental professional possessing a valid relocation permit. During clearing and grubbing operations, equipment operators will be notified of the occurrence of gopher tortoises on-site and instructed to observe for roaming and foraging individuals. Should gopher tortoises be seen during the clearing and grubbing, all equipment operations will be stopped, and the gopher tortoises will be captured and relocated. Once the tortoise(s) have been safely relocated, equipment operation can resume.

Endemic Species - All gopher tortoise relocation efforts will include trapping of endangered endemic species that may live in the burrow.

Relocation of Tortoises - If the number of tortoises exceeds the carrying capacity of the remaining natural area, the Martin County Environmental Planning Administrator will be notified and will be provided with a copy of the Gopher Tortoise Relocation Permit from the Florida Fish and Wildlife Conservation Commission. Every attempt shall be made to relocate within Martin County.

7. RESERVED.

8. FIRE PROTECTION:

A. Water Supply

An approved water supply capable of supplying the required fire flow for fire protection shall be provided in accordance with the provisions set forth in the adopted Florida Fire Prevention Code.

B. Water Supply Needed Fire Flow Requirement for Buildings

Identify the Needed Fire Flow Requirements for all buildings / structures. Fire flow

calculations shall be prepared by a professional engineer currently licensed in the state of Florida for each newly constructed building. Per Florida Administrative Code section 61G15-32.004. A statement from the Engineer of Record is to be submitted.

C. Approved Water Supply – Hydrant Flow Test. A hydrant flow test will be required to determine the available water supply to meet the needed fire flow for this project. Contact the Fire Prevention office at (772)288-5633 to schedule the flow test.

18.4.3.1 Decrease in Fire Flow Requirements. The AHJ shall be authorized to establish condition on fire flow reductions approved in accordance with 18.3.4.1.

Where no adequate or reliable water distribution system exists, Martin County Fire Prevention permits alternative compliance for commercial and residential structures as Follows:

All inhabitable structures, greater than 1000 square feet shall be provided with an automatic fire sprinkler system in accordance with the requirements of the National Fire Protection Association NFPA 13, NFPA 13R, NFPA 13D standards, or an alternative to be identified and presented to staff for review and approval.

9. HAULING OF FILL:

The OWNER agrees not to haul any fill off of the site of the Osceola Pines PUD and to coordinate with the Village Engineer the routes and timing of any fill to be hauled to the site of this project. The OWNER shall also comply with all Village excavation and regulations. Lake littoral zones and upland buffers shall be maintained in accordance with a Preserve Area Management Plan approved by the Village.

10. IRRIGATION:

The source of irrigation for the Osceola Pines PUD neighborhood park is anticipated to be through an on-site lake with recharge from potable water; from reuse water, if available; or from a combination of water sources for the most efficient irrigation system. The source of irrigation shall be determined at the time of final site plan approval. The Owner shall provide any required modeling for irrigation prior to the approval of the final site plan. The source of irrigation for individual lots shall be potable water.

11. MODELS.

Model units with interim septic tanks, necessary access road, parking and utilities will be allowed on-site for purposes of sales presentation. Model units must be consistent with the approved master site plan and may be approved prior to final site plan approval for the parcel/phase upon which the units are located. The location and number, not to exceed six (6), shall be mutually agreed upon by the OWNER and the Growth Management Department Director. The OWNER agrees that the septic tanks will be removed at the time of completion of the sewer system and a bond satisfactory to the

Village will be provided to ensure said removal. Models may be used for the sale of residential units within the PUD until such time as ninety percent (90%) of the residential units have been issued certificates of occupancy.

12. PRESERVE AREAS:

A. A separate Preserve Area Management Plan (PAMP) shall be required for each phase of the PUD. A PAMP shall be submitted with the application for each final site plan.

B. No construction or alteration shall be permitted within any of the preserve areas except in compliance with a Preserve Area Management Plan approved by the Village. The precise location of all the preserve areas shall be stalked and surveyed prior to final site plan approval of the applicable phase and shall be fenced prior to and during construction of that phase.

A. All preserve areas shall be maintained by the ASSOCIATION.

13. RESERVED.

14. RETENTION OF NATIVE VEGETATION:

Clearing of native vegetation shall be limited to that which is shown on the approved clearing plans for the Osceola Fines PUD. In order to reduce, or eliminate, impacts on adjacent properties and neighborhoods, the OWNER agrees to complete the following as part of phase one of the development of Osceola Pines: (a) all earthwork and clearing; (b) all lake bank sodding, c) the approved landscape buyer.

15. SCHOOL IMPACT:

The OWNER shall obtain a letter of No Objection from the Martin County School Board prior to final site plan approval for any residential units within the Osceola Pines PUD.

16. SOIL EROSION AND SEDIMENTATION:

Site clearing and vegetation removal shall be phased in accordance with the approved final site plan Construction practices such as seeding, wetting, and mulching which minimize airborne dust and particulate emission generated by construction activity shall be undertaken within thirty (30) days of completion of clearing work. The slopes of constructed lakes from the top of the bank to the control water elevation (landward edge littoral zone) shall be immediately stabilized and/or sodded to the satisfaction of the Village Engineer upon completion of the lake construction.

17. SUSTAINABLE DESIGN STANDARDS:

The following sustainable standards have been incorporated into the design of the master site plan for the Osceola Pines PUD. Further refinements of these standards and the specific implementation thereof shall be incorporated into the final design of the development and compliance with such

standards shall be demonstrated with each application for final site plan approval.

A. Pedestrian walkways and bicycle paths shall link neighborhood pads and shall provide linkage to natural and man-made open spaces and recreation areas, wherever possible.

B. Every effort shall be made to provide monuments, focal points and places for gathering within the community, such as the gazebos indicated on the master site plan.

C. "Streetscaping", including shade trees along walkways and the access roads, shall be added to avoid the "sea of asphalt" and "line of cars" affect and to provide a more meaningful balance between green spaces and dwellings.

The addition of sustainable design features beyond what is indicated on the master site plan shall be considered consistent with the master site plan and shall not require an amendment to the PUD Agreement.

18. TEMPORARY CONSTRUCTION OFFICE:

The OWNER may establish and maintain on the property a temporary construction office in a location approved by the Community & Economic Development Director during the period that the property is being developed and until three (3) months following the issuance of the last certificate of occupancy for a unit. A bond for the removal of the construction office shall be supplied to the Village.

19. TEMPORARY SALES OFFICE:

The OWNER may establish and maintain on the property a temporary sales office in a location approved by the Community & Economic Development Director during the period that the property is being developed and until three (3) months following the issuance of the last certificate of occupancy for a unit. A bond for the removal of the sales office shall be supplied to the Village.

20. TIME SHARING OR INTERVAL OWNERSHIP PROHIBITED:

The units to be constructed within the Osceola Pines PUD shall not be sold nor shall title be conveyed or transferred on the basis of time sharing or interval ownership.

21. USES AND DEVELOPMENT STANDARDS

Except as provided for within this Agreement or as set forth on the master plan, the requirements of the Village of Indiantown Land Development Regulations shall apply to this project.

22. WATER/WASTEWATER

A. Water and wastewater services for each phase of the Project shall be provided by the Village, subject to available capacity, and subject to a water/wastewater developer's agreement with the Village in its capacity as water and wastewater service provider. The water/wastewater developer's agreement shall identify all new infrastructure including transmission and distribution line and other facilities needed for servicing Project, as well as costs and fees such as capital connection fees related to the development of the Project. The Village may in the future determine whether it will provide reuse services/reclaimed water supplied by Village's utility system to the Project.

B. Water Supply.

1. No residential subdivision plat shall be recorded nor final site plan approved for any development parcel until the Owner has provided written confirmation from the Village that: 1) adequate capacity of treated potable water is available to serve the development parcel, and 2) the Owner will provide the necessary water system extensions to serve the project when needed.

2. In order to reduce irrigation water demand, xeriscape landscaping techniques shall be implemented, where feasible. At a minimum, the xeriscape landscaping shall meet the requirements of the Village.

3. The Project shall utilize ultra-low volume water use plumbing fixtures, self-closing and/or metered water faucets, xeriscape landscape techniques, and other water conserving devices and/or methods specified in the Water Conservation Act, Section 553.14, Florida Statutes. The devices and methods shall meet the criteria outlined in the water conservation plan of the public water supply permit issued to the Village by the South Florida Water Management District.

C. Water Management.

No residential subdivision plat shall be recorded nor final site plan approved for any development parcel until the Owner has provided written confirmation from the Village that: 1) adequate capacity for wastewater treatment is available to serve the development parcel; 2) the Owner has provided the necessary internal wastewater infrastructure to serve the project; and 3) the Owner will provide the necessary wastewater system extensions to serve the project when needed.

24. ADDITIONAL REQUIREMENTS

1. The Osceola Pines PUD shall comply with all requirements of the Village's Comprehensive Plan. Unless specifically provided for within this Agreement or set forth on the master site plan, the Osceola Pines PUD shall comply with all requirements of the General Ordinances and Land Development Regulations of the Village.

VILLAGE OF INDIANTOWN, FLORIDA

RESOLUTION NO. 004-2025

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, TO APPROVE THE "OSCEOLA PINES" FIRST AMENDMENT TO PLANNED UNIT DEVELOPMENT ZONING AGREEMENT" FOR AN APPROXIMATELY 61.04-ACRE +/- PROPERTY LOCATED NORTH OF SW 150TH STREET AND WEST OF SW SHAWNEE AVENUE, INDIANTOWN; AND PROVIDING FOR FINDINGS, CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

WHEREAS, on or about February 12, 2008, after appropriate notice, public hearing and approval, Osceola Pines LLC, a Florida limited liability company, and Martin County, a political subdivision of the State of Florida ("County"), entered into a Planned Unit Development Zoning Agreement for the development of a project in the County known as the "Osceola Pines PUD" (the "Project"), recorded on January 9thm 2009 at Official Records Book 02367, Page 2908, public records of Martin County, Florida, is hereinafter referred to as the "PUD Agreement"; and

WHEREAS, as set forth more fully in the First PUD Amendment, Kendall Industrial, LLC is successor in interest to Osceola Pines PUD, and Village is successor in interest to County under the PUD Agreement; and

WHEREAS, on December 31, 2017, the Village was incorporated and became the jurisdictional government responsible for regulating development on the properties located within the Project and administering the PUD Agreement; and

WHEREAS, Kendall Industrial, LLC is seeking approval from the Village Council for a first amendment to the PUD Agreement, titled "Osceola Pines PUD" attached hereto as Exhibit "A" to modify the Exhibit D, Master Site Plan, Exhibit F, replace Exhibit B, Ownership Certificate, reflecting Owner as the fee simple owner of the real property, and Exhibit E, PUD Agreement, Timetable for Development, has been amended and replaced; and

WHEREAS, on June 5, 2025, the Village's Planning, Zoning and Appeals Board held a public hearing to discuss this item and by a unanimous vote made a

recommendation for approval of the proposed amendment to the Village Council; and

WHEREAS, the Village Council has held a public hearing concerning this item and finds that the proposed amendment is consistent with the Village of Indiantown Comprehensive Plan, and that it is appropriate and in the best interests of the health, safety, and welfare of the residents, property owners, and businesses of the Village of Indiantown to approve the amendment as set forth herein.

NOW, THEREFORE BE IT RESOLVED, by the Village Council of the Village of Indiantown, Florida, as follows:

SECTION 1. RECITALS. The foregoing recitals are true and correct and by this reference are hereby incorporated herein and made an integral part hereof as though fully set forth herein and adopted as findings of the Village Council of the Village of Indiantown.

SECTION 2. APPROVAL OF AMENDMENT. The Village Council hereby approves a first amendment to the PUD Agreement, titled "Osceola Pines PUD First Amendment to Planned Unit Development Zoning Agreement" attached hereto as Exhibit "A".

SECTION 3. SEVERABILITY. The provisions of this Resolution are deemed severable. In the event that any word(s), phrase(s), portion(s), sub-sub-section(s), sub-section(s), or section(s) of this Resolution is for any reason whatsoever held to be invalid, illegal, unconstitutional, contrary to law, or against public policy, by any court, administrative agency, or other body with competent jurisdiction, such word(s), phrase(s), portion(s), sub-sub-section(s), sub-section(s), or section(s) of this Resolution shall be null and void, and shall be deemed severed, and a separate, distinct, and independent provision from the remaining provisions of this Resolution, and such holding shall in no manner affect the validity of the remaining words, phrases, portions, sub-sub-sections, sub-sections, or sections of this Resolution, which shall remain in full force and effect. This Resolution shall be construed in a manner to accomplish, to the greatest extent legally possible, the purposes of this Resolution as expressed herein.

SECTION 4. CONFLICTS. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

ADOPTED this 12th day of June 2025.

ATTEST:

VILLAGE OF INDIANTOWN, FLORIDA

_____
LaRhonda McBride
Village Clerk

_____
Carmine Dipaolo
Mayor

REVIEWED FOR FORM
AND CORRECTNESS:

_____
Wade C. Vose, Esq.
Village Attorney

Community & Economic Development Department
15516 SW Osceola Street, Indiantown, FL 34956
Tel: (772) 597-8269
www.IndiantownFL.gov

DEVELOPMENT APPLICATION

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING APPLICATION AND ALL ATTACHMENTS TO THE APPLICATION AND THAT THE FACTS STATED IN IT ARE TRUE.

INITIALS _____

A	INSTRUCTIONS	B	OFFICE USE ONLY
☑	Please print or type all information. The application must be filled out accurately and completely. Answer all questions including criteria where an item might not be applicable, in which case write N/A (Not Applicable).	Main Project Application No.	Application Received Date
☑	Please refer to the appropriate Submittal Checklist for all additional documents, in conjunction with this application, due at time of first submittal.	Escrow No.	

2 APPLICATION TYPE (Check all the applicable development applications)

	Abandonment/Vacation of Right-of-Way or Easement		Land Use Plan Map Amendment
	Administrative Variance	✓	Major Site Plan / Site Plan Amendment
	Alcohol Beverage License		Minor Administrative Site Plan / Site Plan Amendment
	Annexation or Contraction		Minor Site Plan/ Site Plan Amendment
	Appeal	✓	Planned Development
	Conditional Use		Plat / Plat Exemption / Plat Waiver
	Comprehensive Plan Text Amendment		Research
	Dedication of Right-of-Way or Easement		Rezoning
	Development Agreement / Amendment		Special Exception
	Dry Run Plan Review		Variance
	Flood Plain Variance		Vested Rights
	Land Development Code Amendment		Zoning Interpretation / Verification Letter

3 PROJECT DESCRIPTION

Project Location — Parcel ID Number(s):

05-40-39-000-000-00060-0 - proposed access from SW 150th and Shawnee

Development / Project Name	Osceola Pines
Development / Project Address	TBD
	Indiantown Florida
Valuation of Proposed Development	
Current Use(s) of Property	Vacant
Proposed Use(s) of Property	Residential
Residential Use(s) / Unit Type(s)	single family
Number of Residential Units	157 units
Non-residential Total Building Gross SF	
Site Area (SF & Acres)	61.04 acres

3 TEAM MEMBERS CONTACT INFORMATION (Combination of multiple titles is permitted, e.g. Agent & Architect)

Select Title: (Agent) / (Planner) / Architect / (Landscape Architect) / Engineer / Land Use Attorney / Other:	
Name: M. Troy Holloway	Company: 2GHO, Inc.
Telephone No.: 561-575-9557	E-mail: troy@2gho.com/pat@2gho.com
Select Title: Planner / (Architect) / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name:	Company:
Telephone No.:	E-mail:
Select Title: Planner / Architect / Landscape Architect / (Engineer) / Land Use Attorney / Other:	
Name: Todd McLeod	Company: McLeod McCarthy
Telephone No.: 561-689-9500	E-mail: todd@mcleodmccarthy.com
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name:	Company:
Telephone No.:	E-mail:
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name:	Company:
Telephone No.:	E-mail:
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name:	Company:
Telephone No.:	E-mail:

4 PROPERTY OWNER INFORMATION

Name: Eugene Francavilla - Kendall Industrial LLC	Signature:
Telephone No.: See Agent Info	E-mail: See Agent Info
Address: See Agent info	

NOTARIZATION

STATE OF FLORIDA /COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization,

this 27th day of May, 2025, by Eugene Francavilla (name of person acknowledging)

(Print, Type, or Stamp Commissioned Name of Notary Public) Patricia Y Lentini

Personally Known ☑ OR Produced Identification _____ Type of Identification Produced

PATRICIA Y LENTINI
Notary Public - State of Florida
Commission # HH 191720
My Comm. Expires Oct 27, 2025
Bonded through National Notary Assn.

AGENT AUTHORIZATION FORM

Parcel Id(s) 05-40-39-000-000-00060-0

Subject Site Address TBD

Property Owner Kendall Industrial LLC

The undersigned, registered property owners of the subject site, do hereby authorize

M. TROY HOLLOWAY (Contractor / Agent), of 2GHO, INC. (Name of consulting firm)

to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this application and all standard and special conditions associated.

Agent Address 1907 COMMERCE LANE SUITE 101 JUPITER FL 33458

Business Phone 561-575-9557 Mobile _____

E-mail TROY@2GHO.COM/PAT@2GHO.COM

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.

Owner Signature

Agent Signature (to accept authorization)

STATE OF FLORIDA:
COUNTY OF PALM BEACH

Sworn and subscribed before me this 27th day of May, 2025.

Signature of Notary Public
Notary Public for the State of Florida

My Commission Expires

PATRICIA Y LENTINI
Notary Public - State of Florida
Commission # HH 191720
My Comm. Expires Oct 27, 2025
Bonded through National Notary Assn.

APPLICANT'S AFFIDAVIT FORM

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I/WE), Eugene Francavilla, being first duly sworn, depose and say that (I am/We are) the ☐ owner ☐ tenant of the property described, and which is the subject matter of the proposed project and any related public hearing.

Signature and Date

Signature and Date

Sworn to and subscribed to before me this 2nd day of May, 2025

Notary Public

Commission Expires

PATRICIA Y LENTINI
Notary Public - State of Florida
Commission # HH 191720
My Comm. Expires Oct 27, 2025
Bonded through National Notary Assn.

DISCLOSURE OF INTEREST FORM

If the property, which is the subject of the Application, is owned or leased by a **CORPORATION**, list the Principal Stockholders and the percentage of stock owned by each. NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

Kendall Industrial LLC

Corporation Name

Name, Address and Office	Percentage of stock
Kendall Industrial LLC	
12893 SW Impact Drive	

If the property, which is the subject of the Application, is owned or leased by a **TRUSTEE**, list the Principal Stockholders and the percentage of stock owned by each. NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

Trust Name

Name, Address and Office	Percentage of stock

If the property, which is the subject of the Application, is owned or leased by a **PARTNERSHIP or LIMITED PARTNERSHIP**, list the Principal Stockholders and the percentage of stock owned by each. NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

Name, Address and Office	Percentage of stock
Ron Kendall	
Eugene Francavilla	

Signature

STATE OF FLORIDA
COUNTY OF Palm Beach

Sworn and subscribed before me this 27th day of May, 2025.

Signature of Notary Public
Notary Public, for the State of Florida

PATRICIA Y LENTINI
Notary Public - State of Florida
Commission # HH 191720
My Comm. Expires Oct 27, 2025
Bonded through National Notary Assn.

My Commission Expires

Sec. 12-2(8) Cost Recovery.

COST RECOVERY AFFIDAVIT

I hereby acknowledge and consent to the payment of **all applicable fees** involved as part of my application process. These fees include but are not limited to application fees, postage, advertising, attorney fees and any outside contractors, agents or consultants **regardless of the outcome of the public hearing**.

Please type or print the following:

Date: _____

Full Name: Kendall Industrial LLC

Current Address: 12893 SW Impact Drive City: Indiantown

State: FL Zip: 34956

Telephone Number (_____) _____ Email: _____

_____
Signature

STATE OF FLORIDA:
COUNTY OF PALM BEACH

Sworn and subscribed before me this 27th day of May, 2025

_____
Signature of Notary Public
Notary Public, for the State of Florida

PATRICIA Y LENTINI
Notary Public - State of Florida
Commission # HH 191720
My Comm. Expires Oct 27, 2025
Bonded through National Notary Assn.

My Commission Expires

_____

Pursuant to Chapter 12, Sec. 12-2(8) Cost Recovery of the Village of Indiantown Land Development Regulations.

Sec. 12-2 (11). – Withdrawal of Development Applications and Refund of Fees.
Pursuant to Chapter 12(11) of the Village Land Development Code (LDR), an application for development review may be withdrawn at any time. For applications filed in accordance with the LDR and subsequently withdrawn, the applicant may request a fee refund. The refund request must be made on a form provided by the Village. The amount of refund will be based on the point in time of the review process when the application withdrawal is initiated by the applicant. The refund schedule is as follows: a. 75 percent prior to staff review or legal advertisement (whichever comes first). b. 25 percent prior to drafting of the staff report. c. 15 percent 10 business days prior to the village council hearing on the application. d. No refund shall be granted if an applicant withdraws the application at the village council meeting in which the application is scheduled to be heard.

I _____, have read and understand the refund policy related to Land Development Fees in the Village of Indiantown.

APPLICANTS, PLEASE

----------DO NOT WRITE BELOW THIS LINE----------

Received Date:_____

Fee Paid: Yes [ ] No [ ] **Amount Paid:**_____ Cash [ ] Check [ ] #_____

Received by: _____

Application Number: _____

Application Number: _____

Application Number: _____

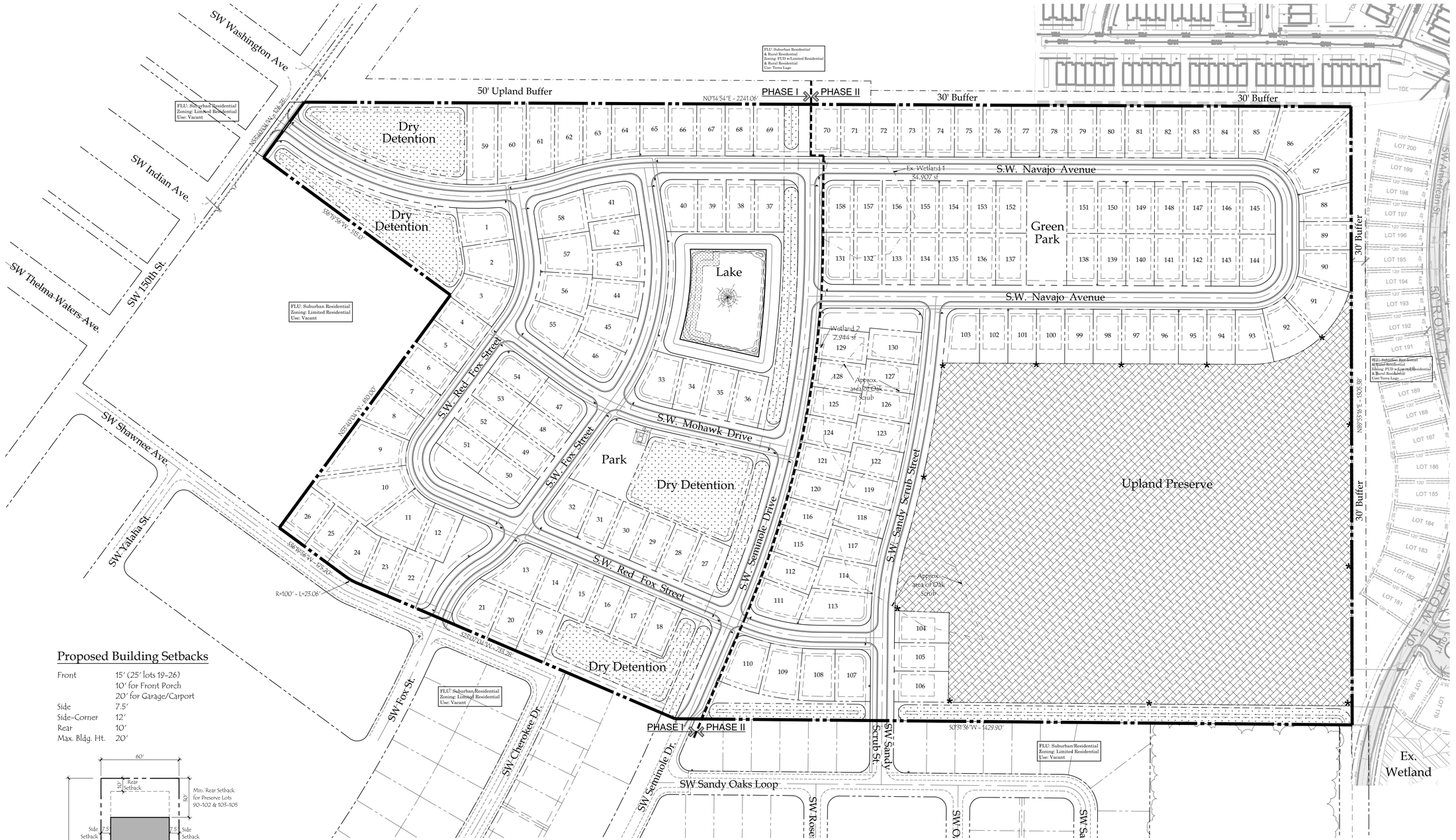
Application Number: _____

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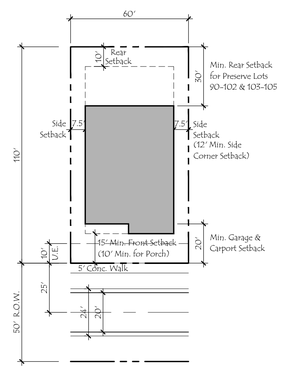
Osceola Pines P.U.D.

Village of Indiantown, Florida



Proposed Building Setbacks

Front	15' (25' lots 19-26) 10' for Front Porch 20' for Garage/Carport
Side	7.5'
Side-Corner	12'
Rear	10'
Max. Bldg. Ht.	20'



Typical Lot Setback Detail

Typ. Lot Size 60' X 110'

Site Data

Total Site Area	61.05 Acres; 2,659,538 s.f.
ROW Dedication	.07 Acres; 3,402 s.f.
Net Total Site Area	60.98 Acres; 2,656,136 s.f.
Total Dwelling Unit	158
Density	2.59 DU/AC.
Existing Zoning	PUD
Future Land Use	Suburban Residential
Proposed Use	Single-Family Residential
Property Control No.	05403900000000600
Dry Retention	3.08 Acres
Lake	1.42 Acres
Dry Channels	1.73 Acres

Open Space Data

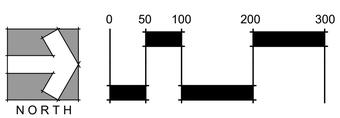
Pervious Area	Acres	Percentage
Residential Area (50%)	13.18 Ac.	21.61%
Preservation Area	14.99 Ac.	24.58%
Wet/Dry Retention	6.18 Ac.	10.13%
Right-of-Way	4.04 Ac.	6.63%
Other Open Space	3.49 Ac.	5.73%
Sub-Total:	41.88 Acres	68.68%

Impervious Area	Acres	Percentage
Residential Area (50%)	13.18 Ac.	21.61%
Walk in R.O.W.	1.00 Ac.	1.64%
Conc. Curbs	.78 Ac.	1.28%
Roadways	4.14 Ac.	6.79%
Sub-Total:	19.10 Acres	31.32%
Total:	60.98 Acres	100.0%

Upland Preserve Data

Total Site Area	60.98 Acres; 2,656,136 s.f. (after ROW dedication)
Existing Upland Habitat	±59.4 ac.; 2,588,297.8
Existing Wetland Habitat	.87 ac.; 37,851 s.f.
Existing Pine Flatwood Disturbed	±.69 ac.; 29,987 s.f.
Preserve Required	±14.85 ac.; 647,075 s.f. (25% Min.)
Preserve Provided	±14.99 ac.; 653,124 s.f. (25.2%)

General Notes:
- All common areas shall be maintained by the Property Owners Association, (POA).
- Preserve areas shall not be altered without written permission from the Village of Indiantown.
- Preserve areas are not to be altered without written permission of the Village of Indiantown.
- All exotic vegetation to be removed prior to the issuance of a Cert. of Occupancy.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled "Plant the Right Tree in the Right Place".
- No trees, shrubs, hedges or vines shall be planted within 5 fee of any existing or proposed utility pole, guy wire or pad mounted transformer. Palms should be planted at a distance equal to or greater than the average front length, plus 2 feet from the power lines.
- Lots 21-36 shall contain a deed restriction, communicating to the homeowner, the importance of the firewise zone and the risk of construction within this zone.



Designed:	MTH
Drawn:	MTH
Approved:	MTH
Date:	6/27/24
Job no.	
Revisions:	10/30/24
	3/25/25
	4/7/25

Seal

LC C000530

Sheet Title:

Site Plan

Scale: 1" = 100'

Sheet No.

M-1

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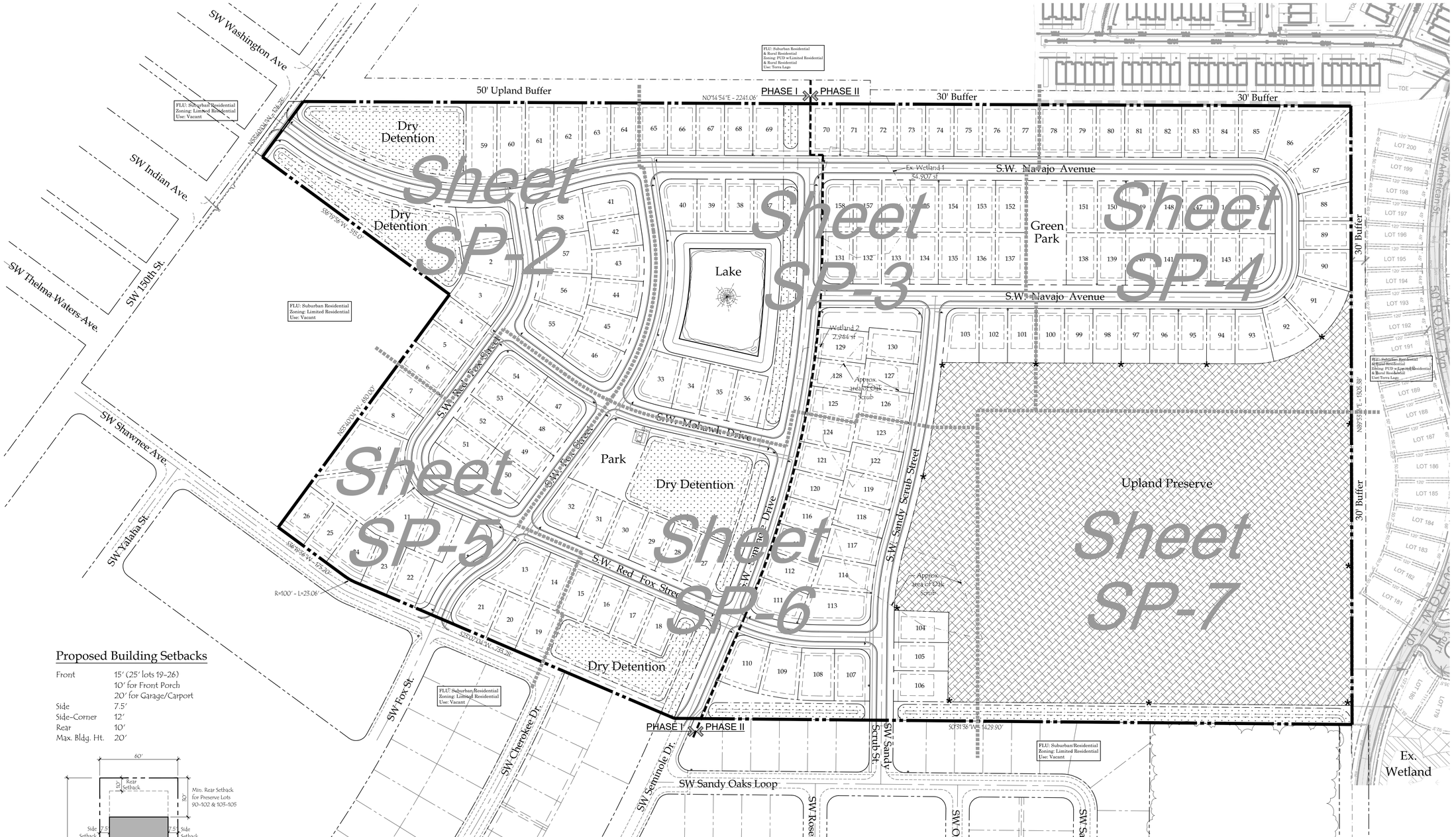
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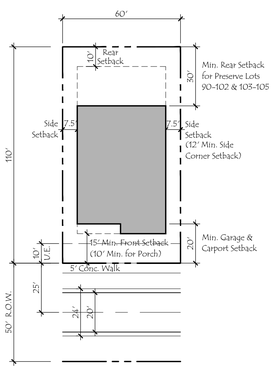
Osceola Pines P.U.D.

Village of Indiantown, Florida



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Proposed Use	Single-Family Residential
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Open Space Data

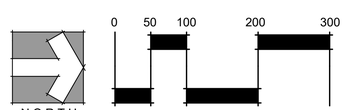
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Drawn:	MTH
Approved:	MTH
Date:	6/27/24
Job no.	
Revisions:	10/30/24
	3/25/25
	4/7/25

Seal

LC C000530

Sheet Title:

Site Plan

Scale: 1" = 100'

Sheet No.

SP-1

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Osceola Pines P.U.D.

Village of Indiantown, Florida

SW Washington Ave

SW 150th St.

FLU: Suburban Residential
Zoning: Limited Residential
Use: Vacant

FLU: Suburban Residential
& Rural Residential
Zoning: PUD w/Limited Residential
& Rural Residential
Use: Terra Lago

50' Upland Buffer

5' Conc. Walk, Typ.

ROW Dedication — 3,402 s.f.

N87°40'00"W 126.28'

65' UE, ROW

Dry Detention
.80 Ac.+35,082 s.f.

Dry Detention
.74 Ac.+30,880 s.f.

S.W. Navajo Ave.

50' ROW

10' UE

15'

S86°19'54"W 515.0'

FLU: Suburban Residential
Zoning: Limited Residential
Use: Vacant

Refer to Sheet SP-3

Refer to Sheet SP-5

S.W. Red Fox St.

S.W. Fox St.

S.W. Mohawk Dr.

60' Typ.

65'

10'

7.5' 12.5'

7.5' 7.5'

110' Typ.

45' Min.

FPL Street Light, Typ.

1 2 3 4 5 6 7 41 42 43 44 45 46 55 56 57 58 59 60 61 62 63 64

NORTH

0 20 40 80 120

Designed: MTH
Drawn: MTH
Approved: MTH
Date: 6/27/24
Job no.
Revisions: 10/30/24
3/25/25

Seal

LC C000530

Sheet Title:

Site Plan

Scale: 1" = 40'

Sheet No.

SP-2

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Osceola Pines P.U.D.

Village of Indiantown, Florida

FLU: Suburban Residential & Rural Residential
~~Zoning: PUD w/Limited Residential~~ & Rural Residential
Use: Terra Lago

50' Upland Buffer

Phase I
Phase II

30' Buffer

N0°14'54"E - 2241.06'

Refer to Sheet SP-2

Refer to Sheet SP-4

65 66 67 68 69 70 71 72 73 74 75 76 77

Dry Channel

Open Space

60' Typ.

110' Typ.

45' Min.

65'

5' Conc. Walk, Typ.

S.W. Navajo Ave.

50' ROW

15' 10' UE

S.W. Fox St.

S.W. Seminole Dr.

40 39 38 37

45' Min.

FPL Street Light, Typ.

20' LME

Lake
1.4 Ac.

Littoral Shelf

Dry Channel

158 157 156 155 154 153 152

131 132 133 134 135 136 137

S.W. Navajo Ave.

Open Space

FPL Street Light, Typ.

5' Conc. Walk, Typ.

129 130

128 127

125 126

Approx. area of Oak Scrub

S.W. Sandy Scrub St.

103 102 101

115'

30' Min.

Preserve Area Signage, Typ.

Upland Preserve

33 34 35 36

S.W. Mohawk Dr.

Refer to Sheet SP-6

Refer to Sheet SP-6

NORTH

0 20 40 80 120

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Revisions:	10/30/24
	3/25/25
	4/7/25

Seal

LC C000530

Sheet Title:

Site Plan

Scale: 1" = 40'

Sheet No.

SP-3

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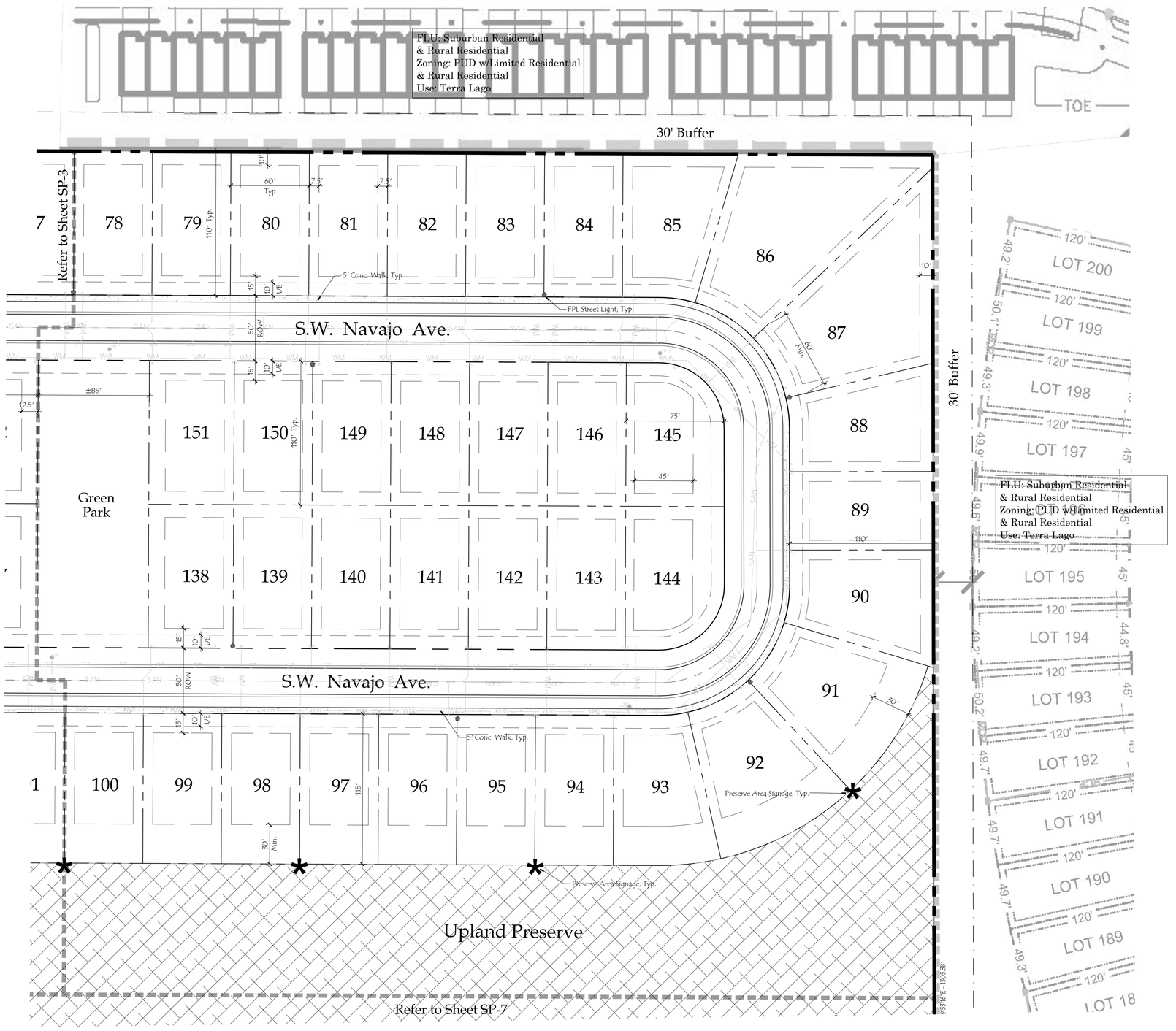
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Village of Indiantown, Florida



FLU: Suburban Residential
& Rural Residential
Zoning: PUD w/Limited Residential
& Rural Residential
Use: Terra Lago

NORTH

0 20 40 80 120

Designed: MTH
Drawn: MTH
Approved: MTH
Date: 6/27/24
Job no.
Revisions: 10/30/24
3/25/25
4/7/25

Seal

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Sheet Title:
Site Plan

Scale: 1" = 40'

Sheet No.
SP-4

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Sheet Title:

Site Plan

Scale: 1" = 40'

Sheet No.

SP-5

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NORTH

0 20 40 80 120

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Osceola Pines P.U.D.

Village of Indiantown, Florida

S.W. Mohawk Dr.
S.W. Fox St.
Neighborhood Park
Lift Station
Dry Detention
.88 Ac., 38,466 s.f.
Dry Channel
S.W. Seminole Dr.
S.W. Sandy Scrub St.
Refer to Sheet SP-3
Refer to Sheet SP-5
Refer to Sheet SP-7
S.W. Red Fox St.
5' Conc. Walk, Typ.
FPL Street Light, Typ.
Upland Preserve
Approx. area of Oak Scrub
Preserve Area Signage, Typ.
Preserve Area Signage, Typ
Dry Detention
.59 Ac., 25,597 s.f.
Existing Dry Detention
Open Space
Dry Channel
Dry Channel
Phase I
Phase II
Approx. end of pavement
Tie new sidewalk into ex. walk
Tie new walk into ex. walk
Ex. Open Ditch
SW Seminole Dr.
SW Sandy Scrub St.
SW Sandy Oaks Loop
S 50°31'36" W - 1429.90'
FLU: Suburban Residential
Zoning: Limited Residential
Use: Vacant
FLU: Suburban Residential
Zoning: Limited Residential
Use: Vacant
NORTH
0 20 40 80 120

Designed:	MTH
Drawn:	MTH
Approved:	MTH
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Revisions:	10/30/24
	3/25/25
	4/7/25

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LC C000530

Sheet Title:

Site Plan

Scale: 1" = 40'

Sheet No.

SP-6

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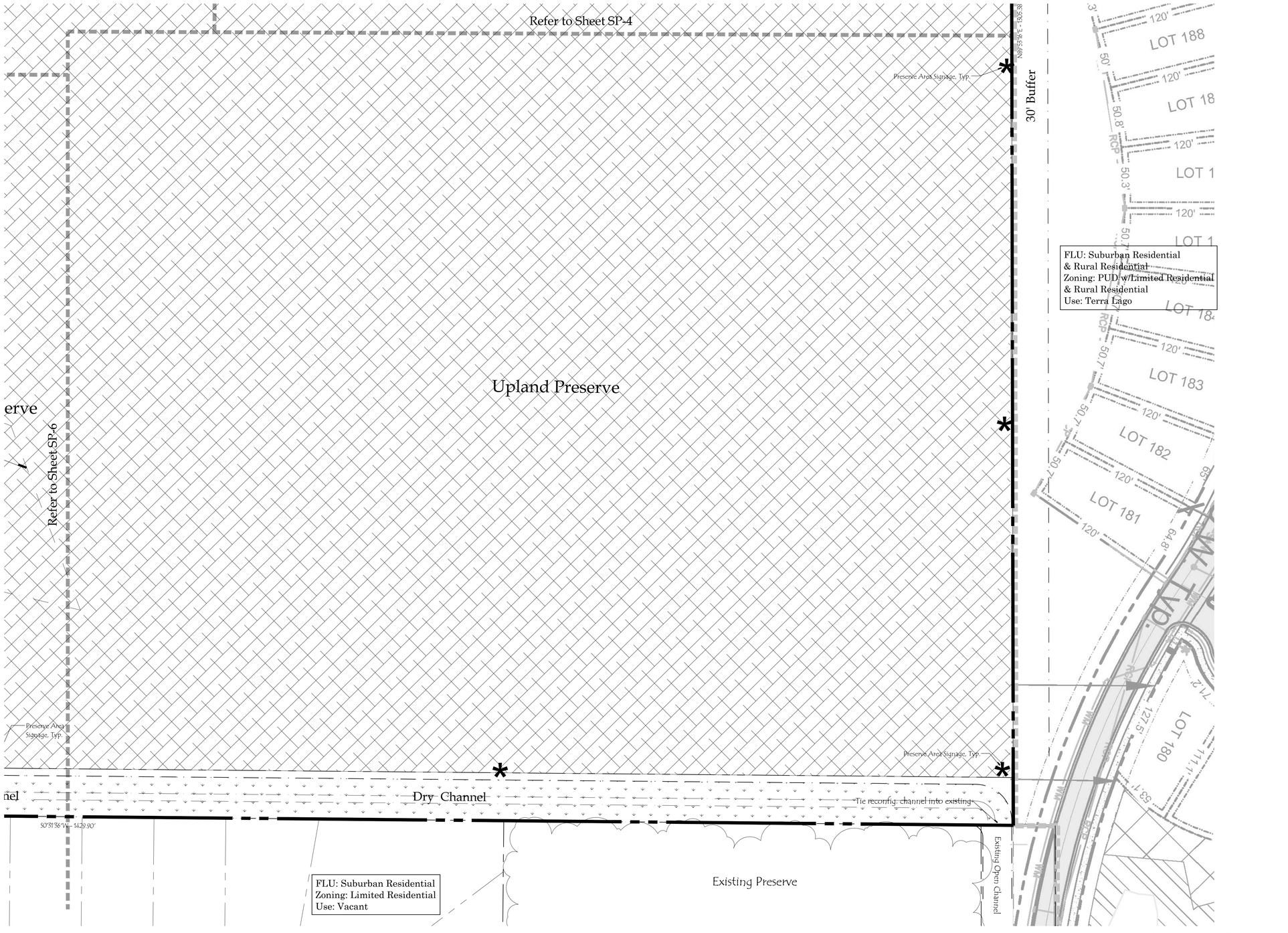
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Sheet Title:

Site Plan

Scale: 1" = 40'

Sheet No.

SP-7

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O.R.Book #___ and Page #___

Village of Indiantown, Florida

PRESERVE AREA MANAGEMENT PLAN

For:

The Osceola Pines Property
Mr. Richard C. Rathke
PO Box 3351

Jupiter, FL 33469

Property Location: Section 5, Township 40 South, Range 39 East

Prepared by:

Advanced Restoration Ecology

Approved by/Date : _____

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2.2 Soils
2.3 Habitats
2.4 Protected Species
2.5 Previous Impacts

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3.1 Site Plan
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4.0 SURVEYING, MARKING AND BARRICADING REQUIREMENTS
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4.2 Preserve Area Boundary Markers and Signs
4.3 Barricading Requirements

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7.2 Endemic Species
7.3 Relocation of Tortoises

8.0 MISCELLANEOUS PROVISIONS AND RESTRICTIONS
9.0 TRANSFER OF OWNERSHIP/RESPONSIBILITIES

10.0 MONITORING, REPORTING AND INSPECTIONS
10.1 Monthly Construction Reports
10.2 Annual Construction Reports
10.3 Inspections

11.0 ENFORCEMENT

1. GENERAL

The owner(s) of the lands to be preserved/maintained by this Preserve Area Management Plan (**PAMP**) and the developer(s) of Osceola Pines located in the northwestern portion of Section 5, Township 40 South, Range 39 East, Village of Indiantown, Florida, their successors and assigns, and their environmental consultants and contractors, will implement and comply with all portions of this PAMP.

Compliance with the terms of this PAMP includes submittal of all Monthly Monitoring Reports on PAMP compliance throughout all phases of project construction and submittal of all Annual Monitoring Reports following completion of project construction, pursuant to Village of Indiantown Land Development Regulations. The owner(s) of the lands to be preserved/maintained shall have ultimate responsibility for the submittal of all Monthly and Annual Monitoring Reports, according to the format and schedule requirements of Section 10 of this PAMP.

As noted in Section 9 of this PAMP, the Village of Indiantown shall be notified in writing within thirty (30) days of transfer of ownership of any lands to be preserved/maintained under the terms of this PAMP. Failure to notify shall be considered as non- compliance with the terms of this PAMP.

This PAMP will not be altered or amended by either Village of Indiantown or the owner/developer of the Osceola Pines Property, except by an alteration or amendment agreed to by both the Village of Indiantown and the owner of the Francis A. Reynolds Trusts Property. Such alterations and amendments shall be inserted into the PAMP and the final revised document shall be recorded by the Village of Indiantown. The revised PAMP will be labeled with the appropriate O.R. Book and Page Number. Three copies of the revised document shall be provided to the Village of Indiantown within thirty (30) days of the Recording date.

2.0 ENVIRONMENTAL ASSESSMENT

The Environmental Assessment includes maps and text which accurately depict the site's location, soils, wetlands, uplands, listed species, previous impacts, preserve area locations and boundaries, and any other significant environmental features.

2.1 Location – Advanced Restoration Ecology, (ARE) conducted an environmental assessment of the 61.05 acre parcel on July 7th, 2023. The property is located in Section 5, Township 40 South, Range 39 East, Village of Indiantown, Florida. The parcel is bounded on the north, east, and west by undeveloped lands, and on the south by

residential development. The property is uninhabited, with forested native uplands and disturbed lands.

2.2 Soils - Prior to the site visit, the Soils Survey of Village of Indiantown Area, Florida was reviewed to determine topographic features and site soil mapping units. The site is mapped as Waveland sand, Immokalee fine sand, Placid sand, and Basinger sand.

Waveland sand is a described as a nearly level soil found in broad areas of flatwoods. The water table is at a depth of less than 10 inches for two to four months and within a depth of 40 inches for six or more months during most years. Typical natural vegetation comprises slash pine in the canopy, and saw palmetto, gallberry, running oak, and rusty staggerbush in the ground cover.

Immokalee fine sand is poorly drained soil is found in broad areas of flatwoods. Typically the surface layer is very dark gray fine sand about 6 inches thick. The subsurface layer extends to a depth of 35 inches and is fine sand. The seasonal high water table in Immokalee soil is at a depth of 6 to 8 inches from June through September. During the remainder of the year it is typically at a depth of 18 to 40 inches. Natural vegetation consists of slash pine and scattered oak with an understory of saw palmetto, gallberry, fetterbush, pineland threeawn, chalky bluestem, and Indiangrass. This soil is poorly suited for crops and citrus. Water control measures are needed to overcome excessive wetness.

Basinger fine sand is described as a poorly drained soil in sloughs and poorly defined drainageways in flatwoods. The water table is at a depth of less than 10 inches for two to six months annually and at a depth of 10 to 30 inches for more than six months in most years. Typical natural vegetation comprises slash pine in the canopy, and saw palmetto, gallberry, wax myrtle, and pineland threeawn.

Placid Sand is a nearly level soil that is poorly drained and found in wet depressions and drainageways in the flatwoods. The surface layer is dark black sand. The soil is ponded for 6 or more in most years. Natural vegetation consists of St. Johns wort, maidencane, pickerelweed, red root, and other water tolerant grasses and sedges. Cypress, sweet bay, willow and swamp maple are common trees for this soil. The soil is not suitable for row crops, citrus or pasture under natural conditions unless intensive management, soil improving measures and a good water control system are implemented. The soil has a high potential for pine trees when it is managed or experiences several periods of drought.

2.3 Habitats - The Florida Cooperative Land Cover Map (CLC) was used to map vegetative cover types.

Upland Habitat

Pine Flatwoods (1300). The property comprises approximately 57.25 acres of pine flatwoods. Native vegetation within this vegetative community comprises slash pine, with scattered laurel oak (Quercus laurfolia) and cabbage palm (Sabal palmetto) in the canopy, and myrsine (Rapanea punctata), saw palmetto, wax myrtle, and gallberry in the shrub layer, and grapevine (Vitis aestivalis), wild coffee (Psychotria nervosa), catbriar (Smilax, spp.), common wild pine (Tillandsiafasciculata), and wiregrass in the ground cover.

Disturbed Pine Flatwoods (1300D). Disturbed pine flatwoods community comprises approximately 1.0 acre of the property. This category is dominated by exotic species such as Brazilian pepper, melaleuca, or other exotic species.

Oak Scrub (1211). The xeric oak community comprises approximately 2.4 acres of habitat within the property. Species such as myrtle oak, live oak, sand pine, and slash pine comprise the overstory and midstory, with shiny blueberry, hog plum, saw palmetto, wax myrtle, rusty staggerbush, bracken fern, grapevine, runner oak, and giant airplant in the ground cover and shrub layer.

Wet Prairie (2111D). The wetland two wetlands on site total 0.4 acres, both of which has dense exotic vegetation and are proposed to be filled as part of the ERP permitting process.

2.4 Protected Species

Drew Gatewood, a FWC licensed Gopher Tortoise Agent, conducted a preliminary wildlife survey by walking a series of comprehensive pedestrian transects across the upland and wetlands on site to document the occurrence of any listed species of wildlife. Listed species are defined in Florida's Endangered Species, Threatened Species, and Species of Special Concern: Official Lists.

One listed reptile, the gopher tortoise (Gopherus polyphemus), was evidenced by burrows located throughout the pine flatwoods and xeric oak vegetative cover types. The gopher tortoise is listed as a State-designated Threatened Species by Florida Fish and Wildlife Conservation Commission (FFWCC). A gopher tortoise survey will be carried out prior to development. Any tortoises found will be relocated to the on-site preserves. If the number of tortoises found exceeds the carrying capacity of the preserve areas, tortoises will be tested for URTD and will be relocated to an appropriate off-site location.

Non-listed wildlife or signs observed include armadillo rooting, raccoon scat, and gray squirrel.

Two listed species of plants were observed on the project site including common wild pine and giant airplant. Common wild pine and giant airplant are regulated as Endangered by the Florida Department of Agriculture and Consumer Services (FDACS).

The Florida Fish and Wildlife Conservation Commission (FFWCC) was contacted via gopher tortoise permitting (GTC-24-00477) and a permit has been issued for their relocation to the on site preserve area.

2.5 Previous Impacts

The site has remained in a relatively undisturbed state. Previous impacts include a ditch that bisects the property. In addition, there is a small area of exotic infestation within the southeast border of the property. Please see site plans for stormwater configuration details regarding filling and reconfiguring this ditch.

3.0 IDENTIFICATION OF PRESERVE AREAS

3.1 Site Plan -Preserve Areas shall be defined as Preserve Areas and shown on the Site Plan for the Osceola Pines Property, a reduced copy of which is attached hereto and made a part. The Site Plan includes a summary of the following: acreage of native upland habitat under preservation; acreage of common upland habitat under preservation; total acreage under preservation; and total acreage of the Site.

The Site Plan will contain the notation: "PRESERVE AREAS ARE NOT TO BE ALTERED WITHOUT WRITTEN PERMISSION OF THE VILLAGE OF INDIANTOWN."
The Site Plan includes the site dimensions and acreage, on-site structures, and acreage of the Preserve Area.

3.2 Legal Recording - The final Osceola Pines PUD will be recorded with the PAMP by the Village of Indiantown. The Site Plan and the PAMP will be labeled with the appropriate O.R. Book and Page Number and copies of each recorded document will be provided to the Village of Indiantown within thirty (30) days of the Recording date.

4.0 SURVEYING, MARKING AND BARRICADING REQUIREMENTS

All Preserve Areas shown on the Site Plan for Osceola Pines will be surveyed and marked in the field with appropriate survey markers and signage. During the clearing and construction phases of the project, Preserve Area boundaries will be marked by physical barriers. No plant material will be removed from the Preserve Areas to facilitate surveying, fencing or soil boring/sampling without prior permission from the Village of Indiantown.

4.1 Preserve Area Surveying Requirements - Each Preserve Area will be surveyed and marked with permanent monuments at each corner and at other sites necessary for locating the boundary of the Preserve Area. These permanent monuments will be constructed under the

supervision of a Registered Land Surveyor and will be shown on the Site Plan. Map coordinates of each Preserve Area will be provided to the Village of Indiantown, in a form compatible for use in the GIS mapping system.

4.2 Preserve Area Signs - Preserve Areas will be posted with permanent signs. Signs will be at least 11 x 14 inches in size and will be posted in conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet. All signs will be approved by the Village of Indiantown to indicate that a Preserve Area exists within the posted area. Illustrations of the signs to be used for this project are included as an Appendix to this PAMP.

4.3 Barricading Requirements - Prior to clearing, the developer will ensure that all Preserve Areas are protected with physical barriers during all clearing and construction activities in accordance with the following guidelines. Barricades will be inspected by Village of Indiantown staff prior to work approval. Removal of the barricade materials will be done upon issuance of the final Certificate of Occupancy with authorization from appropriate staff.

Barricades will be high-visibility orange safety fence extending from the ground to a height of at least 4 feet. Barricades will not be attached to vegetation.

All barricades will be upright and maintained intact for the duration of construction. Where areas are proposed for clearing (i.e. building envelope, utilities, drainage, road right- of-way, etc.) the bright orange barricades will be offset at least 10 feet outside the Preserve Area or placed at the dripline of the canopy trees, whichever is greater. All native vegetation not slated for removal as part of the development plans will be retained in their undisturbed state and will be barricaded at or outside the dripline of the trees.

Cut or fill will meet existing grade without encroaching into Preserve Areas.

It is the responsibility of the owner and developer of Osceola Pines to inform all contractors of these Marking and Barricading Requirements. Failure to comply with these Marking and Barricading Requirements will be considered a violation of the Site Plan approval. Further work on the project may be stopped until compliance with the Marking and Barricading Requirements is achieved, and the owner or developer may be required to appear before Village of Indiantown.

5.0 USE OF PRESERVE AREAS

5.1 Activities Allowed In Preserve Areas - Property owners are encouraged to enjoy the natural beauty of their Preserve Areas. Although development of Preserve Areas is not allowed, passive uses, such as bird-watching and other non-destructive uses of natural areas are encouraged, as long as they do not affect the hydrology or vegetative cover of a Preserve Area. Restoration and maintenance activities included as part of an approved Mitigation Plan

associated with this project shall also be allowed within Preserve Areas. No restoration will be necessary in the preserve areas.

5.2 Activities Prohibited In Preserve Areas - Activities prohibited in Preserve Areas or easements within Preserve Areas include, but are not limited to: construction or placing of building materials on or above the ground; dumping or placing soil or other substances such as garbage, trash, and cuttings; removal or destruction of native trees, shrubs or other native vegetation; excavation, dredging or removal of soil materials; diking or fencing; vehicular traffic including use by non-motorized vehicles, recreational vehicles and off-road vehicles; permanent irrigation; trimming, pruning, or fertilization; and any other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife conservation and preservation.

No hazardous material other than fuel for refueling on-site heavy equipment will be stored during the construction phases. On-site fuel tanks shall not be located within twenty-five (25) feet of any Preserve Areas and shall be removed upon completion of construction work.

Buildings proposed to be located adjacent to Preserve Areas shall be set back a minimum of ten (10) feet to allow for construction and maintenance without encroaching into the Preserve Area. All other structures (e.g. pools, sheds, decks, fences) shall be set back a minimum of five (5) feet from the Preserve Area boundary.

Development activities such as the construction of building pads for associated structures, swales, or culverts for surface water management shall not alter the hydrology of adjacent Preserve Areas. Nor shall any activities increase non-point source pollution in Preserve Areas. Grazing of cattle and horses or other livestock in Preserve Areas, while not prohibited, is discouraged. Over-grazing can result in destruction of habitat, loss of top soils and changes in hydrology of the area as a result of the loss of ground cover material, increased fertilization from animal droppings, and contamination of surface waters. These and other effects of over-grazing will be considered violations of this PAMP and will be addressed as any other PAMP violation.

6.0 RESTORATION AND MAINTENANCE ACTIVITIES

Except for approved restoration and maintenance activities, Preserve Areas will be left undisturbed. All maintenance of Preserve Areas will be in accordance with this PAMP for the Osceola Pines Property. Maintenance and management activities will be performed by or under the supervision of a qualified environmental professional and must be approved by the Village of Indiantown Environmental Planning Administrator. The following restoration and maintenance
activities may be allowed within Preserve Areas with prior written approval from the Village of Indiantown: exotic plant removal, revegetation or planting native vegetation, and removal of dead, diseased, or safety hazard plant material.

6.1 Exotic Vegetation Removal - Exotic vegetation shall be removed from Preserve Areas by the least ecologically-damaging method available. Such methods include hand pulling, hand spading, cutting with hand or chain saws and in-situ treatment with appropriate herbicides. No debris, including dead plants, plant clippings or wood scraps, shall be allowed in Preserve Areas. In addition, all dead plant material and exotic plant debris removed from Preserve Areas shall be disposed of in a Village of Indiantown approved recycling facility.

Initial treatment of exotic plants will occur within 60 days of PAMP approval. Final removal will occur within six months of PAMP approval. Follow-up monitoring and maintenance will occur semi-annually for the first two years and annually for the final three years of the required five-year monitoring period. All herbicides will be applied in strict accordance with the label directions by a Florida licensed applicator.

6.2 Revegetation - Any revegetation which might be necessary as a result of exotic vegetation removal or site restoration activities shall consist of native plant species representative of the existing native plant community. This will ensure that the Preserve Areas maintain indigenous plant associations. Revegetation plans shall be submitted to the Village of Indiantown for approval prior to implementation.

6.3 Vegetation Removal - Dead or diseased plant material shall be removed from Preserve Areas upon approval by the Village of Indiantown Environmental Planning Administrator. Revegetation may be required for any removed plant material. No debris, including dead plants, plant clippings or wood scraps, shall be allowed in Preserve Areas. All dead plant material and debris removed from Preserve Areas shall be disposed of in a Village of Indiantown approved recycling facility.

6.4 Prescribed Burns - Village of Indiantown considers prescribed burns an acceptable habitat management tool. When approved by the Village of Indiantown, they will be conducted by a certified burn manager who will be responsible for obtaining all appropriate permits from State and local agencies.

6.5 Hydrology - Development activities such as the construction of building pads for associated structures, swales, or culverts for surface water management shall not alter the hydrology of adjacent Preserve Areas. Nor shall any activities increase non-point source pollution in Preserve Areas.

6.6 There are jurisdictional wetlands within the project boundaries that will be impacted. Please see mitigation details in the SFWMD permit.

7.0 PROTECTIVE MEASURES FOR LISTED SPECIES

Evidence of gopher tortoise activity and active gopher tortoise burrows are present on the property. To determine the gopher tortoise population size, a complete gopher tortoise burrow survey will be completed.
Gopher tortoises likely would be affected by development of this site and may be relocated to on- site preservation areas or, if not carrying Upper Respiratory Tract Disease (URTD), to off-site preservation areas where suitable habitat and conditions are found. The xeric oak and sand pine preserve area will serve as an on-site recipient area for relocated gopher tortoises up to a density of 3 tortoises per acre. If the tortoises in need of relocation exceeds this density, then off-site recipient areas will be evaluated. A permit for relocation of gopher tortoises will be obtained from FFWCC.

7.1 Gopher Tortoises - In Florida, gopher tortoises are protected as a State-designated Threatened Species. Under Florida law, no person may take, possess, transport or sell a gopher tortoise without FWC approval. No land clearing or construction shall occur until all tortoises which will be impacted are relocated to upland preservation areas or off-site. A certified environmental professional will supervise clearing in the areas of the gopher tortoise burrows. Tortoises • inhabiting burrows in areas to be developed will be captured and relocated following guidelines set forth below.Tortoise burrows may be bucket trapped or excavated using methodology approved by the Florida Fish and Wildlife Conservation Commission and conducted by an environmental professional possessing a valid relocation permit. During clearing and grubbing operations, equipment operators will be notified of the occurrence of gopher tortoises on-site and instructed to observe for roaming and foraging individuals. Should gopher tortoises be seen during the clearing and grubbing, all equipment operations will be stopped and the gopher tortoises will be captured and relocated into a Preserve Area of the project away from the immediate clearing activities. Once the tortoise(s) have been safely relocated to a Preserve Area and restrained by tortoise fencing, equipment operation can resume.

7.2 Endemic Species - All gopher tortoise relocation efforts will include trapping of endangered endemic species that may live in the burrow. These endemic species include but are not limited to the Florida mouse (Peromyscus floridana), gopher frog (Rana aerolata) and Eastern indigo snake (Drymarchon corias couperi).

7.3 Relocation of Tortoises - If the number of tortoises exceeds the carrying capacity of the remaining natural area, the Village of Indiantown will be notified and will be provided with a copy of the Gopher Tortoise Relocation Permit from the Florida Fish and Wildlife Conservation Commission. All relocations shall be carried out by an environmental professional licensed for gopher tortoise relocations. The responsible party shall have access to literature pertaining to gopher tortoise preservation and shall be encouraged to preserve additional areas and to landscape with native vegetation.

8.0 MISCELLANEOUS PROVISIONS AND RESTRICTIONS

This project will be compliant with the State of Florida's "Firewise" initiative. Preserve areas will be barricaded according to the approved site plan and Village of Indiantown Growth Management Department prior to any clearing. See Sections 4.1 and 4.2.
There will be no impacts to the preserve areas. As requested, the preserve area will be barricaded according to the approved site plan and Village of Indiantown prior to any clearing. See Section 4.1 and 4.2.

Exotic vegetation and trash shall be removed from preserve areas at least once a year.

Preserve areas shall not be altered or modified in size, vegetation type or function without Village of Indiantown approval.

No activity shall occur in the preserve areas unless specifically authorized by the PAMP.

9.0 TRANSFER OF RESPONSIBILITIES

The property owner(s) and developers of Osceola Pines are responsible for implementation of all requirements of this Preserve Area Management Plan until such time as the developer transfers responsibility to the owners or a successor. The Village of Indiantown will be notified in writing within thirty (30) days of transfer of ownership of any lands to be preserved under this PAMP. Failure to notify will be considered as non-compliance with the terms of this PAMP. The developer will pay his share of total cost of management activities or fines on a per lot basis if he retains ownership of lots. At such time as the developer is ready to transfer control of the Osceola Pines to the property owners, whether the developer ret ins Ownership of the lots in the project or not, an environmental professional shall certify, in writing, to the Village of Indiantown Environmental Planning Administrator, that the Preserve Areas are in full compliance with this PAMP.

The developer and/or successor will be responsible for maintaining the Preserve Areas in their existing natural condition with the periodic removal of invasive exotic vegetation. After transfer of responsibilities, funding for all maintenance and management programs will be the responsibility of all successors.

10.0 MONITORING, REPORTING AND INSPECTIONS

10.1 Monthly Construction Reports - During construction of Osceola Pines, the developer will be responsible for submitting a monthly report on the progress of Osceola Pines, which will address all aspects of the site construction relative to the Preserve Areas. Information regarding construction and maintenance of the Preserve Areas, such as placement of barriers and signage, removal of exotic vegetation, revegetation, prescribed burns, etc. will be described and supported with photographs, where appropriate.

10.2 Annual Monitoring Reports - Monitoring and reporting will be conducted annually by a qualified environmental professional for a period of five years from the date of completion of PAMP approval encompassing the monitored area. Annual monitoring will be conducted at the end of the wet season (usually by November 30) and a report of the monitoring will be submitted to the Village of Indiantown within 30 days of the completion of the monitoring.

The Annual Monitoring Reports will document changes in vegetation including encroachment and/or overgrowth of noxious or exotic vegetation. Fixed-point panoramic photos of all Preserve Areas will be included in each report. The reports will include recommendations for exotic vegetation removal, revegetation, and any additional enhancement activities necessary to maintain the Preserve Area. A timetable for action within 90 days of the report will be prepared and followed.

A copy of the proposed Annual Monitoring Report format is attached to this PAMP as an Appendix. This format may be modified separately from the PAMP, as necessary, upon written approval from the Village of Indiantown.

Upon request, Village of Indiantown staff may meet with the responsible parties to review the annual monitoring report findings and supply technical assistance and support for stewardship.

The first Annual Monitoring Report due in compliance with this PAMP will be submitted to the Village of Indiantown no later than one year after completion of infrastructure within the development. Subsequent Annual Monitoring Reports will be due on the same date for the next four years.

After the initial five-year monitoring period, the Preserve Areas may be subject to periodic review and, if conditions warrant, will be subject to further monitoring and maintenance to ensure environmental integrity, consistent with the provisions of this Plan.

10.3 Inspections - Village of Indiantown is authorized to inspect any regulated site or appurtenance. Duly authorized representatives of Village of Indiantown may, at any time, upon presenting proper identification, enter upon and shall be given access to any premises for the purpose of such inspection.

11.0 ENFORCEMENT

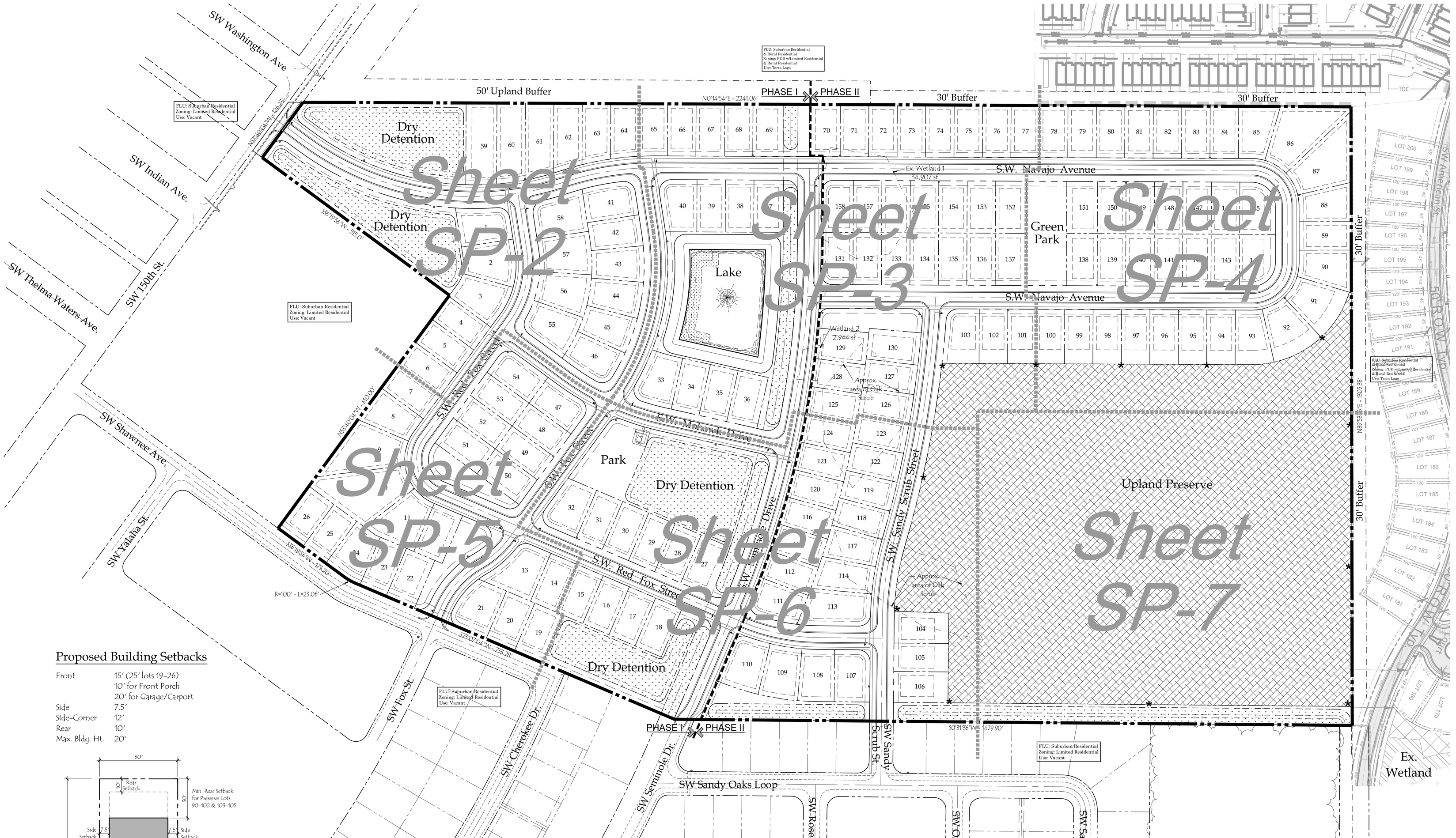
Village of Indiantown shall have the right to enforce the provisions of this PAMP through any available administrative or civil proceeding, which may result in penalties. Restoration of habitat and other remedies, such as fines and fees covering staff time, may be required of any person, corporation or other entity found in violation of any of the provisions of this PAMP or the Village of Indiantown Land Development Regulations.

PRESERVE AREA



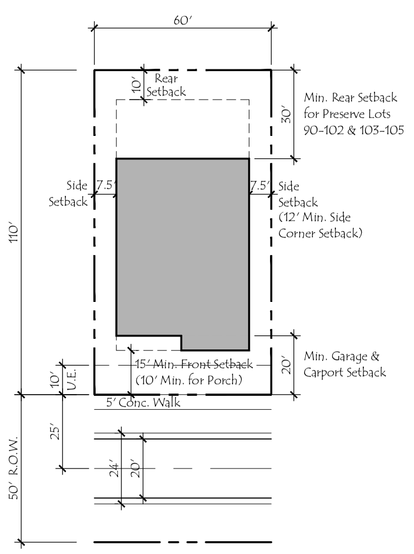
PLEASE PROTECT

Not to be altered without written permission from Village of Indiantown. Please Contact Advanced Restoration Ecology 772-242-7200 with any questions.



Proposed Building Setbacks

Front	15' (25' lots 19-26) 10' for Front Porch 20' for Garage/Carport
Side	7.5'
Side-Corner	12'
Rear	10'
Max. Bldg. Ht.	20'



Typical Lot Setback Detail

Typ. Lot Size 60' X 110'

Site Data

Total Site Area	61.05 Acres; 2,659,538 s.f.
ROW Dedication	.07 Acres; 3,402 s.f.
Net Total Site Area	60.98 Acres; 2,656,136 s.f.
Total Dwelling Unit	158
Density	2.59 DU/AC.
Existing Zoning	PUD
Future Land Use	Suburban Residential
Proposed Use	Single-Family Residential
Property Control No.	05403900000000600
Dry Retention	3.08 Acres
Lake	1.42 Acres
Dry Channels	1.73 Acres

Open Space Data

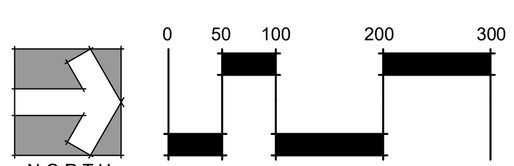
Pervious Area	Acres	Percentage
Residential Area (50%)	13.18 Ac.	21.61%
Preservation Area	14.99 Ac.	24.58%
Wet/Dry Retention	6.18 Ac.	10.13%
Right-of-Way	4.04 Ac.	6.63%
Other Open Space	3.49 Ac.	5.73%
Sub-Total:	41.88 Acres	68.68%

Impervious Area	Acres	Percentage
Residential Area (50%)	13.18 Ac.	21.61%
Walk in R.O.W.	1.00 Ac.	1.64%
Conc. Curbs	.78 Ac.	1.28%
Roadways	4.14 Ac.	6.79%
Sub-Total:	19.10 Acres	31.32%
Total:	60.98 Acres	100.0%

Upland Preserve Data

Total Site Area	60.98 Acres; 2,656,136 s.f. (after ROW dedication)
Existing Upland Habitat	±59.4 ac.: 2,588,297.8
Existing Wetland Habitat	.87 ac.; 37,851 s.f.
Existing Pine Flatwood Disturbed	±.69 ac.; 29,987 s.f.
Preserve Required	±14.85 ac.; 647,075 s.f. (25% Min.)
Preserve Provided	±14.99 ac.; 653,124 s.f. (25.2%)

General Notes:
- All common areas shall be maintained by the Property Owners Association, (POA).
- Preserve areas shall not be altered without written permission from the Village of Indiantown.
- Preserve areas are not to be altered without written permission of the Village of Indiantown.
- All exotic vegetation to be removed prior to the issuance of a Cert. of Occupancy.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled "Plant the Right Tree in the Right Place".
- No trees, shrubs, hedges or vines shall be planted within 5 fee of any existing or proposed utility pole, guy wire or pad mounted transformer. Palms should be planted at a distance equal to or greater than the average front length, plus 2 feet from the power lines.
- Lots 21-36 shall contain a deed restriction, communicating to the homeowner, the importance of the firewise zone and the risk of construction within this zone.



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2GHO
LANDSCAPE ARCHITECTURE & PLANNING
1907 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
www.2GHO.com

Osceola Pines P.U.D.

Village of Indiantown, Florida

Designed: MTH
Drawn: MTH
Approved: MTH
Date: 6/27/24
Job no.
Revisions: 10/30/24, 3/25/25, 4/7/25

Seal

LC C000530

Sheet Title: Site Plan

Scale: 1" = 100'

Sheet No. SP-1

00-0000

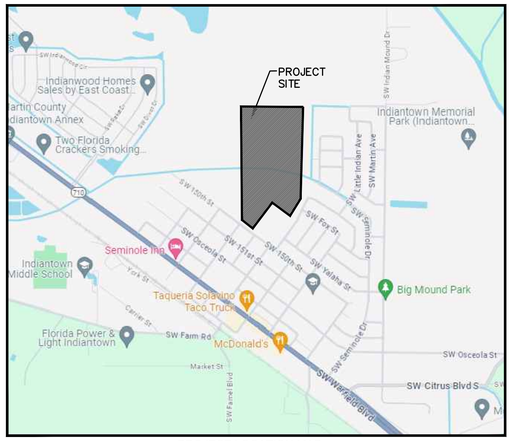
O:\Osceola Pines - Gino\Drawing Files\Site Plan\3rd Submittal\4-7-25.dwg, 4/7/2025 8:50:06 AM, DWG To PDF.pc3

CIVIL ENGINEERING PLANS FOR:
OSCEOLA PINES PUD

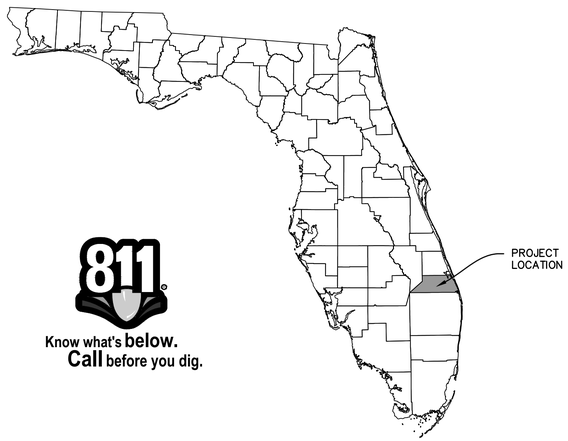
RESIDENTIAL SUBDIVISION
INDIANTOWN, FLORIDA
MMA PROJECT #24-001

GENERAL NOTES:

1. COORDINATION OF DRAWINGS AND DISCIPLINES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR COMPLETENESS AND ACCURACY. FURTHER CONTRACTOR IS COORDINATE ALL TRADES AND DISCIPLINES PROPERLY. ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING.
2. VILLAGE R/W. ALL MATERIALS AND CONSTRUCTION WITHIN THE VILLAGE RIGHT-OF-WAY SHALL CONFORM TO THE MORE STRINGENT OF VILLAGE ENGINEERING STANDARDS AND LATEST FDOT DESIGN STANDARDS & LATEST SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
3. BUILDINGS & UTILITIES. CONTRACTOR IS ADVISED THAT THE BUILDINGS AND ASSOCIATED SYSTEMS ARE STILL UNDER REVIEW BY VARIOUS JURISDICTIONAL AGENCIES. AS SUCH, THERE MAY BE MODIFICATIONS TO SERVICE LINES (MATERIALS, SIZES, LOCATIONS, DEPTHS, ETC.) AS THE DOCUMENTS ARE PERMITTED.
4. SAFETY. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE RESPECTIVE UTILITY PROVIDER ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND LINES. CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD LINES PRIOR TO WORKING WITHIN THE VICINITY OF THE LINES.
5. FAMILIARITY WITH SITE CONDITIONS. THE CONTRACTOR SHALL VISIT THE SITE AND ACQUAINT HIMSELF WITH ALL EXISTING CONDITIONS. MAKE HIS OWN SUBSURFACE INVESTIGATION TO SATISFY HIMSELF AS TO THE SITE AND SUBSURFACE CONDITIONS, BUT SUCH SUBSURFACE INVESTIGATIONS SHALL BE PERFORMED ONLY UNDER TIME SCHEDULES AND ARRANGEMENTS APPROVED IN ADVANCE BY THE OWNER'S REPRESENTATIVE AND ENGINEER. THE EXISTING GRADES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY AND NO REPRESENTATION IS MADE AS TO THEIR ACCURACY OR CONSISTENCY. THE CONTRACTOR SHALL VERIFY ALL EXISTING GRADES TO THE EXTENT NECESSARY TO INSURE COMPLETION OF THE JOB TO THE PROPOSED GRADES INDICATED ON THE DRAWINGS.
6. WORKMANSHIP. ALL WORK SHALL BE PERFORMED IN A WORKMANSHIP-LIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND/OR CODES, INCLUDING OSHA.
7. ELEVATIONS. ALL ELEVATIONS REFER TO NAVD 1988 DATUM.
8. SURVEY & BENCHMARK. REFER TO SURVEY PREPARED BY BETSY LINDSAY SURVEYING, INC. FOR ADDITIONAL INFORMATION.
9. GEOTECHNICAL INFORMATION. REFER TO GEOTECHNICAL REPORTS AND BORING LOGS FOR ADDITIONAL INFORMATION INCLUDING SITE PREPARATION REQUIREMENTS.
10. FIELD LOCATIONS. THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE ONE CALL OF FLORIDA, INC. (1-800-432-4770)" AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION. THE CONTRACTOR SHALL GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS FOR REMOVAL, RELOCATION AND ALTERATION OF THEIR EXISTING FACILITIES.
11. PROTECTION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF ALL EXISTING AND NEWLY INSTALLED ABOVE GROUND, UNDERGROUND, AND ON THE SURFACE STRUCTURES AND UTILITIES FROM DAMAGE OR SERVICE DISRUPTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.
12. EXISTING UTILITIES. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UTILITIES AND SOILS CONDITIONS AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF ANY DISCREPANCIES WITH THE PLANS.
13. EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH IT FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. THE CONTRACTOR IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.
14. FIELD REVIEWS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 72 HOURS PRIOR TO ANY REQUIRED FIELD REVIEWS OR INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY, LABOR AND MATERIALS FOR INSPECTION AND/OR TEST. ALL WORK SHALL BE OPEN AND SUBJECT TO REVIEW AND/OR INSPECTION BY AUTHORIZED PERSONNEL OF THE NPBCID, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER, AND REGULATORY AGENCIES. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN THE OWNER'S SHALL BE REPORTED TO THE ENGINEER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY THE ENGINEER OR OWNER.
15. DIFFERING SITE CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS PRIOR TO CONSTRUCTION IN THE AREA OF CONFLICT. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH ARE REPRESENTED ON THE PLANS, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND THE OWNER IN WRITING.
16. DEWATERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ANY DEWATERING PERMITS AND/OR APPROVALS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED FACILITIES AND SYSTEMS.
17. PERMITS. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND/OR LICENSES TO COMMENCE CONSTRUCTION.
18. USE OF EXISTING MATERIALS. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.
19. EXISTING LANDSCAPE. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN ON THE PLAN OR DESIGNATED IN THE FIELD.
20. TESTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTS TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER. THE CONTRACTOR UNDERSTANDS THAT ANY AND ALL TESTS, INSPECTIONS, PROCEDURES INCLUDING ALL LABOR, MATERIALS, TIME AND EFFORT IN ORDER TO HAVE ALL WORK DESIGNATED AS FINAL BY THE RESPECTIVE JURISDICTIONAL AUTHORITIES AND THAT SUCH TESTS, INSPECTIONS AND PROCEDURES ARE INCLUDED IN THE BID.
21. FINAL UTILITY ADJUSTMENTS. ALL UTILITIES SHALL BE ADJUSTED TO NEW FINISH GRADES AND PROPERLY SET TO PAVEMENT CROSS SLOPE AS REQUIRED.
22. PERMITS. OWNER AND CONTRACTOR ARE RESPONSIBLE FOR TRACKING ALL PERMIT EXPIRATION DATES AND ADVISING ENGINEER IF THEY DESIRE TO APPLY FOR PERMIT EXTENSIONS OR RENEWALS PRIOR TO PERMIT EXPIRATION. OWNER AND CONTRACTOR ARE ADVISED THAT REGULATORY AGENCIES MAY DECLINE TO EXTEND OR RE-APPROVE APPROVALS AND/OR MAY REQUIRE DESIGN CHANGES, ADDITIONAL FEES, ADDITIONAL SURETY, RE-REVIEW, ETC. CONTRACTOR AND OWNER ARE RESPONSIBLE FOR ALL DELAYS, ADDITIONAL COSTS, CHANGE ORDERS, ETC. ASSOCIATED WITH FAILING TO COMPLETE WORK PRIOR TO PERMIT EXPIRATION.



PROJECT LOCATION MAP
SEC 17 | TWP 41S | RGE 41E
N.T.S.



811
Know what's **below.**
Call before you dig.

DRAWING INDEX

DWG. #	TITLE
C1.0	COVER SHEET
C2.0	KEY SHEET
C2.1-2.5	PAVING, GRADING, & DRAINAGE PLANS
C3.1-3.5	WATER & SEWER PLANS
C4.0	SIGNING & MARKING PLAN
C5.1-5.2	PAVING & DRAINAGE DETAILS
C5.3	TYPICAL SECTIONS
C6.1-6.3	WATER & WASTEWATER DETAILS
C6.4-6.10	SANITARY SEWER PROFILES
C7.1A-7.3	LIFT STATION DETAILS (BY RILEY CO.)
C8.1	SITE DEMOLITION & EROSION CONTROL PLAN
C6.1-6.2	GENERAL NOTES & SPECIFICATIONS

GOVERNING SPECIFICATIONS
REFER TO PROJECT SPECIFICATION SHEET FOR DETAILED PROJECT AND MATERIAL REQUIREMENTS. ITEMS NOT EXPLICITLY ADDRESSED BY THESE DOCUMENTS SHALL BE CONSTRUCTED PER FDOT SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION (v2023-24) UNLESS OTHERWISE DIRECTED BY THE ENGINEER OF RECORD.

PROJECT TEAM

OWNER:
OSCEOLA PINES, PUD

LAND PLANNER:
2GHO
1907 COMMERCE LANE, SUITE 101
JUPITER, FL 33458
P: 561.575.9557

CIVIL ENGINEER:
McLEOD, McCARTHY & ASSOCIATES
TODD N. McLEOD, P.E.
1655 PALM BEACH LAKES BLVD.
WEST PALM BEACH, FL 33401
P: 561.689.9500 | F: 561.689.8080
todd@mcleodmccarthy.com

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DATUM NOTE: ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). TO CONVERT TO NGVD 1929, ADD 1.50' TO NAVD ELEVATIONS.

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SEAL
TODD N. McLEOD, P.E.
FL LICENSE No. 47726
STATE OF FLORIDA
PROFESSIONAL ENGINEER
FL LICENSE No. 66181 | CA 0012 30535

FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM
PROJECT #24-001

TODD N. McLEOD, P.E. PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF FLORIDA. THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY TODD N. McLEOD, P.E. USING A SHA-1 AUTHENTICATION CODE.
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REVISIONS
NO. | DATE

COVER SHEET
OSCEOLA PINES PUD
RESIDENTIAL SUBDIVISION
INDIANTOWN, FLORIDA

DRC RESUBMITTAL
DATE: 4/7/2025

SHEET
C1.0
OF 33

C2.1/C3.1

C2.2/C3.2

C2.3/C3.3

C2.4/C3.4

C2.5/C3.5

SW Washington Ave

Indian Ave.

S.W. Navajo Ave.

SW Cherokee Dr.

SW Seminole Dr.

SW Sandy Scrub St.

SW Red Fox St.

SW Fox St.

SW Shawnee Ave.

SW Sandy Oaks Loop

Lake
1.4 Ac.

LITTORAL SHELF/ZONE (7,014 SF)

Green Park

Neighborhood Park

Open Space

Dry Detention

Existing Dry Detention

Upland Preserve

Existing Preserve

PRESERVE AREA

50' Upland Buffer

30' Buffer

Relocated Ditch

Phase I

Phase II

CONNECTION TO EXIST. ROWLAND CHANNEL (BEGIN DITCH RELOCATION)

CONNECTION TO EXIST. ROWLAND CHANNEL (END DITCH RELOCATION)

Ex. Open Ditch

Tie new sidewalk into ex. walk

Approx. end of pavement

CATCH BASIN
3.4'x4.5' RIM EL.=30.45'
BOTTOM EL.=27.17'
S.W. INV. EL.=27.85'

CATCH BASIN
3.4'x4.5' RIM EL.=30.72'
BOTTOM EL.=27.50'
S.W. INV. EL.=28.06'

0 40 80 160
SCALE: 1" = 80'

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SEAL
TODD N. MCLEOD, P.E.
FL LICENSE NO. 66618 DATE OF SIGNING: 4/7/2025

TODD N. McLEOD, P.E. PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION 471.025, FLORIDA STATUTES. THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY TODD N. McLEOD, P.E. USING A SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM

PROJECT #:24-001

NO.	DATE	REVISIONS

KEY MAP
OSCEOLA PINES PUD
RESIDENTIAL SUBDIVISION
INDIANTOWN, FLORIDA

DRC RESUBMITTAL
DATE: 4/7/2025

SHEET
C2.0
OF 33

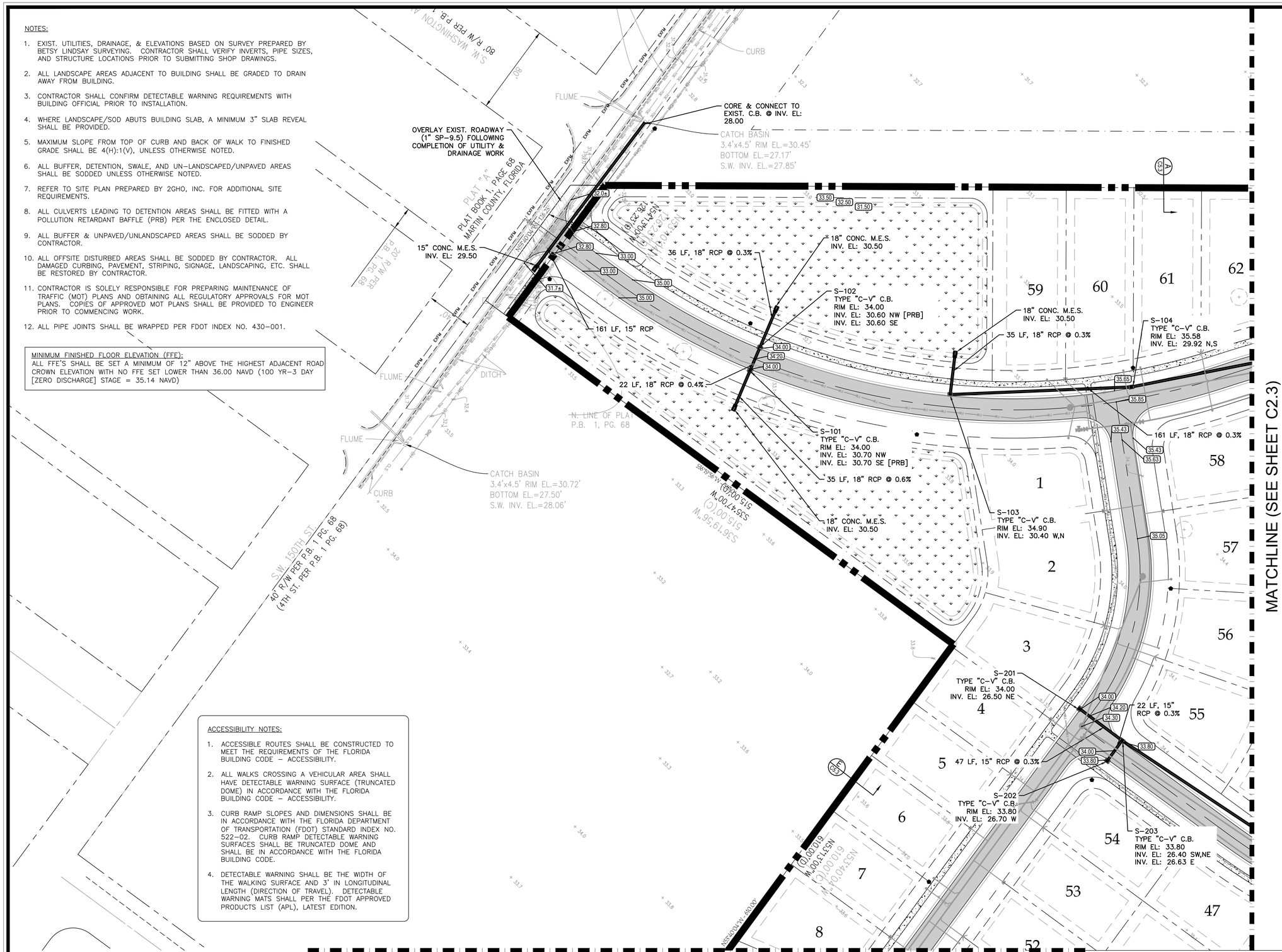
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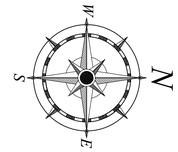
1. EXIST. UTILITIES, DRAINAGE, & ELEVATIONS BASED ON SURVEY PREPARED BY BETSY LINDSAY SURVEYING. CONTRACTOR SHALL VERIFY INVERTS, PIPE SIZES, AND STRUCTURE LOCATIONS PRIOR TO SUBMITTING SHOP DRAWINGS.
2. ALL LANDSCAPE AREAS ADJACENT TO BUILDING SHALL BE GRADED TO DRAIN AWAY FROM BUILDING.
3. CONTRACTOR SHALL CONFIRM DETECTABLE WARNING REQUIREMENTS WITH BUILDING OFFICIAL PRIOR TO INSTALLATION.
4. WHERE LANDSCAPE/SOD ABUTS BUILDING SLAB, A MINIMUM 3" SLAB REVEAL SHALL BE PROVIDED.
5. MAXIMUM SLOPE FROM TOP OF CURB AND BACK OF WALK TO FINISHED GRADE SHALL BE 4(H):1(V), UNLESS OTHERWISE NOTED.
6. ALL BUFFER, DETENTION, SWALE, AND UN-LANDSCAPED/UNPAVED AREAS SHALL BE SODDED UNLESS OTHERWISE NOTED.
7. REFER TO SITE PLAN PREPARED BY 2GHO, INC. FOR ADDITIONAL SITE REQUIREMENTS.
8. ALL CULVERTS LEADING TO DETENTION AREAS SHALL BE FITTED WITH A POLLUTION RETARDANT BAFFLE (PRB) PER THE ENCLOSED DETAIL.
9. ALL BUFFER & UNPAVED/UNLANDSCAPED AREAS SHALL BE SODDED BY CONTRACTOR.
10. ALL OFFSITE DISTURBED AREAS SHALL BE SODDED BY CONTRACTOR. ALL DAMAGED CURBING, PAVEMENT, STRIPING, SIGNAGE, LANDSCAPING, ETC. SHALL BE RESTORED BY CONTRACTOR.
11. CONTRACTOR IS SOLELY RESPONSIBLE FOR PREPARING MAINTENANCE OF TRAFFIC (MOT) PLANS AND OBTAINING ALL REGULATORY APPROVALS FOR MOT PLANS. COPIES OF APPROVED MOT PLANS SHALL BE PROVIDED TO ENGINEER PRIOR TO COMMENCING WORK.
12. ALL PIPE JOINTS SHALL BE WRAPPED PER FDOT INDEX NO. 430-001.

MINIMUM FINISHED FLOOR ELEVATION (FFE):
ALL FFE'S SHALL BE SET A MINIMUM OF 12" ABOVE THE HIGHEST ADJACENT ROAD CROWN ELEVATION WITH NO FFE SET LOWER THAN 36.00 NAVD (100 YR-3 DAY [ZERO DISCHARGE] STAGE = 35.14 NAVD)

ACCESSIBILITY NOTES:

1. ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE – ACCESSIBILITY.
2. ALL WALKS CROSSING A VEHICULAR AREA SHALL HAVE DETECTABLE WARNING SURFACE (TRUNCATED DOME) IN ACCORDANCE WITH THE FLORIDA BUILDING CODE – ACCESSIBILITY.
3. CURB RAMP SLOPES AND DIMENSIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX NO. 522-02. CURB RAMP DETECTABLE WARNING SURFACES SHALL BE TRUNCATED DOME AND SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
4. DETECTABLE WARNING SHALL BE THE WIDTH OF THE WALKING SURFACE AND 3' IN LONGITUDINAL LENGTH (DIRECTION OF TRAVEL). DETECTABLE WARNING MATS SHALL PER THE FDOT APPROVED PRODUCTS LIST (APL), LATEST EDITION.





0 20 40 80
SCALE: 1" = 40'

LEGEND
PROP. SIGN
SURFACE FLOW ARROW
PROP. CONCRETE PAVEMENT
PROP. ASPHALT PAVEMENT
PROPOSED ELEVATION XX.XX
EXIST. ELEVATION +18.7
POLLUTION RETARDANT BAFFLE PRB

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SEAL: TODD N. MCLEOD, P.E. LICENSE NO. 47268 STATE OF FLORIDA
TODD N. MCLEOD, P.E.
FL LICENSE NO. 47268 | CA NO. 30535

FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM
PROJECT #24-001

TODD N. McLEOD, P.E. PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF FLORIDA. USING A SHA-1 AUTHENTICATION CODE. THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THE ABOVE PROFESSIONAL ENGINEER USING A SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

REVISIONS
NO. DATE

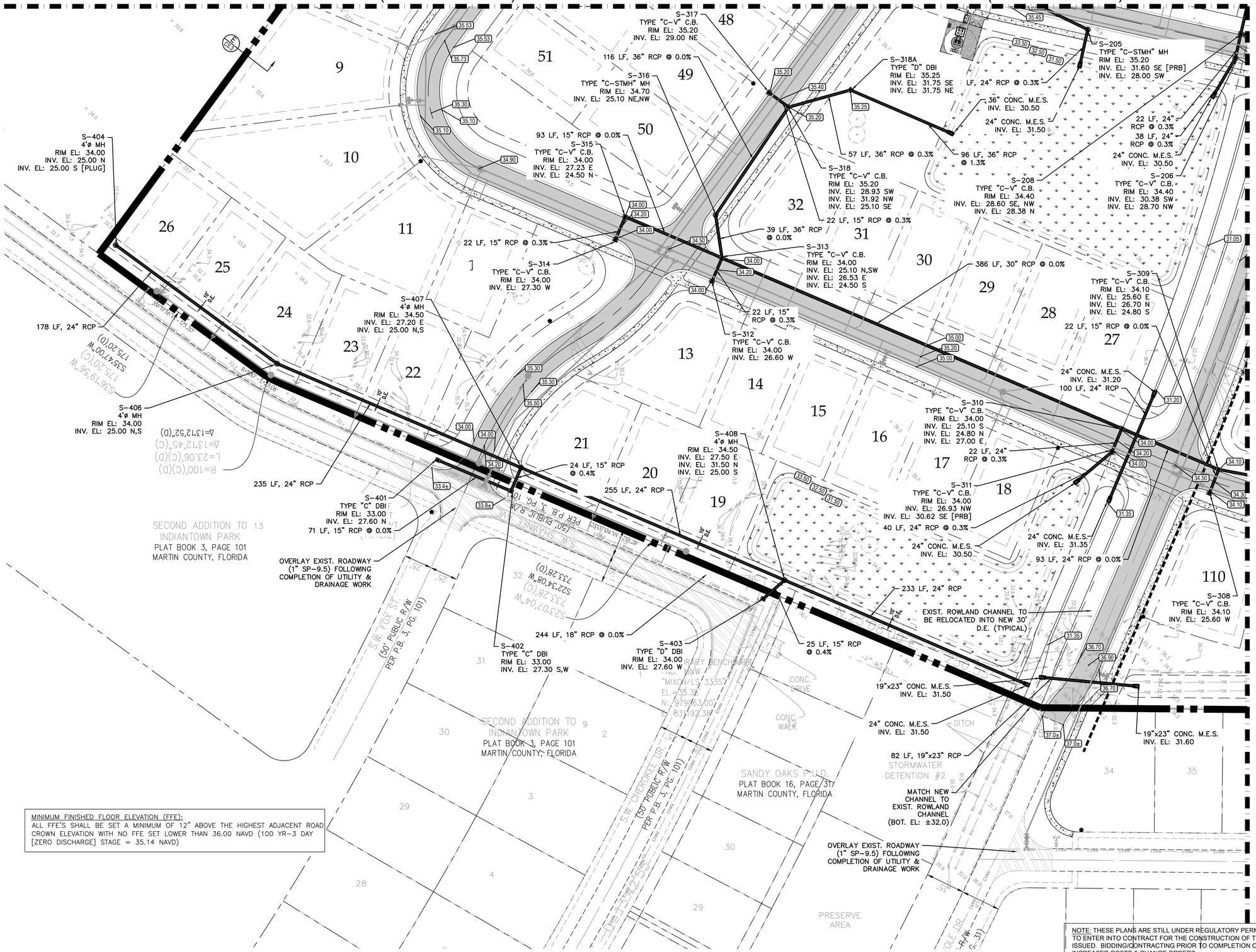
PAVING & GRADING PLAN
OSCEOLA PINES PUD
RESIDENTIAL SUBDIVISION
INDIANTOWN, FLORIDA

DRC RESUBMITTAL
DATE: 4/7/2025

SHEET
C2.1
OF 33

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DATUM NOTE: ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). TO CONVERT TO NGVD 1929, ADD 1.50' TO NAVD ELEVATIONS.



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SEAL
TODD N. MCLEOD, P.E.
FL LICENSE NO. 68136 DATE: 04/07/2025
TODD N. MCLEOD, P.E. PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF FLORIDA, PRACTICING WITH MCLEOD MCCARTHY & ASSOCIATES, P.A. USING A SHA-1 AUTHENTICATION CODE.
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FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM
PROJECT #:24-001

NO. | DATE | REVISIONS

PAVING & GRADING PLAN
OSCEOLA PINES PUD
RESIDENTIAL SUBDIVISION
INDIANTOWN, FLORIDA

DRC RESUBMITTAL
DATE: 4/7/2025

SHEET
C2.2
OF 33

MINIMUM FINISHED FLOOR ELEVATION (FFE):
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0 20 40 80
SCALE: 1" = 40'

LEGEND
PROP. SIGN
SURFACE FLOW ARROW
PROP. CONCRETE PAVEMENT
PROP. ASPHALT PAVEMENT
PROPOSED ELEVATION XX.XX
EXIST. ELEVATION +18.7
POLLUTION RETARDANT BAFFLE PRB

MATCHLINE (SEE SHEET C2.1)

MATCHLINE (SEE SHEET C2.5)

MATCHLINE (SEE SHEET C2.2)

MATCHLINE (SEE SHEET C2.4)

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SEAL
TODD N. MCLEOD, P.E.
FL LICENSE NO. 68126 DATE: 04/07/2025

FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM
PROJECT #:24-001

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NO.	DATE	REVISIONS

PAVING & GRADING PLAN
OSCEOLA PINES PUD
RESIDENTIAL SUBDIVISION
INDIANTOWN, FLORIDA

DRC RESUBMITTAL
DATE: 4/7/2025

SHEET
C2.3
OF 33

MATCHLINE (SEE SHEET C2.3)

MATCHLINE (SEE SHEET C2.5)

MATCHLINE (SEE SHEET C2.2)

73 LF, 15" RCP @ 0.3%

S-207
TYPE "C-V" C.B.
RIM EL: 34.90
INV. EL: 28.60 S

22 LF, 15" RCP @ 0.3%

S-301
TYPE "C-V" C.B.
RIM EL: 36.70
INV. EL: 33.20 N

S-302
TYPE "C-V" C.B.
RIM EL: 36.70
INV. EL: 33.10 S,E

24" CONC. M.E.S.
INV. EL: 30.95

EXIST. ROWLAND CHANNEL TO BE RELOCATED INTO NEW 30' D.E. (TYPICAL)

239 LF, 15" RCP @ 0.3%

S-303
TYPE "C-V" C.B.
RIM EL: 37.00
INV. EL: 32.38 W,E

108 LF, 18" RCP @ 0.3%

S-307
TYPE "C-STMH" MH
RIM EL: 35.15
INV. EL: 26.70 N,S

S-306
TYPE "C-V" C.B.
RIM EL: 35.70
INV. EL: 30.20 E
INV. EL: 26.70 N,S

22 LF, 15" RCP @ 0.3%

49 LF, 18" RCP @ 0.0%

S-304
TYPE "C-V" C.B.
RIM EL: 36.00
INV. EL: 32.00 W
INV. EL: 26.70 S

S-305
TYPE "C-V" C.B.
RIM EL: 35.70
INV. EL: 30.30 W

124 LF, 24" RCP @ 0.0%

122 LF, 24" RCP @ 0.0%

D C5.3

G C5.3

EXIST. CHANNEL TO REMAIN

24" CONC. M.E.S.
INV. EL: 33.40
90 LF, 24" RCP

24" CONC. M.E.S.
INV. EL: 33.60

EXIST. CHANNEL TO REMAIN

EXIST. CHANNEL TO REMAIN

DITCH

DITCH

S.W. SANDY OAKS LOOP
(50' PUBLIC R/W
PER P.B. 16, PG. 31)

SANDY OAKS P.U.D.
PLAT BOOK 16, PAGE 31
MARTIN COUNTY, FLORIDA

SANDY OAKS P.U.D.
PLAT BOOK 16, PAGE 31
MARTIN COUNTY, FLORIDA

OVERLAY EXIST. ROADWAY (1" SP-9.5) FOLLOWING COMPLETION OF UTILITY & DRAINAGE WORK

MINIMUM FINISHED FLOOR ELEVATION (FFE):
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LEGEND

PROP. SIGN

SURFACE FLOW ARROW

PROP. CONCRETE PAVEMENT

PROP. ASPHALT PAVEMENT

PROPOSED ELEVATION XX.XX

EXIST. ELEVATION +18.7

0 20 40 80
SCALE: 1" = 40'

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SEAL
TODD N. MCLEOD, P.E.
FL LICENSE NO. 66618 DATE: CA 0013 30535

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FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM

PROJECT #24-001

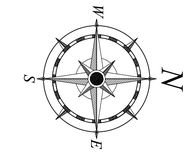
NO.	DATE	REVISIONS

PAVING & GRADING PLAN
OSCEOLA PINES PUD
RESIDENTIAL SUBDIVISION
INDIANTOWN, FLORIDA

DRC RESUBMITTAL
DATE: 4/7/2025

SHEET
C2.4
OF 33

MINIMUM FINISHED FLOOR ELEVATION (FFE):
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LEGEND

PROP. SIGN

SURFACE FLOW ARROW

PROP. CONCRETE PAVEMENT

PROP. ASPHALT PAVEMENT

PROPOSED ELEVATION XX.XX

EXIST. ELEVATION +38.7

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SEAL
TODD N. McLEOD, P.E.
FL LICENSE NO. 47726
STATE OF FLORIDA
LICENSED PROFESSIONAL ENGINEER

FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM

PROJECT #24-001

TODD N. McLEOD, P.E. PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF FLORIDA. THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY TODD N. McLEOD, P.E. USING A SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NO.	DATE	REVISIONS

PAVING & GRADING PLAN
OSCEOLA PINES PUD
RESIDENTIAL SUBDIVISION
INDIANTOWN, FLORIDA

DRC RESUBMITTAL
DATE: 4/7/2025

SHEET
C2.5
OF 33

WATER & SEWER PLAN SHEETS LEGEND

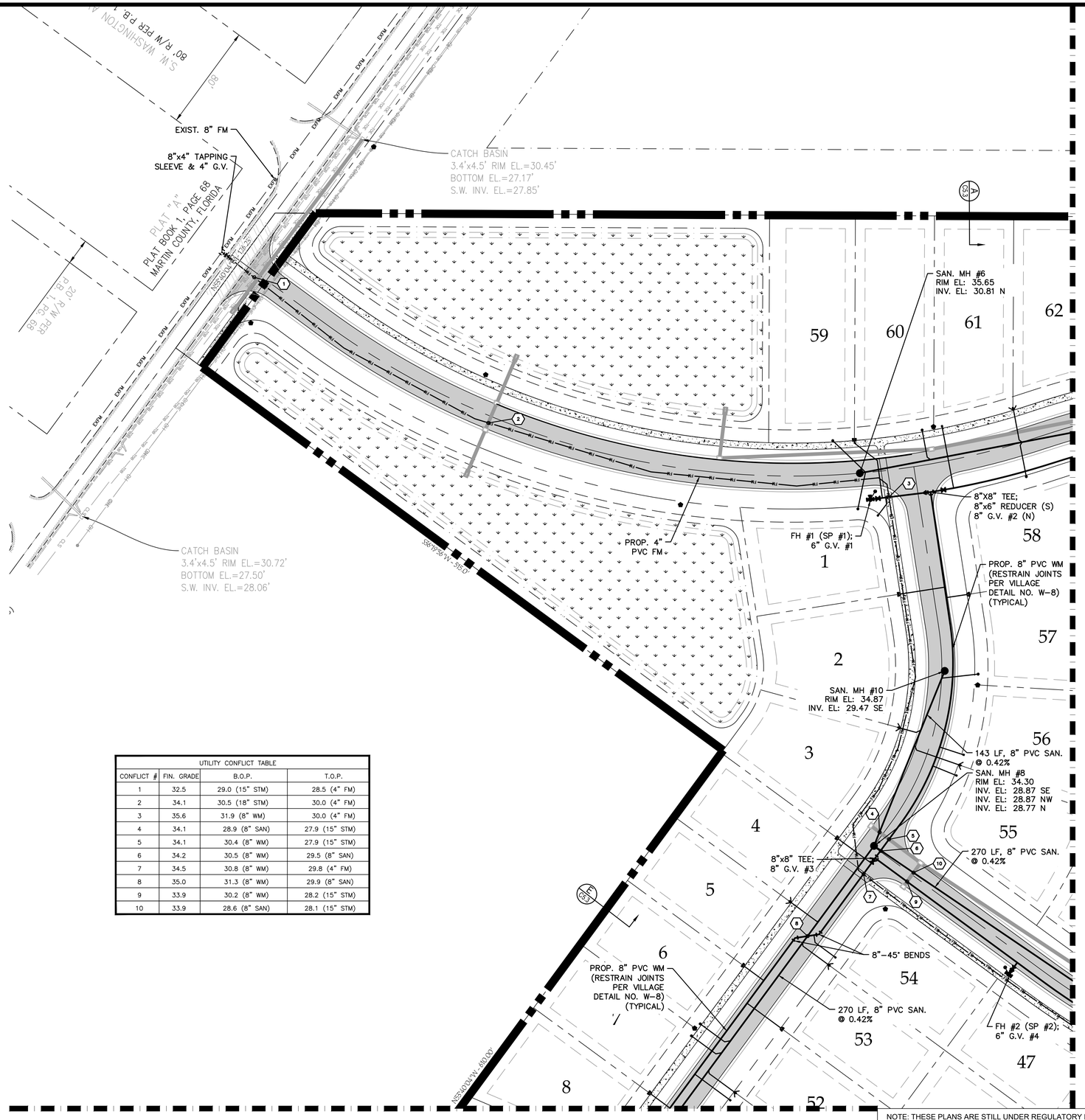
- EASEMENT LINE
- EXWM — EXWV — EXFH — EXWM — EXISTING WATER MAIN, GATE VALVE (G.V.), TEE, F.H. AND PLUG
- EXSS — EXSS — EXISTING SANITARY SEWER MAIN, MANHOLE AND DIRECTION OF FLOW.
- PROPOSED WATER MAIN, GATE VALVE (G.V.), BEND AND TEE WITH FIRE HYDRANT ASSEMBLY.
- PROPOSED SANITARY SEWER MAIN, SINGLE & DOUBLE SEWER SERVICE CLEAN OUT (C.O.), MANHOLE AND
- CONCRETE
- MILLING & RESURFACING
- ASPHALT PAVEMENT
- [SD] — EXIST. UTILITY TO BE VERIFIED BY SOFT DIGS PRIOR TO APPROVAL OF SHOP DRAWINGS
- U.E. — UTILITY EASEMENT

NOTES:
1. PRIOR TO CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY (ELEVATION & LOCATION) ALL EXISTING UTILITIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUATION OF WORK.
2. ALL SANITARY SEWER SHALL BE P.V.C. SDR 26 (UNLESS OTHERWISE NOTED).
3. ALL WATER MAINS & FIRE MAINS SHALL BE PVC, PER VILLAGE STANDARDS, UNLESS OTHERWISE NOTED.
4. ALL FORCEMAINS SHALL BE PVC, PER VILLAGE STANDARDS, UNLESS OTHERWISE NOTED.
5. FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF 7.5' AND A MAXIMUM OF 12' FROM EDGE OF PAVEMENT, OR SHALL BE PROTECTED BY BOLLARDS.
6. VALVES SHALL NOT BE PLACED IN CURBS OR SIDEWALKS.
7. ALL WATER AND SANITARY SERVICES SHALL BE CONSTRUCTED A MINIMUM OF 5' FROM DRAINAGE STRUCTURES.
8. RECORD DRAWINGS MUST HAVE DATA FOR TAP AND METER LOCATIONS FOR ALL WATER MAIN SERVICES.
9. PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW VILLAGE OF INDIANTOWN CONSTRUCTION STANDARDS, LATEST EDITION.
10. CONTRACTOR SHALL ADJUST ALL EXISTING SANITARY MANHOLE RIMS, CLEANOUTS, AND VALVE BOXES TO NEW FINISHED GRADE AND SHALL POUR CONCRETE COLLARS AS REQUIRED BY PBPOC POA SPECIFICATIONS, PRIOR TO FINAL PAVING/CONCRETE.
11. CONTRACTOR SHALL LOCATE & PROTECT ALL EXIST. UTILITIES.
12. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, MATERIALS, AND DEPTHS VIA "SOFT DIGS", PRIOR TO SUBMITTING SHOP DRAWINGS.
13. CONTRACTOR IS SOLELY RESPONSIBLE FOR PREPARING MOT DRAWINGS AND OBTAINING ALL REQUIRED MOT APPROVALS.
14. WATER/SEWER SYMBOLS ARE REPRESENTATIVE OF THE CORRESPONDING FITTINGS ONLY. CONTRACTOR SHALL NOT ATTEMPT TO ATTEMPT TO CONSTRUCT WATER/SEWER SYSTEM BY SCALING THE SYMBOLS FORM THESE PLANS. ALL FITTINGS SHALL INSTEAD BE BUILT PER THE ENCLOSED DETAILS.
15. FORCEMAINS AND WATERMAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH VILLAGE STANDARDS.
16. FORCEMAINS AND WATERMAINS SHALL BE MECHANICALLY RESTRAINED IN ACCORDANCE WITH VILLAGE STANDARDS.

RECORD DRAWING NOTES:
1. RECORD DRAWINGS SHALL BE PREPARED IN THE STATE PLANE COORDINATE SYSTEM.
2. ALL UTILITY FEATURES SHALL BE SHOWN IN THEIR AS-BUILT LOCATION.
3. STATE PLANE COORDINATES SHALL BE DISPLAYED ON RECORD DRAWINGS FOR ALL FEATURES SPECIFIED IN THE VILLAGE OF INDIANTOWN STANDARDS.

GENERAL WATER NOTES:
1. ALL DUCTILE IRON PIPE (DIP) AND PIPE FITTINGS SHALL BE PAINTED WITH A 4" WIDE CONTINUOUS BLUE LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND IS LOCATED ALONG THE TOP OF THE PIPE.
2. ALL WATER SERVICE BRASS ARE REQUIRED TO BE LEAD FREE.
3. ALL WATERMAIN JOINTS SHALL BE RESTRAINED PER PB PARK OF COMMERCE STANDARDS.
4. CONTRACTOR SHALL ALLOW A MINIMUM OF 90 DAYS FROM SUBMITTAL OF WATER/SEWER ASBUILT RECORD DRAWINGS UNTIL REQUEST FOR FIRST WATER METER IN ORDER TO ALLOW FOR EOR AND VILLAGE REVIEW OF ASBUILT DRAWINGS. ASBUILTS WHICH DO NOT COMPLY WITH VILLAGE STANDARDS OR WHICH INDICATE UTILITY WORK WHICH DOES NOT COMPLY WITH THESE PLANS AND VILLAGE/HEALTH DEPT. CRITERIA, MAY REQUIRE SIGNIFICANT CORRECTIVE WORK AND MAY RESULT IN SIGNIFICANT DELAYS WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL BACTERIOLOGICAL TESTING AND RETESTING UNTIL PROJECT PASSES PBC HEALTH DEPARTMENT RELEASE PROCESS.
6. CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING ALL SURVEY SERVICES (VIA LICENSED SURVEYOR) ASSOCIATED WITH ASBUILT RECORD DRAWING PREPARATION, EASEMENT SKETCH/LEGAL DESCRIPTIONS, AND ALL PROJECT STAKING/LAYOUT AND UTILITY VERIFICATION.
7. ALL WATERMAIN SHALL BE RESTRAINED WITH MECHANICAL RESTRAINTS PER VILLAGE STANDARDS.
8. CONTRACTOR SHALL ORDER FLOW TESTS FOR NEW FIRE HYDRANTS FROM MARTIN COUNTY FIRE RESCUE, PRIOR TO COMPLETION OF PROJECT.

GENERAL SEWER NOTES:
1. ON-SITE SEWER LATERALS ARE PRIVATELY OWNED AND MAINTAINED PAST PARK OF COMMERCE VILLAGE POINT-OF-SERVICE.
2. CONTRACTOR SHALL CONFIRM THAT PROPOSED SEWER LATERAL INVERTS HAVE SUFFICIENT DEPTH TO CONNECT TO BUILDING PLUMBING PRIOR TO COMMENCING UTILITY CONSTRUCTION. CONTRACTOR IS SOLELY RESPONSIBLE FOR COST OF MODIFYING SEWER LATERALS IF HE FAILS TO COORDINATE PLUMBING/LATERAL DEPTHS PRIOR TO CONSTRUCTION.



UTILITY CONFLICT TABLE			
CONFLICT #	FIN. GRADE	B.O.P.	T.O.P.
1	32.5	29.0 (15" STM)	28.5 (4" FM)
2	34.1	30.5 (18" STM)	30.0 (4" FM)
3	35.6	31.9 (8" WM)	30.0 (4" FM)
4	34.1	28.9 (8" SAN)	27.9 (15" STM)
5	34.1	30.4 (8" WM)	27.9 (15" STM)
6	34.2	30.5 (8" WM)	29.5 (8" SAN)
7	34.5	30.8 (8" WM)	29.8 (4" FM)
8	35.0	31.3 (8" WM)	29.9 (8" SAN)
9	33.9	30.2 (8" WM)	28.2 (15" STM)
10	33.9	28.6 (8" SAN)	28.1 (15" STM)

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0 20 40 80
SCALE: 1" = 40'

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SEAL
TODD N. MCLEOD, P.E.
FL LICENSE NO. 68181 DATE: 04/07/2025
TODD N. MCLEOD, P.E. PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF FLORIDA, PURSUANT TO CHAPTER 471, FLORIDA STATUTES. THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY TODD N. MCLEOD, P.E. USING A SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM
PROJECT #:24-001

NO.	DATE	REVISIONS

WATER & SEWER PLAN
OSCEOLA PINES PUD
RESIDENTIAL SUBDIVISION
INDIANTOWN, FLORIDA

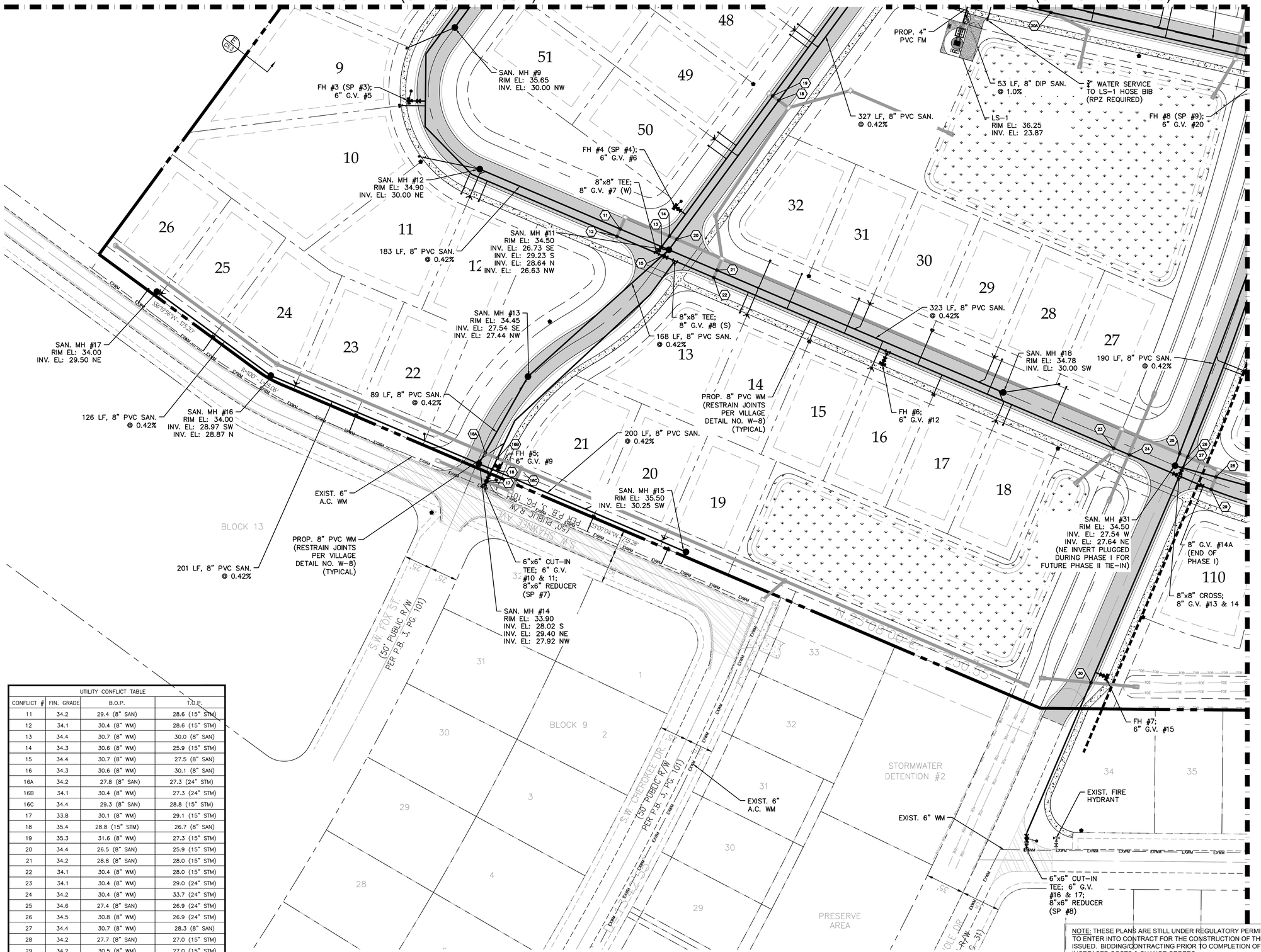
DRC RESUBMITTAL
DATE: 4/7/2025

SHEET
C3.1
OF 33

MATCHLINE (SEE SHEET C3.1)

MATCHLINE (SEE SHEET C3.3)

MATCHLINE (SEE SHEET C3.4)



UTILITY CONFLICT TABLE			
CONFLICT #	FIN. GRADE	B.O.P.	T.O.P.
11	34.2	29.4 (8" SAN)	28.6 (15" STM)
12	34.1	30.4 (8" WM)	28.6 (15" STM)
13	34.4	30.7 (8" WM)	30.0 (8" SAN)
14	34.3	30.6 (8" WM)	25.9 (15" STM)
15	34.4	30.7 (8" WM)	27.5 (8" SAN)
16	34.3	30.6 (8" WM)	30.1 (8" SAN)
16A	34.2	27.8 (8" SAN)	27.3 (24" STM)
16B	34.1	30.4 (8" WM)	27.3 (24" STM)
16C	34.4	29.3 (8" SAN)	28.8 (15" STM)
17	33.8	30.1 (8" WM)	29.1 (15" STM)
18	35.4	28.8 (15" STM)	26.7 (8" SAN)
19	35.3	31.6 (8" WM)	27.3 (15" STM)
20	34.4	26.5 (8" SAN)	25.9 (15" STM)
21	34.2	28.8 (8" SAN)	28.0 (15" STM)
22	34.1	30.4 (8" WM)	28.0 (15" STM)
23	34.1	30.4 (8" WM)	29.0 (24" STM)
24	34.2	30.4 (8" WM)	33.7 (24" STM)
25	34.6	27.4 (8" SAN)	26.9 (24" STM)
26	34.5	30.8 (8" WM)	26.9 (24" STM)
27	34.4	30.7 (8" WM)	28.3 (8" SAN)
28	34.2	27.7 (8" SAN)	27.0 (15" STM)
29	34.2	30.5 (8" WM)	27.0 (15" STM)
30	36.8	33.5 (8" WM)	33.0 (19"x23" STM)
30A	35.1	31.4 (8" WM)	30.0 (24" STM)

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TODD N. MCLEOD, P.E.
FL LICENSE NO. 67262
STATE OF FLORIDA
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FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM
PROJECT #24-001

NO. | DATE | REVISIONS

WATER & SEWER PLAN
OSCEOLA PINES PUD
RESIDENTIAL SUBDIVISION
INDIANTOWN, FLORIDA

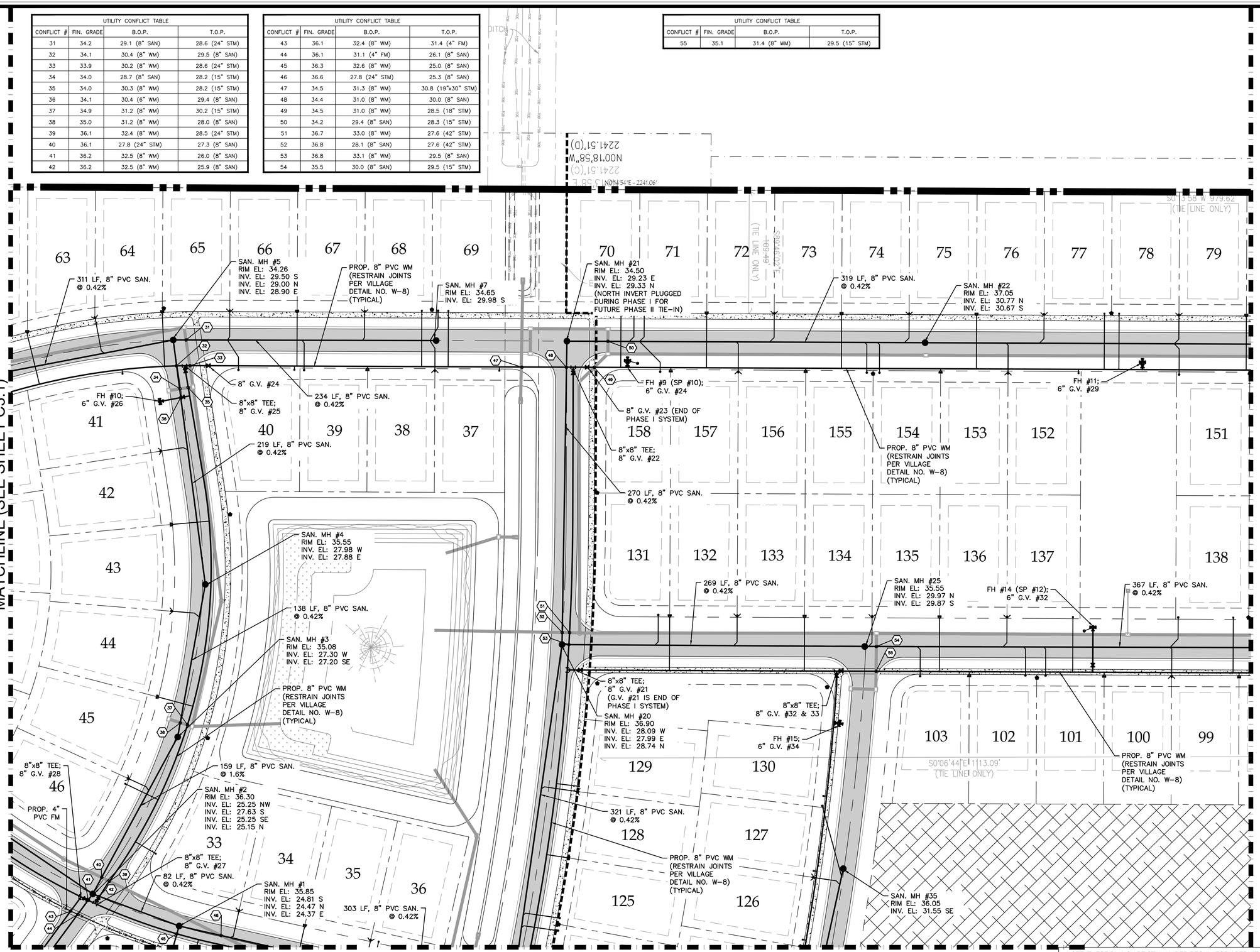
DRC RESUBMITTAL
DATE: 4/7/2025

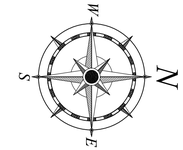
SHEET
C3.2
OF 33

UTILITY CONFLICT TABLE			
CONFLICT #	FIN. GRADE	B.O.P.	T.O.P.
31	34.2	29.1 (8" SAN)	28.6 (24" STM)
32	34.1	30.4 (8" WM)	29.5 (8" SAN)
33	33.9	30.2 (8" WM)	28.6 (24" STM)
34	34.0	28.7 (8" SAN)	28.2 (15" STM)
35	34.0	30.3 (8" WM)	28.2 (15" STM)
36	34.1	30.4 (6" WM)	29.4 (8" SAN)
37	34.9	31.2 (8" WM)	30.2 (15" STM)
38	35.0	31.2 (8" WM)	28.0 (8" SAN)
39	36.1	32.4 (8" WM)	28.5 (24" STM)
40	36.1	27.8 (24" STM)	27.3 (8" SAN)
41	36.2	32.5 (8" WM)	26.0 (8" SAN)
42	36.2	32.5 (8" WM)	25.9 (8" SAN)

UTILITY CONFLICT TABLE			
CONFLICT #	FIN. GRADE	B.O.P.	T.O.P.
43	36.1	32.4 (8" WM)	31.4 (4" FM)
44	36.1	31.1 (4" FM)	26.1 (8" SAN)
45	36.3	32.6 (8" WM)	25.0 (8" SAN)
46	36.6	27.8 (24" STM)	25.3 (8" SAN)
47	34.5	31.3 (8" WM)	30.8 (19"x30" STM)
48	34.4	31.0 (8" WM)	30.0 (8" SAN)
49	34.5	31.0 (8" WM)	28.5 (18" STM)
50	34.2	29.4 (8" SAN)	28.3 (15" STM)
51	36.7	33.0 (8" WM)	27.6 (42" STM)
52	36.8	28.1 (8" SAN)	27.6 (42" STM)
53	36.8	33.1 (8" WM)	29.5 (8" SAN)
54	35.5	30.0 (8" SAN)	29.5 (15" STM)

UTILITY CONFLICT TABLE			
CONFLICT #	FIN. GRADE	B.O.P.	T.O.P.
55	35.1	31.4 (8" WM)	29.5 (15" STM)





0 20 40 80

SCALE: 1" = 40'

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SEAL: TODD N. MCLEOD, P.E. LICENSE NO. 47729 STATE OF FLORIDA
TODD N. MCLEOD, P.E.
FL LICENSE NO. 47729 (FL CA NO. 30535)

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FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM

PROJECT #24-001

NO.	DATE	REVISIONS

WATER & SEWER PLAN
OSCEOLA PINES PUD
RESIDENTIAL SUBDIVISION
INDIANTOWN, FLORIDA

DRC RESUBMITTAL
DATE: 4/7/2025

SHEET
C3.3
OF 33

MATCHLINE (SEE SHEET C3.3)

MATCHLINE (SEE SHEET C3.5)

MATCHLINE (SEE SHEET C3.2)

UTILITY CONFLICT TABLE			
CONFLICT #	FIN. GRADE	B.O.P.	T.O.P.
56	34.6	30.6 (24" STM)	30.1 (15" STM)
57	34.7	30.6 (24" STM)	26.4 (8" SAN)
58	34.6	31.1 (8" WM)	30.6 (24" STM)
59	35.1	28.4 (15" STM)	27.4 (8" SAN)
60	35.0	31.3 (8" WM)	30.1 (15" STM)
61	35.3	31.6 (8" WM)	26.6 (8" SAN)
62	36.8	33.0 (15" STM)	31.5 (8" SAN)
63	35.8	32.1 (8" WM)	28.5 (18" STM)
64	36.2	29.3 (8" SAN)	28.5 (18" STM)
65	36.0	32.3 (8" WM)	29.7 (8" SAN)
66	35.9	30.2 (15" STM)	29.7 (8" SAN)
67	35.8	32.2 (8" WM)	31.7 (15" STM)
68	37.0	33.3 (24" STM)	32.3 (6" WM)

124 123 121 122 120 119 116 118 115 117 112 114 111 113 104 109 108 107 106

8"x8" TEE;
8" G.V. #18 & 19

SAN. MH #19
RIM EL: 35.20
INV. EL: 26.64 W
INV. EL: 25.85 E
INV. EL: 25.75 S

188 LF, 8" PVC SAN.
@ 0.42%

PROP. 8" PVC WM
(RESTRAIN JOINTS
PER VILLAGE
DETAIL NO. W-8)
(TYPICAL)

FH #16 (SP #13);
6" G.V. #35

SAN. MH #30
RIM EL: 36.20
INV. EL: 26.74 E
INV. EL: 26.64 W

353 LF, 8" PVC SAN.
@ 0.42%

SAN. MH #34
RIM EL: 37.80
INV. EL: 30.06 NW
INV. EL: 29.96 E

PROP. 8" PVC WM
(RESTRAIN JOINTS
PER VILLAGE
DETAIL NO. W-8)
(TYPICAL)

178 LF, 8" PVC SAN.
@ 0.42%

SAN. MH #32
RIM EL: 35.20
INV. EL: 28.40 N
INV. EL: 28.30 SW

SAN. MH #33
RIM EL: 36.10
INV. EL: 29.21 W
INV. EL: 29.11 S

INTERMEDIATE C.O.
RIM TO GRADE
INV. EL: 30.0

156 LF, 8" PVC SAN.
@ 0.42%

8"X8"TEE;
8" G.V. #36 & 37

169 LF, 8" PVC SAN.
@ 0.42%

PROP. 8" PVC WM
(RESTRAIN JOINTS
PER VILLAGE
DETAIL NO. W-8)
(TYPICAL)

FH #17;
6" G.V. #38

EXIST. 6" PVC WM

6"x6" CUT-IN TEE;
6" G.V. #39 & 40;
8"x6" REDUCER
(SP #14)

N00°33'33"E - 1464.85'

S0°31'36"W - 1429.90'

S.W. SANDY OAKS LOOP
(50' PUBLIC R/W
PER P.B. 16, PG. 31)

SANDY OAKS P.U.D.
PLAT BOOK 16, PAGE 31
MARTIN COUNTY, FLORIDA

62' PUBLIC FLOW
THROUGH EASEMENT
(P.B. 16, PG. 31)

PRESERVE
AREA

N S E W

0 20 40 80
SCALE: 1" = 40'

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SEAL
TODD N. MCLEOD, P.E.
FL LICENSE NO. 68178 DATE: CA 0028535

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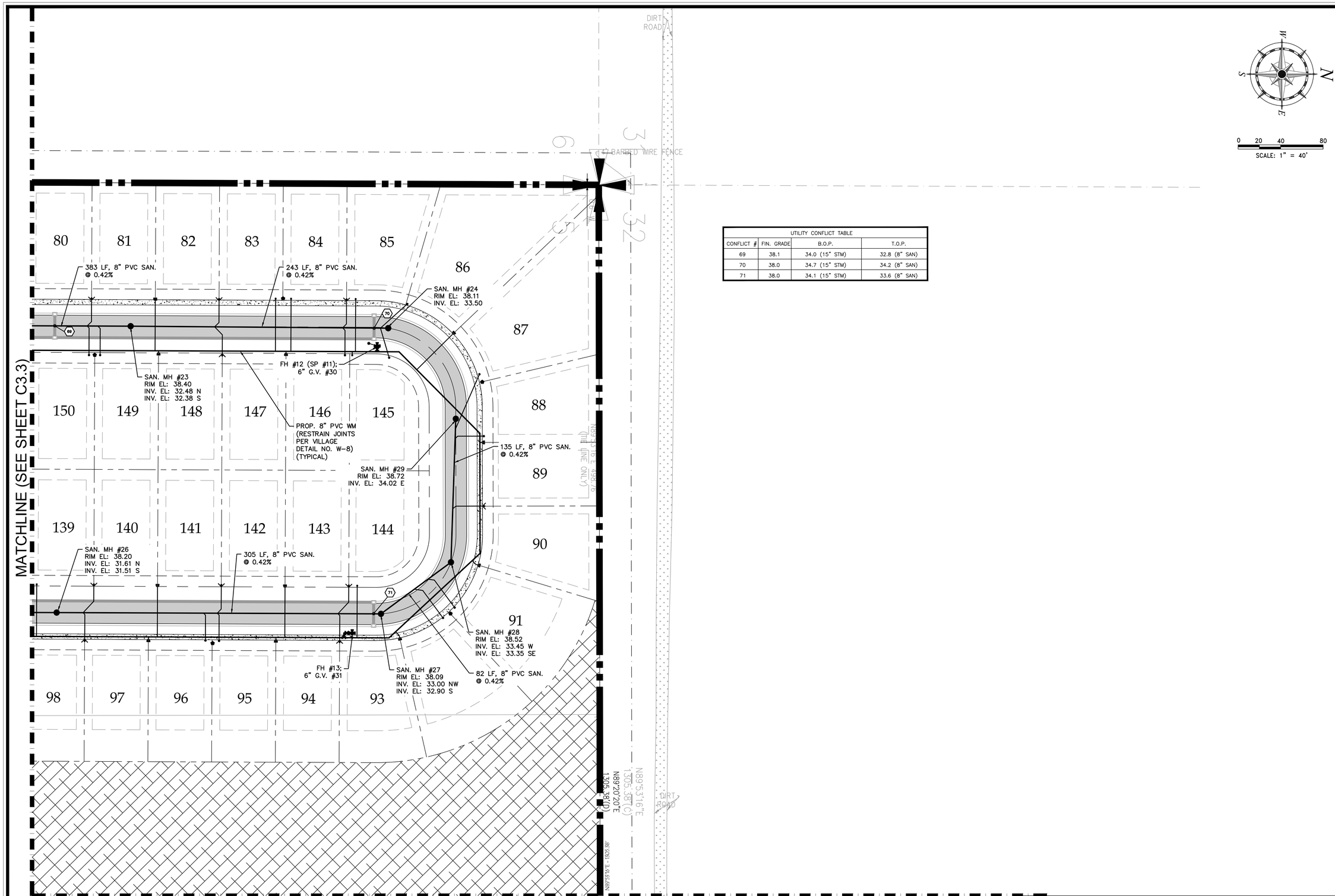
PROJECT #24-001

NO.	DATE	REVISIONS

WATER & SEWER PLAN
OSCEOLA PINES PUD
RESIDENTIAL SUBDIVISION
INDIANTOWN, FLORIDA

DRC RESUBMITTAL
DATE: 4/7/2025

SHEET
C3.4
OF 33



UTILITY CONFLICT TABLE			
CONFLICT #	FIN. GRADE	B.O.P.	T.O.P.
69	38.1	34.0 (15" STM)	32.8 (8" SAN)
70	38.0	34.7 (15" STM)	34.2 (8" SAN)
71	38.0	34.1 (15" STM)	33.6 (8" SAN)

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SEAL
TODD N. MCLEOD, P.E.
FL LICENSE NO. 47269
STATE OF FLORIDA

TODD N. McLEOD, P.E. PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF FLORIDA, PURSUANT TO CHAPTER 471, FLORIDA STATUTES. THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY TODD N. McLEOD, P.E. USING A SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM

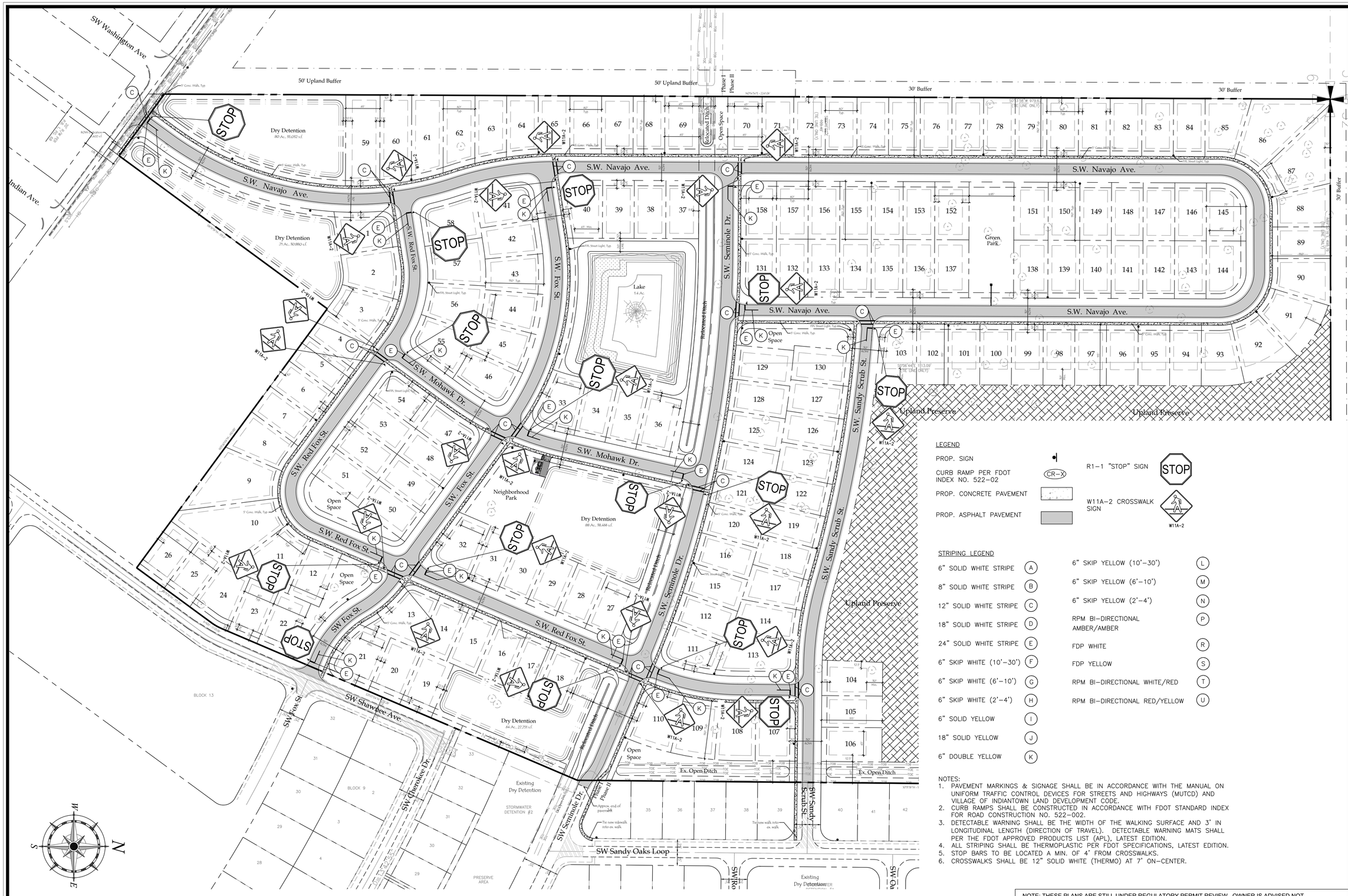
PROJECT #:24-001

NO.	DATE	REVISIONS

WATER & SEWER PLAN
OSCEOLA PINES PUD
RESIDENTIAL SUBDIVISION
INDIANTOWN, FLORIDA

DRC RESUBMITTAL
DATE: 4/7/2025

SHEET
C3.5
OF 33



LEGEND

PROP. SIGN	
CURB RAMP PER FDOT INDEX NO. 522-02	CR-X
PROP. CONCRETE PAVEMENT	
PROP. ASPHALT PAVEMENT	
R1-1 "STOP" SIGN	STOP
W11A-2 CROSSWALK SIGN	W11A-2

STRIPING LEGEND

6" SOLID WHITE STRIPE	A
8" SOLID WHITE STRIPE	B
12" SOLID WHITE STRIPE	C
18" SOLID WHITE STRIPE	D
24" SOLID WHITE STRIPE	E
6" SKIP WHITE (10'-30')	F
6" SKIP WHITE (6'-10')	G
6" SKIP WHITE (2'-4')	H
6" SOLID YELLOW	I
18" SOLID YELLOW	J
6" DOUBLE YELLOW	K
6" SKIP YELLOW (10'-30')	L
6" SKIP YELLOW (6'-10')	M
6" SKIP YELLOW (2'-4')	N
RPM BI-DIRECTIONAL AMBER/AMBER	P
FDP WHITE	R
FDP YELLOW	S
RPM BI-DIRECTIONAL WHITE/RED	T
RPM BI-DIRECTIONAL RED/YELLOW	U

NOTES:
1. PAVEMENT MARKINGS & SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD) AND VILLAGE OF INDIANTOWN LAND DEVELOPMENT CODE.
2. CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD INDEX FOR ROAD CONSTRUCTION NO. 522-002.
3. DETECTABLE WARNING SHALL BE THE WIDTH OF THE WALKING SURFACE AND 3' IN LONGITUDINAL LENGTH (DIRECTION OF TRAVEL). DETECTABLE WARNING MATS SHALL PER THE FDOT APPROVED PRODUCTS LIST (APL), LATEST EDITION.
4. ALL STRIPING SHALL BE THERMOPLASTIC PER FDOT SPECIFICATIONS, LATEST EDITION.
5. STOP BARS TO BE LOCATED A MIN. OF 4' FROM CROSSWALKS.
6. CROSSWALKS SHALL BE 12" SOLID WHITE (THERMO) AT 7' ON-CENTER.

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DATUM NOTE: ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). TO CONVERT TO NGVD 1929, ADD 1.50' TO NAVD ELEVATIONS.

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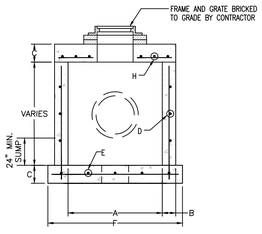
PROJECT #24-001

NO.	DATE	REVISIONS

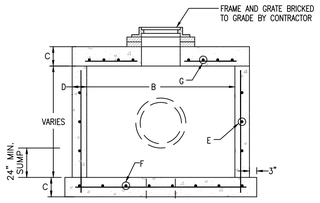
SIGNING & MARKING PLAN
OSCEOLA PINES PUD
RESIDENTIAL SUBDIVISION
INDIANTOWN, FLORIDA

DRC RESUBMITTAL
DATE: 4/7/2025

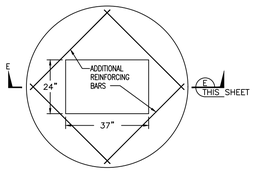
SHEET
C4.0
OF 33



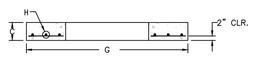
CATCH BASIN
(SEE TABLE FOR DIMENSIONS)



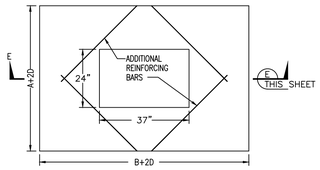
CATCH BASIN
(SEE TABLE FOR DIMENSIONS)



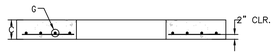
TOP SLAB FOR CATCH BASIN



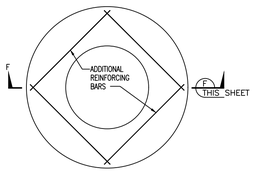
SECTION E
(SEE TABLE FOR DIMENSIONS) THIS SHEET



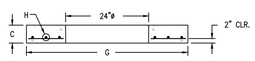
TOP SLAB FOR CATCH BASIN



SECTION E
(SEE TABLE FOR DIMENSIONS) THIS SHEET



TOP SLAB FOR MANHOLE



SECTION F
(SEE TABLE FOR DIMENSIONS) THIS SHEET

A	B	C	D	E* C.C.E.W.	F	G	H* C.C.E.W.
3'-6"ø	4"	8"	ASTM C-478	#4 @ 12"	4'-8"ø	4'-2"ø	#4 @ 6"
3'-6"ø	6"	8"	ASTM C-478	#4 @ 12"	5'-0"ø	4'-6"ø	#4 @ 6"
4'ø	6"	8"	ASTM C-478	#4 @ 12"	6'-0"ø	5'-0"ø	#4 @ 6"
4'ø	8"	8"	ASTM C-478	#4 @ 12"	6'-4"ø	5'-4"ø	#4 @ 6"
5'-0"ø	8"	8"	ASTM C-478	#5 @ 12"	7'-4"ø	6'-4"ø	#5 @ 8"
6'-0"ø	6"	8"	ASTM C-478	#5 @ 6"	8'-0"ø	7'-0"ø	#5 @ 6"
6'-0"ø	8"	8"	ASTM C-478	#5 @ 6"	8'-4"ø	7'-4"ø	#5 @ 6"
7'-0"ø	8"	8"	ASTM C-478	#5 @ 6"	9'-4"ø	8'-4"ø	#5 @ 6"
8'-0"ø	10"	10"	ASTM C-478	#5 @ 6"	10'-8"ø	9'-8"ø	#6 @ 6"
10'-0"ø	12"	12"	ASTM C-478	#5 @ 6"	12'-0" SQ.	12'-0"ø	#6 @ 6"

INLET NOTES

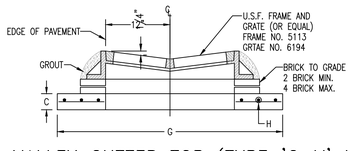
BEVELED EDGES: ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4".

FOUNDATION MATERIAL: WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED, ALL SUCH MATERIAL MUST BE REMOVED DOWN TO SATISFACTORY MATERIAL AND BACKFILLED TO SUBGRADE WITH CLEAN SAND.

INLET TYPES: INLETS ARE TO BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREON. INLETS RECEIVING PIPE LARGER THAN 42" DIAMETER SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS

MATERIAL: INLET WALLS AND BASES MAY EITHER BE CAST-IN-PLACE CLASS I, 2500 P.S.I. CONCRETE OR PRECAST CLASS II, 4000 (MIN.) P.S.I. CONCRETE.

CIRCULAR CATCH BASIN (ON-SITE)



VALLEY GUTTER TOP (TYPE 'C-V' INLET)
GRATE ELEVATION AS SHOWN ON PLANS = EDGE OF PAVEMENT ELEVATION

INLET NOTES

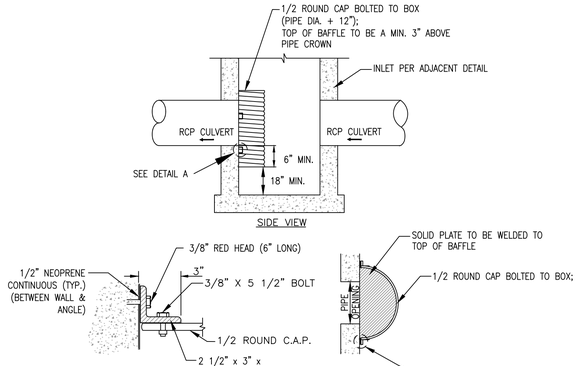
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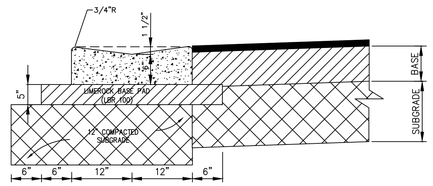
MATERIAL: INLET WALLS AND BASES MAY EITHER BE CAST-IN-PLACE CLASS I, 2500 P.S.I. CONCRETE OR PRECAST CLASS II, 4000 (MIN.) P.S.I. CONCRETE.

RECTANGULAR CATCH BASIN (ON-SITE)



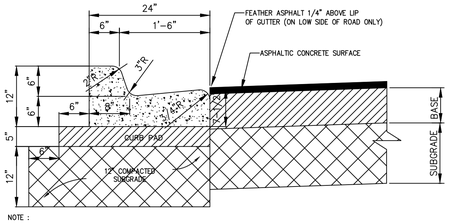
NOTE: PRB BAFFLE TO BE USED ON ALL PIPE INVERTS CONNECTING TO EXFILTRATION TRENCH. REFER TO ADJACENT CONTROL STRUCTURE DETAIL FOR BAFFLE TO BE USED ON CONTROL STRUCTURE OUTLET.

POLLUTION RETARDANT BAFFLE (PRB) DETAIL
N.T.S.



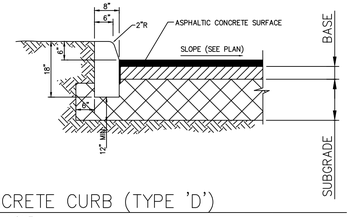
VALLEY GUTTER
SCALE: NONE

REFER TO FDOT INDEX 300 FOR NOTES AND DETAILS

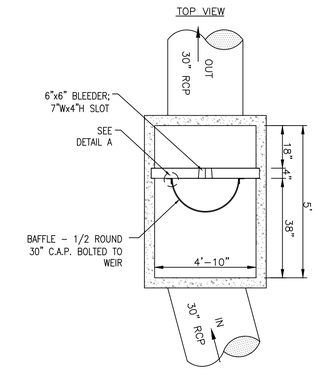


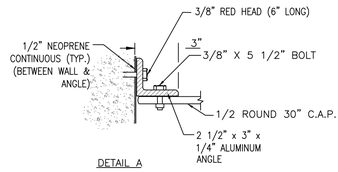
NOTE :
WHEN USED ON HIGH SIDE OF ROADWAYS THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" INSTEAD OF 7 1/2".

TYPE "F" CURB & GUTTER
SCALE: NONE

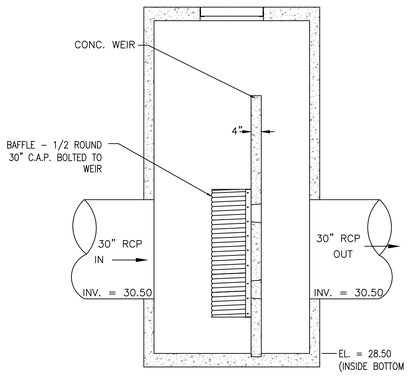


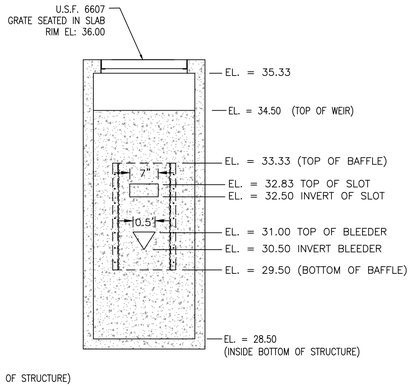
CONCRETE CURB (TYPE 'D')
SCALE: NONE





INLET CONSTRUCTION AND REINFORCING SHALL COMPLY WITH FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, INDEX 425-001 (CURRENT EDITION)





CONTROL STRUCTURE CS-1 DETAILS
N.T.S.

PAVEMENT SECTION REQUIREMENTS			
TYPE	WEARING SURFACE	BASE	SUB-GRADE
ASPHALT PAVEMENT (ON-SITE)	2" THICK SP-9.5 A.C.S.C. (2-LIFTS)	8" THICK LIMEROCK BASE (LBR 100) COMPACTED TO 98% AASHTO T-180 DENSITY & PLACED IN 4" MAX. LIFTS.	12" THICK, COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180 (LBR 40)
SIDEWALKS (ONSITE)	SIDEWALK: 4" THICK CONCRETE (3,000 PSI) WITH FIBERMESH REINFORCEMENT. CONCRETE TO BE BROOM FINISHED WITH EVEN, DUSTLESS SURFACE. CONTROL JOINTS TO BE SPACED 5' ON CENTER. ISOLATION JOINTS REQUIRED WHERE SIDEWALK ABUTS BUILDING, EXISTING PAVEMENT, OR OTHER STRUCTURES.		6" THICK, COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180

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DATUM NOTE: ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). TO CONVERT TO NGVD 1929, ADD 1.50' TO NAVD ELEVATIONS.

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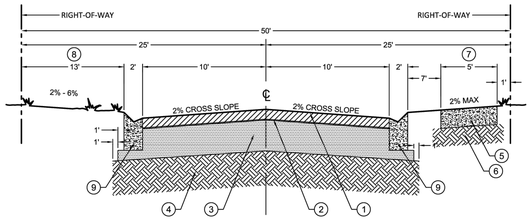
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APPROVED: TNM
PROJECT #24-001

NO. | REVISIONS | DATE

PAVING & DRAINAGE DETAILS
OSCEOLA PINES PUD
RESIDENTIAL SUBDIVISION
INDIANTOWN, FLORIDA

DRC RESUBMITTAL
DATE: 4/7/2025

SHEET
C5.1
OF 33



PROFILE VIEW

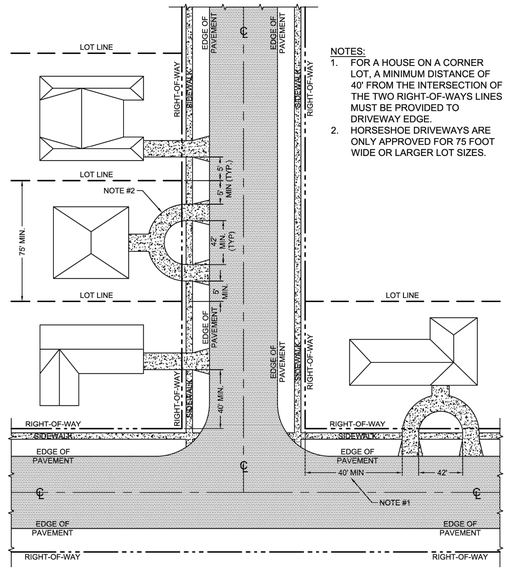
LEGEND AND NOTES:

1. ROADWAY SURFACE COURSE:
   2" OF TYPE SP-9.5 ASPHALT CONCRETE TESTED PER FDOT STANDARD REQUIREMENTS. RAP CONTENT SHALL NOT EXCEED 20%
2. PRIME/TACK COAT:
   PER FDOT STANDARD SPECIFICATIONS, LATEST EDITION, SECTION 300.
3. ROADWAY BASE"
   8" LIMEROCK, CRUSHED CONCRETE OR CEMENTED COQUINA. MINIMUM LBR 100 COMPACTED TO 98% MAXIMUM DENSITY PER AASHTO.
4. ROADWAY SUBGRADE:
   8" TYPE B, STABILIZED TO MINIMUM LBR 40, COMPACTED TO MINIMUM 98% AASHTO T-180.
5. SIDEWALK: (VILLAGE MAY REQUIRE ON ONE OR BOTH SIDES)
   4" THICK CONCRETE, FDOT CLASS 1, FIBER REINFORCED, 28 DAY 3000 PSI, WITH LIGHT BROOM FINISH CROSS SLOPE SHALL BE BETWEEN 1.0% MIN AND 2.0% MAX.
6. SIDEWALK SUBGRADE:
   6" THICK COMPACTED TO MIN. 98% MAXIMUM DENSITY PER AASHTO T-180.
7. SIDEWALK WIDTH:
   SIDEWALK WIDTH MUST BE 5'. CONSULTATION SHALL BE MADE WITH VILLAGE STAFF IF DEVELOPER REQUIRES A SIDEWALK WIDTH GREATER THAN 6'.
8. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY ARE TO BE SODDED.
9. CONCRETE CURBING: (IF REQUIRED)
   MODIFIED DROP CURB SHOWN - OTHER FDOT TYPE CURBS ARE ACCEPTABLE. ALL CURBS ARE TO CONFORM TO FDOT DESIGN STANDARDS LATEST EDITION (MINIMUM LONGITUDINAL SLOPE ALONG GUTTER IS 0.36%). - MIAMI CURB MAY BE USED

A. CONSTRUCT 1" A.C. PAVEMENT DURING CONSTRUCTION AND CAP WITH 1" A.C. AT COMPLETION OF PROJECT.

SERVICE STREET AND LOCAL STREETS URBAN SECTION: 50' RIGHT-OF-WAY

DRWN:	DATE:	SCALE:
ELF	11/2021	NONE
REV:	DWG. NO.	
2021	ST-1	

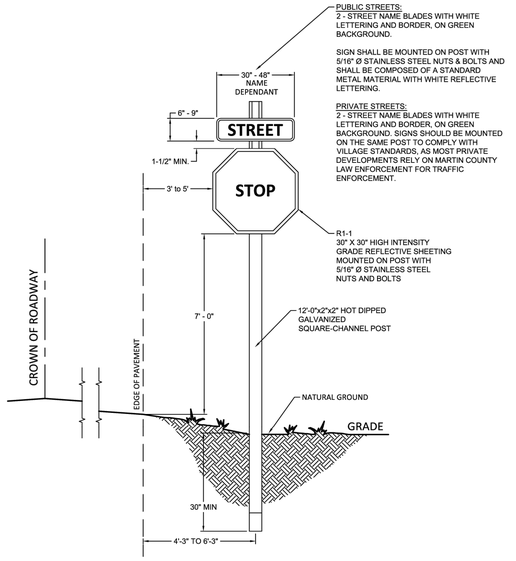


NOTES:
1. FOR A HOUSE ON A CORNER LOT, A MINIMUM DISTANCE OF 40' FROM THE INTERSECTION OF THE TWO RIGHT-OF-WAYS LINES MUST BE PROVIDED TO DRIVEWAY EDGE.
2. HORSESHOE DRIVEWAYS ARE ONLY APPROVED FOR 75 FOOT WIDE OR LARGER LOT SIZES.

PLAN VIEW

TYPICAL RESIDENTIAL DRIVEWAY SETBACKS

DRWN:	DATE:	SCALE:
ELF	11/2021	NONE
REV:	DWG. NO.	
2021	ST-6	



PROFILE VIEW

STREET SIGN INSTALLATION DETAIL

TYPICAL STREET MARKER AND ROADWAY SIGNAGE

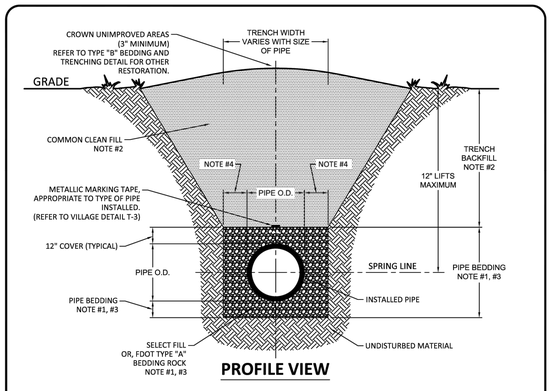
DRWN:	DATE:	SCALE:
ELF	11/2021	NONE
REV:	DWG. NO.	
2021	ST-9	

TRENCHING GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH F.A.C. RULE 62-555.314 FOR PIPELINE SEPARATIONS, REFER TO VILLAGE DETAIL T-5.
2. TRENCHES SHALL BE DEWATERED AND MAINTAINED IN A DRY CONDITION DURING PIPE INSTALLATION AND BACKFILL.
3. WORK SHALL PROCEED WITH THE DEEPEST PIPES CONSTRUCTED FIRST AND GRAVITY PIPES INSTALLED BEFORE PRESSURE PIPES. GRAVITY LINE CONSTRUCTION SHALL START AT THE LOWEST POINT AND PROCEED FROM THERE.
4. WATER SHALL NOT BE PERMITTED IN TRENCH DURING CONSTRUCTION.
5. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF FLOW.
6. REFER TO CHAPTER 58 OF THE LAND DEVELOPMENT REGULATIONS FOR SHEETING AND BRACING.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
8. CONTRACTOR SHALL DEMONSTRATE THAT ALL PIPE IS TRACEABLE.
9. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA TRENCH SAFETY ACT.
10. COMPACTION BY FLOODING OR JETTING IS NOT ALLOWED.

TYPICAL TRENCHING DETAIL NOTES

DRWN:	DATE:	SCALE:
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REV:	DWG. NO.	
2020	T-0	

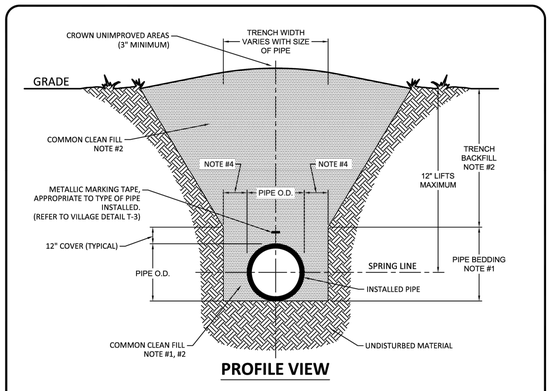


PROFILE VIEW

NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. USE OF TYPE "A" BEDDING TO BE DETERMINED IN THE FIELD AS REQUIRED BY THE VILLAGE.
4. 15" MAXIMUM FOR PIPE DIAMETER LESS THAN 24" AND 24" MAXIMUM FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF FLOW.
7. REFER TO CHAPTER 58 OF THE LAND DEVELOPMENT REGULATIONS FOR SHEETING AND BRACING.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
9. CONTRACTOR SHALL DEMONSTRATE THAT ALL PIPE IS TRACEABLE.
10. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA TRENCH SAFETY ACT.
11. SEE DETAIL T-3 FOR LOCATOR INSTALLATION DETAIL.

TYPE "A" BEDDING AND TRENCHING DETAIL

DRWN:	DATE:	SCALE:
ELF	06/2020	NONE
REV:	DWG. NO.	
2020	T-1	

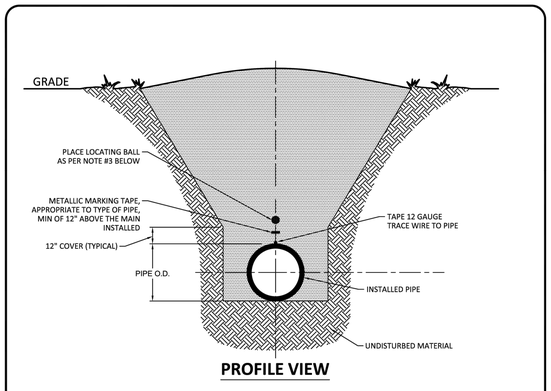


PROFILE VIEW

NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE "B" BEDDING AND TRENCHING DETAIL MAY BE REQUIRED BY THE VILLAGE.
4. 15" MAXIMUM FOR PIPE DIAMETER LESS THAN 24" AND 24" MAXIMUM FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF FLOW.
7. REFER TO CHAPTER 58 OF THE LAND DEVELOPMENT REGULATIONS FOR SHEETING AND BRACING.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
9. CONTRACTOR SHALL DEMONSTRATE THAT ALL PIPE IS TRACEABLE.
10. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA TRENCH SAFETY ACT.
11. SEE DETAIL T-3 FOR LOCATOR INSTALLATION DETAIL.

TYPE "B" BEDDING AND TRENCHING DETAIL

DRWN:	DATE:	SCALE:
ELF	06/2020	NONE
REV:	DWG. NO.	
2020	T-2	



PROFILE VIEW

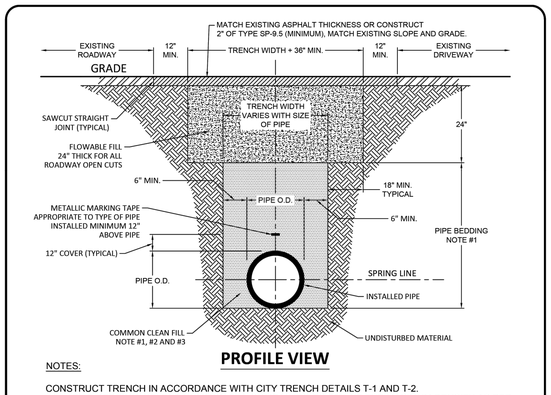
NOTES:
1. CONSTRUCT TRENCH PER DETAILS T-1 AND T-2.
2. REFER TO VILLAGE DETAILS T-5, T-6, AND T-7 FOR CROSSING REQUIREMENTS.
3. INSTALLATION REQUIREMENTS BY PIPE TYPE ARE AS FOLLOWS:

WATER MAIN:	METALLIC TAPE MINIMUM OF 12" OVER MAIN LINE. LOCATING BALL AT FITTINGS, CORPORATION STOPS AND EVERY 250 FEET, 12 GAUGE SOLID TRACE WIRE WITH BLUE INSULATION.
SEWER MAIN:	METALLIC TAPE OVER MAINLINE. LOCATING BALL AT LATERALS ON MAIN LINE AND AT RIGHT-OF-WAY. 12 GAUGE SOLID TRACE WIRE WITH GREEN INSULATION.
RECLAIMED:	METALLIC TAPE OVER MAIN LINE. LOCATING BALL AT FITTINGS, CORPORATION STOPS, AND EVERY 250 FEET, 12 GAUGE SOLID TRACE WIRE WITH PURPLE INSULATION.
STORM DRAIN:	WRAP EACH JOINT WITH 24" WIDE FILTER FABRIC CENTERED ON JOINT.

4. CONTRACTOR SHALL DEMONSTRATE THAT ALL PIPE INSTALLED IS TRACEABLE.
5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA TRENCH SAFETY ACT.

PIPE LOCATOR INSTALLATION DETAIL

DRWN:	DATE:	SCALE:
ELF	06/2020	NONE
REV:	DWG. NO.	
2020	T-3	



PROFILE VIEW

NOTES:

CONSTRUCT TRENCH IN ACCORDANCE WITH CITY TRENCH DETAILS T-1 AND T-2.
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. MINIMUM ALLOWABLE BACKFILL DENSITY SHALL BE 98% OF THE MAXIMUM DENSITY AT OPTIMUM MOISTURE PER AASHTO T-180.
3. IN THE EVENT THE REQUIRED MINIMUM DENSITY IS NOT ACHIEVED, LOOSE MATERIAL SHALL BE REMOVED, REPLACED AND COMPACTED TO THE REQUIRED DENSITY, OR REPLACED WITH FULL DEPTH FLOWABLE FILL. DENSITY TESTS BELOW THE SPRING LINE OF THE PIPE ARE REQUIRED IN ADDITION TO OTHER TESTING REQUIREMENTS (IN THE EVENT FULL DEPTH FLOWABLE FILL IS USED BACKFILL, DENSITY REQUIREMENTS ARE WAIVED).
4. FLOWABLE FILL SHALL COMPLY WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
5. THESE ARE MINIMUM REQUIREMENTS. ADDITIONAL RESTRICTIONS MAY BE NECESSARY ON A CASE BY CASE BASIS, AS APPROVED BY THE VILLAGE.
6. CONTRACTOR SHALL EXCAVATE BOTTOM OF TRENCH TO ALLOW FOR BELL SECTION OF PIPE
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
8. CONTRACTOR SHALL DEMONSTRATE THAT ALL PIPE IS TRACEABLE PER VILLAGE DETAIL T-3.
9. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA TRENCH SAFETY ACT.
10. SEE DETAIL T-3 FOR LOCATOR INSTALLATION DETAIL.

ASPHALT ROADWAY OPEN CUT PAVEMENT REMOVAL AND REPLACEMENT

DRWN:	DATE:	SCALE:
ELF	06/2020	NONE
REV:	DWG. NO.	
2020	T-4	

NOTE: THESE PLANS ARE STILL UNDER REGULATORY PERMIT REVIEW. OWNER IS ADVISED NOT TO ENTER INTO CONTRACT FOR THE CONSTRUCTION OF THIS PROJECT UNTIL ALL PERMITS ARE ISSUED. BIDDING/CONTRACTING PRIOR TO COMPLETION OF PERMITTING WILL RESULT IN INCREASED COSTS & CHANGE ORDERS.

DATUM NOTE: ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). TO CONVERT TO NGVD 1929, ADD 1.50' TO NAVD ELEVATIONS.

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FL LICENSE NO. 66181
STATE OF FLORIDA
CA No. 30535
TODD N. McLEOD, P.E. PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION 471.025, F.S. USING A SHA-1 AUTHENTICATION CODE.
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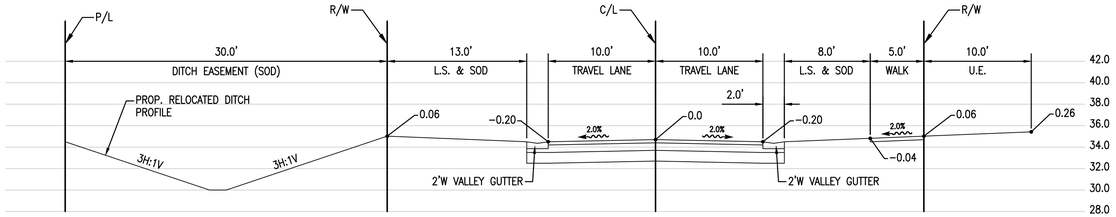
FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM
PROJECT #:24-001

NO.	DATE	REVISIONS

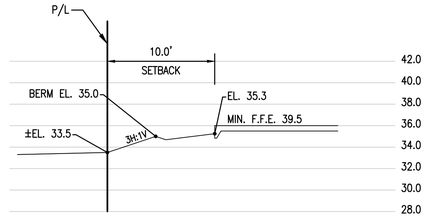
PAVING & DRAINAGE DETAILS
OSCEOLA PINES PUD
RESIDENTIAL SUBDIVISION
INDIANTOWN, FLORIDA

DRC RESUBMITTAL
DATE: 4/7/2025

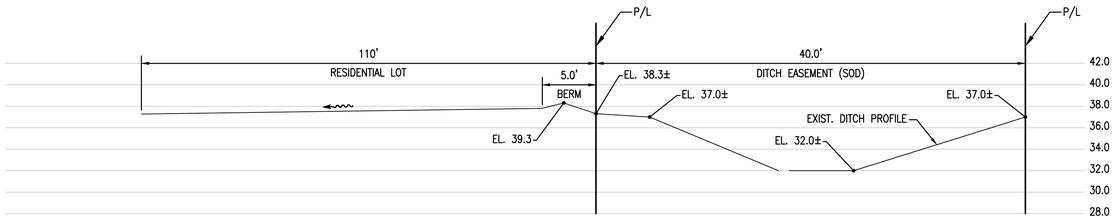
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OF 33



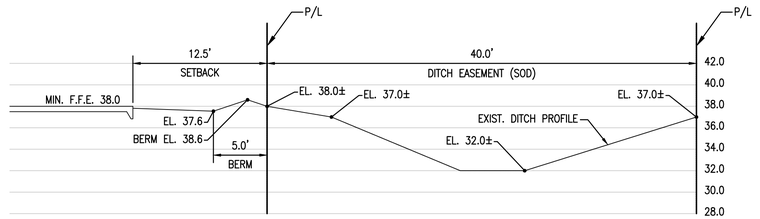
30' DITCH EASEMENT SECTION
NTS



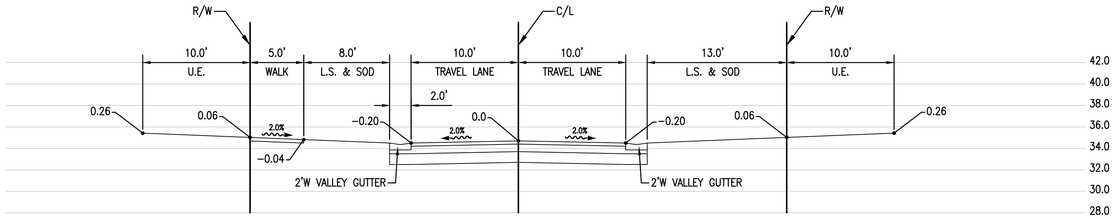
SECTION E
NTS



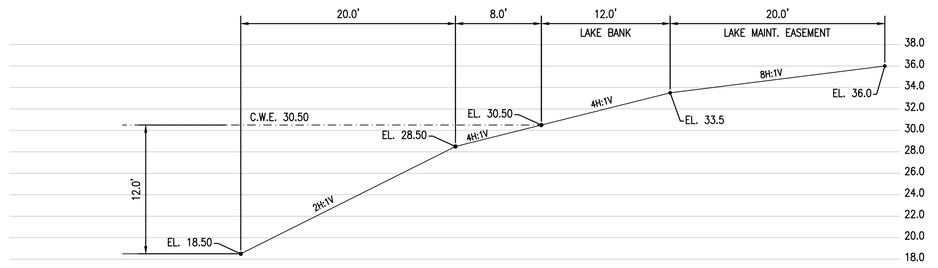
40' DITCH EASEMENT SECTION
NTS



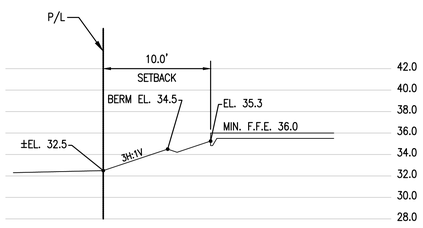
SECTION G
NTS



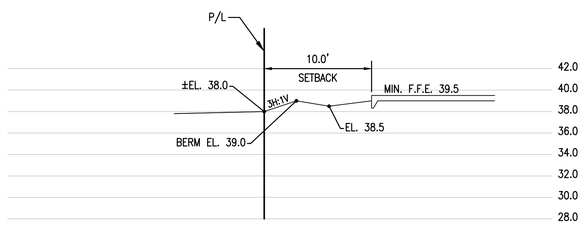
TYPICAL ROADWAY SECTION (50' R/W)
NTS



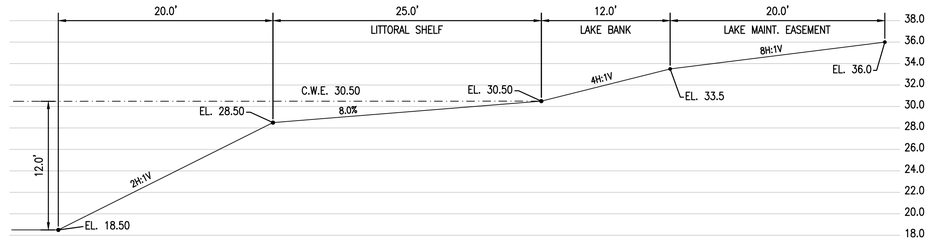
TYPICAL LAKE SECTION
(SEE SHEET C2.3) NTS



SECTION A
NTS

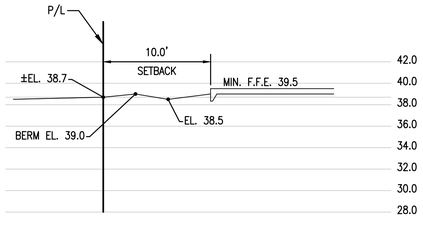


SECTION B
NTS

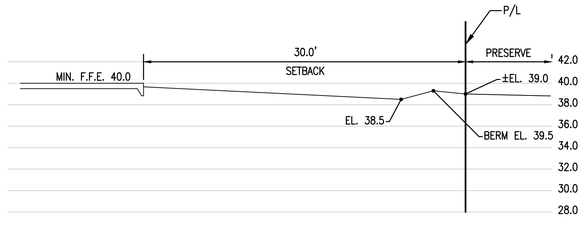


TYPICAL LAKE SECTION WITH LITTORAL ZONE
(SEE SHEET C2.3) NTS

LITTORAL ZONE AREA CALCULATION:
20% OF WET DETENTION AREA: 0.2 x 33,763 SF = 6,753 SF REQUIRED
LITTORAL ZONE AREA PROVIDED: 7,014 SF



SECTION C
NTS



SECTION D
NTS

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SEAL
TODD N. MCLEOD, P.E.
FL LICENSE NO. 66618 CA 0032535

TODD N. McLEOD, P.E. PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF FLORIDA. PURSUANT TO FLORIDA STATUTE 668.003 THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY TODD N. McLEOD, P.E. USING A SHA-1 AUTHENTICATION CODE.
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FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM
PROJECT #:24-001

NO. | DATE | REVISIONS

TYPICAL SECTIONS
OSCEOLA PINES PUD
RESIDENTIAL SUBDIVISION
INDIANTOWN, FLORIDA

DRC RESUBMITTAL
DATE: 4/7/2025

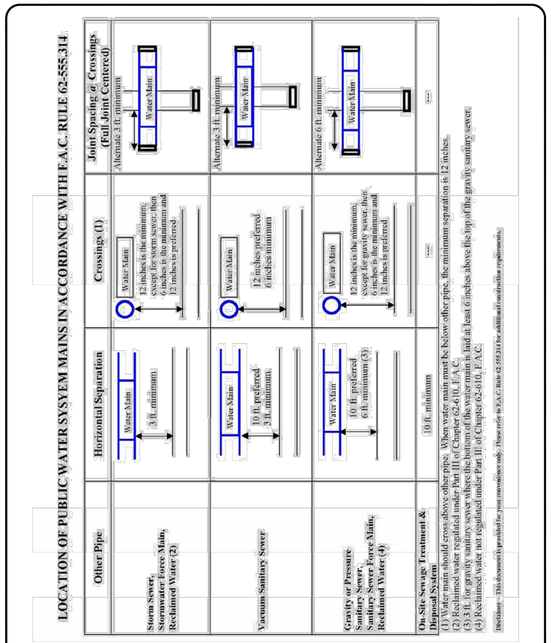
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C5.3
OF 33

GENERAL NOTES:

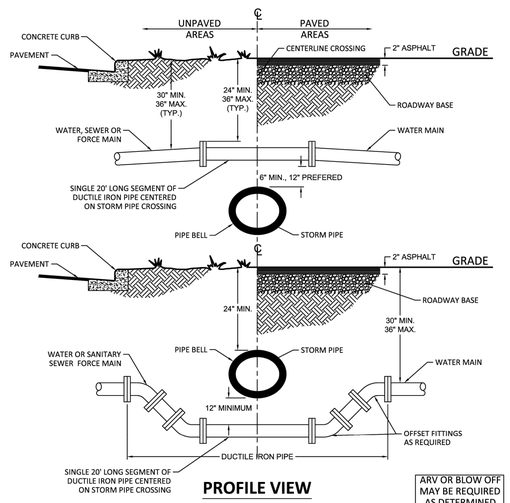
1. THE FOLLOWING ITEMS ARE INCORPORATED INTO THESE DRAWINGS BY REFERENCE AND ENGINEERING STANDARDS MANUAL AND CONSTRUCTION DETAILS. ALL VILLAGE REQUIREMENTS WILL BE ENFORCED WHETHER SPECIFICALLY INCLUDED IN THE APPROVED DRAWINGS OR NOT.
2. CONTRACTOR IS RESPONSIBLE FOR CALLING FOR AND SCHEDULING VILLAGE INSPECTIONS. PLEASE PROVIDE 48 HOURS ADVANCED NOTICE.
3. WORK NOT INSPECTED BY THE VILLAGE DURING THE CONSTRUCTION PROCESS SHALL BE UNCOVERED AND EXPOSED BY THE CONTRACTOR AS REQUIRED TO CONFIRM PROPER INSTALLATION AND MATERIALS. WORK NOT INSPECTED IS SUBJECT TO REJECTION.
4. IN THE EVENT OF CONFLICTING REQUIREMENTS, THE MORE STRINGENT REQUIREMENT, AS DETERMINED BY THE VILLAGE, WILL BE ENFORCED.
5. ALL UTILITIES THAT WILL BECOME PUBLIC SHALL BE LOCATED WITHIN A STREET RIGHT-OF-WAY OR BE CENTERED IN A MINIMUM 20' WIDE UTILITY EASEMENT.
6. CONTRACTOR SHALL MAINTAIN AN APPROVED DRAWING SET ON-SITE AT ALL TIMES.
7. CONTRACTOR IS RESPONSIBLE FOR PREPARING AS-BUILT DRAWINGS FOR WATER, SEWER, GRADING AND DRAINAGE, PREPARED BY A REGISTERED LAND SURVEYOR IN THE STATE OF FLORIDA, AND DELIVER TO THE VILLAGE.
8. CONTRACTOR IS REQUIRED TO OBTAIN AND MAINTAIN ALL PERMITS NEEDED FOR THE PROJECT, OVER THE COURSE OF THE PROJECT.
9. CONTRACTOR IS REQUIRED TO MAINTAIN EROSION CONTROL, INCORPORATE BMPS INTO THE WORK, AND CONTROL ALL SEDIMENT AND DEBRIS FROM THE SITE. TRACKING OR DEBRIS ENTERING PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED AND CLEANED UP IMMEDIATELY.
10. CONTRACTOR IS REQUIRED TO COLLECT ALL MATERIALS TICKETS AND PERFORM COMPACTION TESTING OF SITE FILL, PIPE AND STRUCTURE BACKFILL, ROAD SUB-GRADE, ROAD BASE, AND ROAD A.C. AND DELIVER TO THE VILLAGE AS OUTLINED IN THE PRE-CONSTRUCTION CONFERENCE.
11. NO OUTSIDE DRAINS (FLOOR, YARD OR PATIO DRAINS) SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.
12. POTABLE WATER SHALL NOT BE USED FOR IRRIGATION. IRRIGATION WATER SHALL BE SUPPLIED BY AN ON-SITE WELL.

NOTE: ALL PIPE, FITTINGS AND APPURTANCES SHALL BE DOMESTICALLY MANUFACTURED. NO FOREIGN MATERIALS ARE ALLOWED.

GENERAL NOTES | DRWN: ELF | DATE: 06/2020 | SCALE: NONE | REV: 2020 | DWG. NO. G-0



TYPICAL WATER SYSTEM CROSSING STANDARDS | DRWN: ELF | DATE: 06/2020 | SCALE: NONE | REV: 2020 | DWG. NO. T-5



PROFILE VIEW

ALL WATER MAIN JOINTS MECHANICALLY RESTRAINED USING "MEGA LUGS" OR VILLAGE APPROVED EQUAL

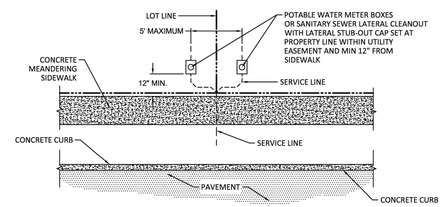
DIP WATER MAIN TREATMENT:
LINING SHALL BE CEMENT, AND COATING SHALL BE POLYETHYLENE ENCASEMENT

DIP SEWER FORCEMAIN TREATEMENT:
LINING SHALL BE P-401 CERAMIC EPOXY WITH QUARTZ PIGMENT, AND COATING SHALL BE POLYETHYLENE ENCASEMENT

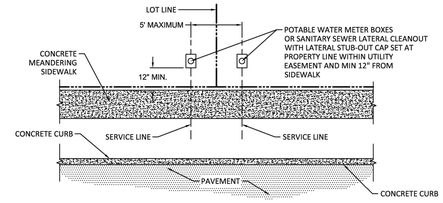
UNDERGROUND VERTICAL DEFLECTIONS SHALL BE MECHANICAL JOINT DIP.
ABOVE GROUND VERTICAL DEFLECTIONS SHALL BE FLANGED JOINT DIP.

ARV OR BLOW OFF MAY BE REQUIRED AS DETERMINED BY VILLAGE ENGR.

TYPICAL PIPE CROSSING DETAILS | DRWN: ELF | DATE: 06/2020 | SCALE: NONE | REV: 2020 | DWG. NO. T-6



TYPICAL DOUBLE WATER/SANITARY SEWER SERVICE TERMINATION



TYPICAL SINGLE WATER/SANITARY SEWER SERVICE TERMINATION

PLAN VIEW

NOTE:
1. CONTRACTOR SHALL LOCATE THE PROPOSED SIDEWALK LOCATION WHERE THE PROPOSED SIDEWALK CROSSES THE LOT LINE PRIOR TO INSTALLING WATER AND SANITARY SEWER SERVICES TO ENSURE THAT ALL SERVICES ARE TERMINATED AT MIN 12" BEYOND THE PROPOSED SIDEWALK.
2. THE MAXIMUM SEWER SERVICE TERMINATION POINT MUST BE AT THE RIGHT-OF-WAY LINE.
3. WATER SERVICES SHALL BE CAPPED AND TERMINATED BETWEEN 8"-12" BELOW GRADE, AND TERMINUS MARKED CLEARLY ABOVE GRADE.
4. SET METER BOX AT PROPERTY LINE WITHIN UTILITY EASEMENT AND MIN 12" FROM SIDEWALK

TYPICAL SERVICE LINE TERMINATION | DRWN: ELF | DATE: 06/2020 | SCALE: NONE | REV: 2020 | DWG. NO. T-7

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FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM
PROJECT #24-001

TODD N. McLEOD, P.E. PROFESSIONAL ENGINEER, LICENSE NO. 47726, STATE OF FLORIDA. THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY TODD N. McLEOD, P.E. USING A SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NO. | REVISIONS | DATE

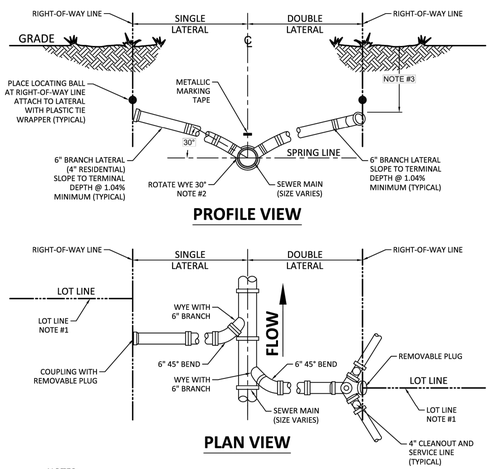
SANITARY SEWER GENERAL NOTES:

1. ALL HARDWARE, MISCELLANEOUS METAL PARTS AND THE LIKE SHALL BE TYPE 304 STAINLESS STEEL.
2. GRAVITY SEWER LINES SHALL BE PVC SDR 35 OR DUCTILE IRON PRESSURE CLASS 200, LINED WITH P-401 CERAMIC EPOXY WITH QUARTZ PIGMENT AND POLYETHYLENE ENCASEMENT.
3. MANHOLES, GREASE INTERCEPTORS AND CONCRETE WASTEWATER STRUCTURES SHALL BE LINED AND COATED WITH RAVEN 405 OR COAL TAR EPOXY.
4. SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE VILLAGE TRENCH DETAILS T-1 THROUGH T-7.
5. GRAVITY SEWER MAINS SHALL BE 8" MINIMUM AND TERMINATE IN A MANHOLE. MANHOLES SHALL BE LOCATED IN GRASS AREAS, MIDDLE OF STREET OR CENTERED IN A DRIVE LANE. ALL LATERALS SHALL TERMINATE IN A SEWER MAIN AND SHALL BE AT LEAST 5' FROM THE NEAREST MANHOLE.
6. MANHOLES DEEPER THAN 12', DROP MANHOLES OR MANHOLES SERVICING PIPE 36" AND LARGER SHALL BE 72" DIAMETER WITH CONCENTRIC MANHOLE COVER WITH 20" AND 30" CLEAR OPENINGS.
7. MINIMUM SLOPES FOR GRAVITY SEWER SHALL BE 0.40% WITH THE HIGHEST RUN NOT LESS THAN 0.44%.
8. NO OUTSIDE DRAINS (FLOOR, YARD OR PATIO DRAINS) SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.
9. ALL VAULTS, WET WELLS, GREASE TRAPS AND MANHOLES SHALL BE COATED WITH TWO COATS OF COAL TAR EPOXY.

ALL MATERIALS FOR PUBLIC AND PRIVATE SEWER SYSTEM INSTALLATION SHALL BE REVIEWED AND APPROVED BY THE VILLAGE PRIOR TO INSTALLATION. PROVIDE A MINIMUM 48 HOUR NOTICE TO THE VILLAGE TO SCHEDULE INSPECTIONS OF MATERIAL AND INSTALLATIONS.

CONSTRUCTION HOLD POINTS FOR VILLAGE INSPECTION:
1. OBSERVE CONNECTIONS TO, AND REMOVAL/ABANDONMENT OF EXISTING SEWER MAIN SYSTEM.
2. REVIEW CONTRACTOR'S PROPOSAL FOR MAINTAINING SANITARY FLOW OF SEWAGE DURING CONSTRUCTION.
3. OBSERVE CONSTRUCTION OF MANHOLE BASE INCLUDING PIPE STUB(S), WATERSTOP(S), AND FLEXIBLE COUPLING(S).
4. INTERMITTENTLY OBSERVE CONSTRUCTION OF PIPING.
5. WITNESS VIDEO INSPECTION.

SANITARY SEWER GENERAL NOTES | DRWN: ELF | DATE: 06/2020 | SCALE: NONE | REV: 2020 | DWG. NO. S-0

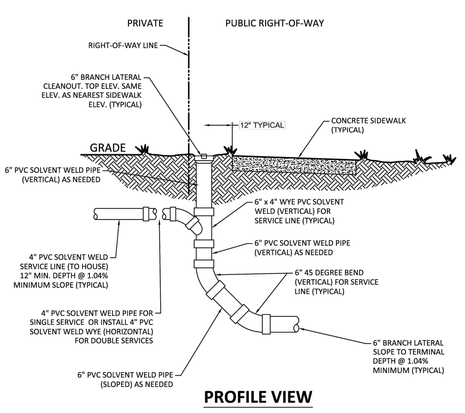


PROFILE VIEW

PLAN VIEW

NOTES:
1. LATERAL STUB OUTS, BOTH SINGLE & DOUBLE SHALL BE LOCATED WITHIN 12" OF PROPERTY LINE / RIGHT-OF-WAY LINE JUNCTION.
2. INVERT SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
3. ALL LATERAL STUB OUTS TO HAVE 30" MINIMUM & 42" MAXIMUM OF COVER AT LOT LINE. THIS COVER IS TO BE MEASURED FROM THE FINISHED GRADE OF THE LOT.
4. ENGINEER OF RECORD MUST ENSURE THAT DEPTHS ARE ADEQUATE TO PROVIDE A 1.0% SLOPE FOR HOUSE SEWER TO RIGHT-OF-WAY LINE.
5. WATER MAINS AND FORCE MAINS ARE TO BE INSTALLED SO AS TO MAINTAIN 18" VERTICAL SEPARATION WITH LATERAL.

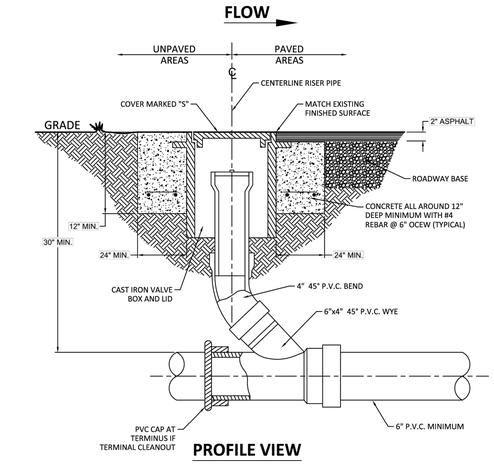
SINGLE AND DOUBLE SERVICE LATERALS | DRWN: ELF | DATE: 06/2020 | SCALE: NONE | REV: 2020 | DWG. NO. S-1A



PROFILE VIEW

NOTES:
1. LATERAL STUB OUTS, BOTH SINGLE & DOUBLE SHALL BE LOCATED WITHIN 12" OF PROPERTY LINE / RIGHT-OF-WAY LINE JUNCTION.
2. INVERT SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
3. ALL LATERAL STUB OUTS TO HAVE 30" MINIMUM & 42" MAXIMUM OF COVER AT LOT LINE. THIS COVER IS TO BE MEASURED FROM THE FINISHED GRADE OF THE LOT.
4. ENGINEER OF RECORD MUST ENSURE THAT DEPTHS ARE ADEQUATE TO PROVIDE A 1.0% SLOPE FOR HOUSE SEWER TO RIGHT-OF-WAY LINE.
5. WATER MAINS AND FORCE MAINS ARE TO BE INSTALLED SO AS TO MAINTAIN 18" VERTICAL SEPARATION WITH LATERAL.

SERVICE LATERAL CONNECTION | DRWN: ELF | DATE: 06/2020 | SCALE: NONE | REV: 2020 | DWG. NO. S-1B



PROFILE VIEW

NOTES:
1. SEWER CLEANOUTS IN TRAFFIC AREAS SHALL BE TRAFFIC RATED.

SEWER CLEANOUT | DRWN: ELF | DATE: 06/2020 | SCALE: NONE | REV: 2020 | DWG. NO. S-2

NOTE: THESE PLANS ARE STILL UNDER REGULATORY PERMIT REVIEW. OWNER IS ADVISED NOT TO ENTER INTO CONTRACT FOR THE CONSTRUCTION OF THIS PROJECT UNTIL ALL PERMITS ARE ISSUED. BIDDING/CONTRACTING PRIOR TO COMPLETION OF PERMITTING WILL RESULT IN INCREASED COSTS & CHANGE ORDERS.

DATUM NOTE: ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). TO CONVERT TO NGVD 1929, ADD 1.50' TO NAVD ELEVATIONS.

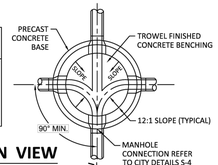
WATER & WASTEWATER DETAILS
OSCEOLA PINES PUD
RESIDENTIAL SUBDIVISION
INDIANTOWN, FLORIDA

DRC RESUBMITTAL
DATE: 4/7/2025

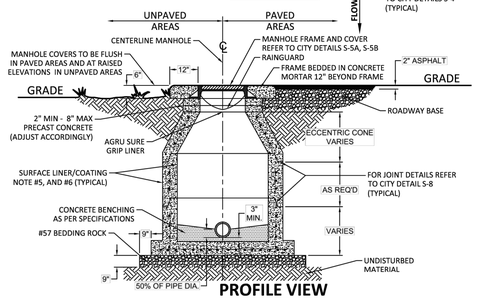
SHEET
C6.1
OF 33

MANHOLE * DEPTH	PIPE DIA. IN STRUCTURE	MIN. MH DIAMETER	MIN. ACCESS COVER DIA.	WALL THICKNESS	MIN. BASE THICKNESS
< 12'	< 15"	4'-0"	24"	5"	8"
> 12'	< 35"	5'-0"	22"/30"	6"	
	> 36"	6'-0"			
DROP	< 36"	6'-0"	22"/30"	6"	

* DEPTH IS MEASURED FROM MANHOLE COVER



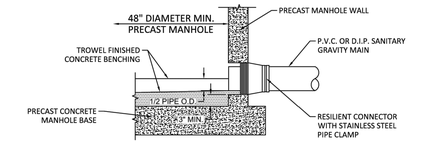
PLAN VIEW



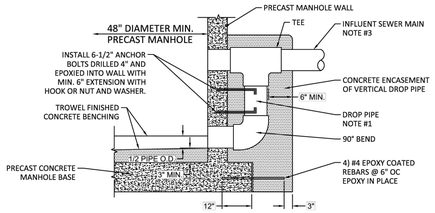
PROFILE VIEW

NOTES:
1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OR INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE, SEE MANHOLE CONNECTION VILLAGE DETAIL S-4.
2. APPROVED CONCENTRIC CONE DESIGN MAY BE USED AS AN ALTERNATIVE, WITH WRITTEN PRE-APPROVAL
3. ALL MANHOLES AND COVERS SHALL BE CONSTRUCTED FOR H-20 LOADING TRAFFIC BEARING ACCORDING TO AASHTO.
4. MANHOLE COVERS >24" DIAMETER SHALL BE CONSTRUCTED OF TWO CONCENTRIC COVERS, REFER TO VILLAGE DETAIL S-5B.
5. MANHOLES SHALL BE LINED AND COATED INTERIOR AND EXTERIOR WITH COAL TAR EPOXY PER SPECIFICATIONS.
6. MANHOLE INTERIOR SHALL BE LINED WITH HDPE OR FIBERGLASS FOR MANHOLES WITH FORCEMAIN INFLUENT MAINS.
7. BENCHING AND TROUGHS SHALL BE SMOOTH AND PROPERLY COATED.
8. MINIMUM 0.10' FALL MANHOLE.
9. RAINGUARD WITH LIFTING STRAP TO BE INCLUDED IN ALL MANHOLES. OVERFLOW PARTITIONS ARE NOT ACCEPTABLE.

PRECAST CONCRETE MANHOLE	DRWN: ELF	DATE: 06/2020	SCALE: NONE	
	REV: 2020	DWG. NO. S-3		



STANDARD PRECAST MANHOLE PIPE CONNECTION

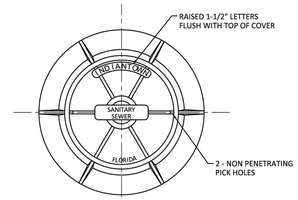


EXISTING MANHOLE DROP MANHOLE PIPE CONNECTION

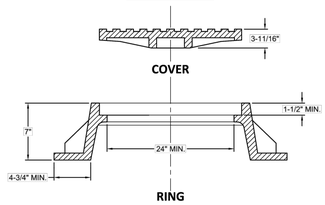
PARTIAL PROFILE VIEW

NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF SAME SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL SEWER INFLUENT PIPES WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT. THE VILLAGE MAY APPROVE ALTERNATE WATER TIGHT CONNECTION DETAILS FOR PIPES OF 24" DIAMETER OR LARGER.
3. FOR NEW CONSTRUCTION DROP MANHOLE MAY BE PRECAST IF APPROVED IN ADVANCE OF CONSTRUCTION.

MANHOLE CONNECTION DETAILS	DRWN: ELF	DATE: 06/2020	SCALE: NONE	
	REV: 2020	DWG. NO. S-4		



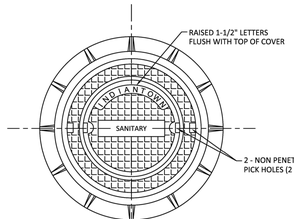
PLAN VIEW



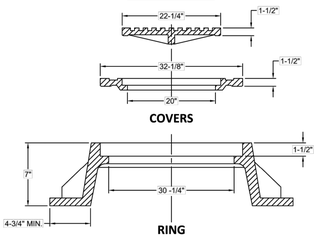
PROFILE VIEW

NOTES:
1. MANHOLE RING AND COVER TO HAVE A MIN. 24" CLEAR OPENING AND "O" RING TYPE SEAL, MANUFACTURED AT THE FOUNDRY.
2. MANHOLE RING AND COVER TO BE U.S. FOUNDRY AND MANUFACTURING Co. MODEL #225-AS-ORS OR APPROVED EQUAL.
3. MANHOLE COVERS MUST BE STAMPED "INDIANTOWN" FOR PUBLIC SYSTEM.
4. PRIVATE SEWER MUST BE STAMPED "PRIVATE".
5. MANHOLE LOCATED IN PRIVATE YARD EASEMENTS SHALL HAVING LOCKING COVERS.

STANDARD 4' MANHOLE RING AND COVER	DRWN: ELF	DATE: 06/2020	SCALE: NONE	
	REV: 2020	DWG. NO. S-5A		



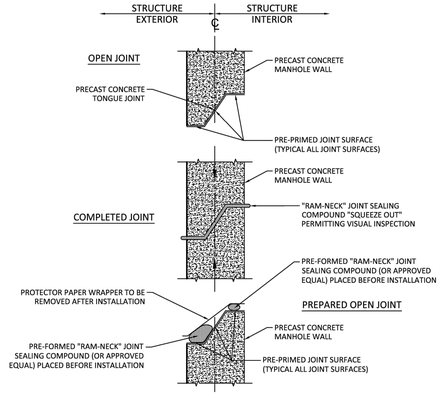
PLAN VIEW



PROFILE VIEW

NOTES:
1. MANHOLE RING AND DOUBLE COVER TO HAVE A MIN. 30" CLEAR OPENING AND "O" RING TYPE SEAL, MANUFACTURED AT THE FOUNDRY.
2. MANHOLE RING AND COVER TO BE U.S. FOUNDRY AND MANUFACTURING Co. MODEL #230-AB-M OR APPROVED EQUAL.
3. MANHOLE COVERS MUST BE STAMPED "INDIANTOWN" FOR PUBLIC SYSTEM.
4. PRIVATE SEWER MUST BE STAMPED "PRIVATE".
5. MANHOLE LOCATED IN PRIVATE YARD EASEMENTS SHALL HAVING LOCKING COVERS.

5' MANHOLE RING AND COVER	DRWN: ELF	DATE: 06/2020	SCALE: NONE	
	REV: 2020	DWG. NO. S-5B		



STANDARD PRECAST STRUCTURE WALL JOINT CONNECTION

PARTIAL PROFILE VIEW

NOTES:
1. ALL MANHOLES SHALL BE CONSTRUCTED FOR H-20 LOADING TRAFFIC BEARING ACCORDING TO AASHTO.
2. MANHOLE COVERS >24" DIAMETER SHALL BE CONSTRUCTED OF TWO CONCENTRIC COVERS, REFER TO CITY DETAIL S-5B.
3. MANHOLES SHALL BE LINED AND COATED INTERIOR AND EXTERIOR WITH COAL TAR EPOXY PER SPECIFICATIONS.
4. MANHOLE INTERIORS SHALL BE LINED WITH HDPE OR FIBERGLASS FOR MANHOLES WITH FORCEMAIN INFLUENT MAINS.

TYPICAL MANHOLE CONNECTION JOINT	DRWN: ELF	DATE: 06/2020	SCALE: NONE	
	REV: 2020	DWG. NO. S-6		

FORCEMAIN GENERAL NOTES:

1. ALL HARDWARE, CONNECTORS, MISCELLANEOUS METAL PARTS AND THE LIKE SHALL BE TYPE 304 STAINLESS STEEL.
2. FORCE MAIN SHALL BE PVC C900 CLASS 200, HDPE DR11 (200 PSI) OR DUCTILE IRON PRESSURE CLASS 200 LINED WITH P-401 CERAMIC EPOXY WITH QUARTZ PIGMENT AND POLYETHYLENE ENCASEMENT.
3. VALVES ON FORCE MAIN SHALL BE LINE SIZED PLUG VALVES, EXCEPT A GATE VALVE MAY BE USED AT A TAPPING SLEEVE.
4. ISOLATION PLUG VALVES SHALL BE INSTALLED AT NOT MORE THAN 1000' INTERVALS.
5. FORCE MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TRENCH DETAILS T-1 THROUGH T-7.
6. ALL FORCE MAINS WITHIN THE RIGHT OF WAY SHALL BE 4" MINIMUM.
7. FORCE MAIN VERTICAL PIPE OFFSETS REQUIRE AN AIR RELIEF VALVE.
8. NO 90 DEGREE BENDS SHALL BE USED ON FORCEMAINS.
9. FORCEMAINS SHALL BE PRESSURE TESTED TO 150 PSI FOR TWO HOURS.
10. ALL VALVES SHALL BE MARKED WITH THE "V" IN CURB AND PAINTED GREEN FOR SANITARY SEWER.

FORCEMAIN GENERAL NOTES	DRWN: ELF	DATE: 06/2020	SCALE: NONE	
	REV: 2020	DWG. NO. FM-0		

WATER DETAILS - GENERAL NOTES:

1. ALL COMMERCIAL WATER METERS AND RPZ BACKFLOW ASSEMBLIES SHALL BE ABOVE GROUND INSTALLATIONS, UNLESS APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION. SINGLE FAMILY RESIDENTIAL SERVICES ARE THE ONLY CASE WHERE IN GROUND METER BOXES ARE REQUIRED.
2. WATERLINE SHALL BE PVC C900 OR C905 CLASS 200, HDPE DR11 (200 PSI) OR DUCTILE IRON PRESSURE CLASS 200 CEMENT LINED.
3. WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TRENCH DETAILS T-1 THROUGH T-7.
4. WATER MAINS SHALL BE 8" MINIMUM. UNLESS OTHERWISE DIRECTED BY UTILITY.
5. WATER SERVICE AND DDCV CONNECTIONS SHALL BE VALVED SO THAT EACH MAY BE ISOLATED AND NOT AFFECT FLOW TO THE OTHER.
6. ALL MASTER METER INSTALLATIONS SHALL HAVE, MINIMUM A 4" TAP AND VALVE, AND 4" PIPE TO METER LOCATION, THEN REDUCED TO ENGINEER DESIGNED WATER SERVICE LINE SIZE.
7. ALL NEW WATER LINES SHALL BE CLEANED WITH PIG OR CLEANING BALL PRIOR TO TESTING.
8. POTABLE WATER SHALL NOT BE USED FOR IRRIGATION. IRRIGATION WATER SHALL BE SUPPLIED BY A LAKE CONNECTION OR AN ON-SITE WELL, IF RECLAIMED WATER IS NOT AVAILABLE.
9. SERVICE LINE CROSSING UNDER PAVEMENT SHALL BE SLEEVED. ENDS OF SLEEVES TERMINATING UNDER PAVEMENT SHALL BE GROUT SEALED.

ALL MATERIALS FOR PUBLIC AND PRIVATE WATER SYSTEM INSTALLATION SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION, PROVIDE 48 HOUR NOTICE TO THE VILLAGE TO SCHEDULE INSPECTIONS OF MATERIAL AND INSTALLATIONS.

CONSTRUCTION HOLD POINTS FOR CITY INSPECTION:
1. OBSERVE CONNECTIONS TO, AND REMOVAL/ABANDONMENT OF EXISTING WATER MAIN SYSTEM.
2. REVIEW CONTRACTOR'S PROPOSAL FOR MAINTAINING WATER FLOW DURING CONSTRUCTION.
3. INTERMITTENTLY OBSERVE CONSTRUCTION OF PIPING.
4. OBSERVE PRESSURE TEST.
5. OBSERVE DISINFECTION AND BACTERIOLOGICAL TESTING.

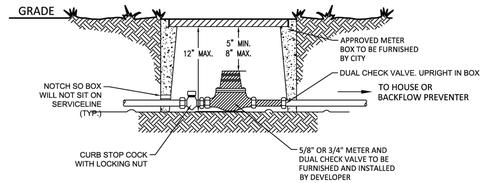
WATER DETAILS - GENERAL NOTES	DRWN: ELF	DATE: 06/2020	SCALE: NONE	
	REV: 2020	DWG. NO. W-0		

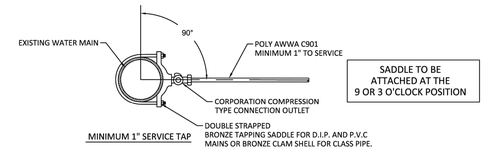
FLOW

BELOW GRADE METERS FOR SINGLE FAMILY RESIDENTIAL ONLY. ALL OTHER INSTALLATIONS SEE DETAIL W-2B

CURBSTOP,METER AND DUAL CHECK SET UP TO BE CENTERED IN METER BOX

METERS SHALL BE RADIO READ TYPE, BY MASTER METER





PROFILE VIEW

NOTES:
1. LONG SIDE SERVICES REQUIRE POLY SERVICE LINE TO BE INSTALLED THROUGH A POLYTUBE CASING INSTALLED UNDER THE ROAD
2. ALL TAPS SHALL BE 1" OR 2".

RESIDENTIAL WATER CONNECTIONS (1" SERVICE TAP)	DRWN: ELF	DATE: 06/2020	SCALE: NONE	
	REV: 2020	DWG. NO. W-1A		

NOTE: THESE PLANS ARE STILL UNDER REGULATORY PERMIT REVIEW. OWNER IS ADVISED NOT TO ENTER INTO CONTRACT FOR THE CONSTRUCTION OF THIS PROJECT UNTIL ALL PERMITS ARE ISSUED. BIDDING/CONTRACTING PRIOR TO COMPLETION OF PERMITTING WILL RESULT IN INCREASED COSTS & CHANGE ORDERS.

DATUM NOTE: ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). TO CONVERT TO NGVD 1929, ADD 1.50' TO NAVD ELEVATIONS.

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TODD N. MCLEOD, P.E.
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FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM

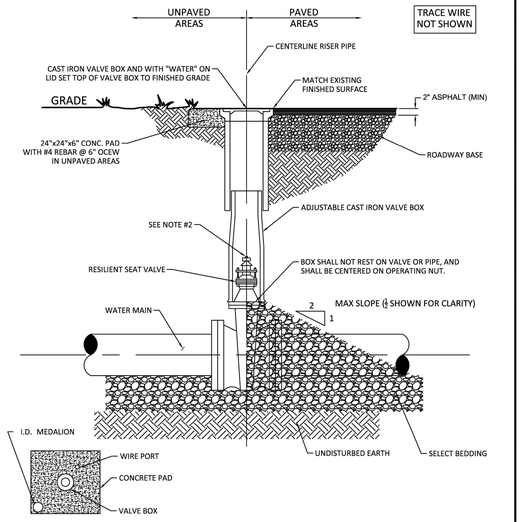
PROJECT #:24-001

NO.	DATE	REVISIONS

WATER & WASTEWATER DETAILS
OSCEOLA PINES PUD
RESIDENTIAL SUBDIVISION
INDIANTOWN, FLORIDA

DRC RESUBMITTAL
DATE: 4/7/2025

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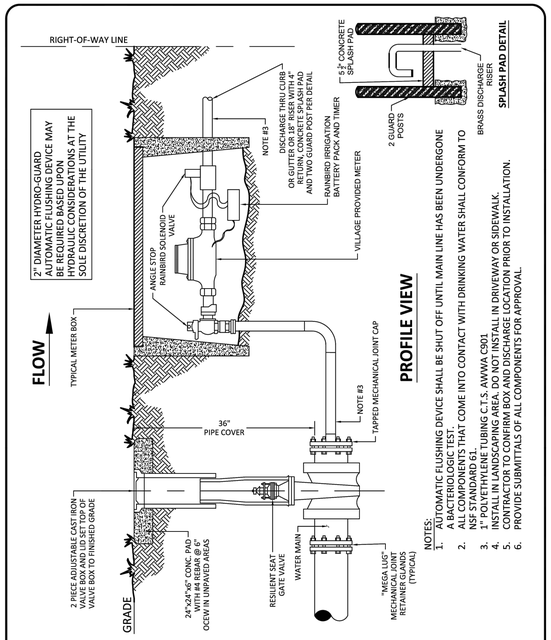


PROFILE VIEW

NOTES:
1. P.V.C. OR D.I.P. EXTENSIONS MAY BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATION NUT FOR DEEPER VALVES SHALL BE EXTENDED TO COME UP TO A MAX DEPTH OF 4 FEET BELOW FINISHED GRADE.

INLINE GATE VALVE AND VALVE BOX DETAIL

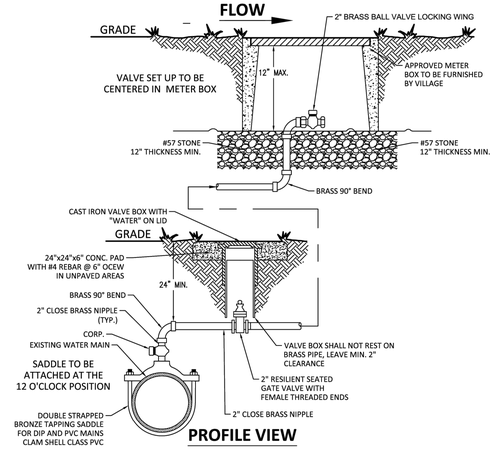
DRWN:	DATE:	SCALE:
ELF	06/2020	NONE
REV:	DWG. NO.	
2020	W-4	



NOTES:
1. AUTOMATIC FLUSHING DEVICE SHALL BE SHUT OFF UNTIL MAIN LINE HAS BEEN UNDERGONE A BACTERIOLOGIC TEST.
2. ALL COMPONENTS THAT COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF STANDARD 61.
3. 1" POLYETHYLENE TUBING C.T.S. AWWA C901
4. INSTALL IN LANDSCAPING AREA. DO NOT INSTALL IN DRIVEWAY OR SIDEWALK.
5. CONTRACTOR TO CONFIRM BOX AND DISCHARGE LOCATION PRIOR TO INSTALLATION.
6. PROVIDE SUBMITTALS OF ALL COMPONENTS FOR APPROVAL.

WATER MAIN AUTO FLUSH DETAIL

DRWN:	DATE:	SCALE:
ELF	06/2020	NONE
REV:	DWG. NO.	
2020	W-5A	

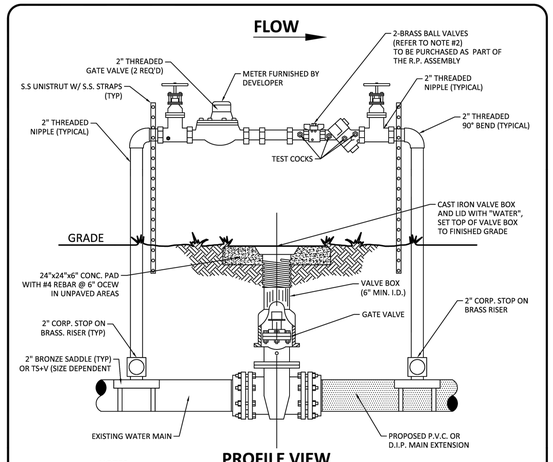


PROFILE VIEW

NOTES:
1. ALL FITTING AND PIPES TO BE THREADED BRASS OR CTS POLY.
2. THE VERTICAL OFFSET BLOWOFF DETAIL SHOULD BE USED AT EACH LOCATION WHERE THE VERTICAL OFFSET OF THE WATERLINE TO CLEAR ANOTHER PIPELINE EXCEEDS 3'-0". IT SHOULD BE LOCATED ON THE HIGH SIDE OF THE OFFSET PIPING TO BLEED AIR FROM THE WATER LINE.
3. TAP SHOULD BE MADE AT THE 12 O'CLOCK POSITION OR AS CLOSE TO THAT AS PRACTICAL.
4. VALVE BOX AND METER BOX SHALL NOT REST ON PIPING.
5. LOCATE VALVE IN METER BOX IN LANDSCAPED AREA. PRE-APPROVAL IS REQUIRED FOR LOCATIONS WITHIN PAVED AREA. DO NOT LOCATE IN A DRIVEWAY.

MANUAL ARV / BLOW-OFF DETAIL

DRWN:	DATE:	SCALE:
ELF	06/2020	NONE
REV:	DWG. NO.	
2020	W-5B	



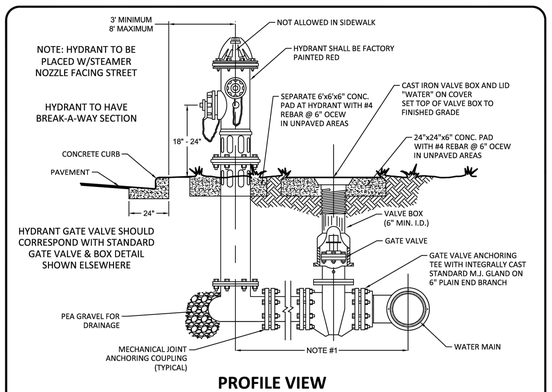
PROFILE VIEW

NOTES:
1. THE MAIN VALVE SHALL BE LOCKED IN THE CLOSED POSITION AND OPERATED BY UTILITY PERSONNEL ONLY. IF NO VALVE IS PROVIDED, MAINTAIN PHYSICAL SEPARATION UNTIL D.E.P. LETTER OF CLEARANCE IS RECEIVED AND UTILITY APPROVES CONNECTION
2. USE AT POINTS OF FILLING. ALL OTHER LOCATIONS PROPOSED FOR CONNECTION TO EXISTING MAINS MUST REMAIN ISOLATED UNTIL D.E.P. CLEARANCE IS OBTAINED.
3. 1" DIAMETER JUMPER MAY BE USED FOR UP TO 180 LF OF PIPE EXTENSION.
4. ALL RPZ BACK FLOW ASSEMBLIES MUST BE TESTED AND RESULTS SENT TO THE VILLAGE PRIOR TO INSTALLATION.
5. ALL PIPES AND APPURTENANCES TO BE 2" FOR NEW MAINS UP TO 8". FOR MAINS OVER 8", ALL PIPES AND APPURTENANCES TO BE SIZED AND DESIGNED BY THE ENGINEER OF RECORD

ASSEMBLIES TO BE INSTALLED IN STRICT ACCORDANCE TO MANUFACTURER'S INSTRUCTIONS!

TEMPORARY JUMPER CONNECTION

DRWN:	DATE:	SCALE:
ELF	06/2020	NONE
REV:	DWG. NO.	
2020	W-6	



PROFILE VIEW

NOTES:
1. PROVIDE ADDITIONAL GATE VALVE ADJACENT TO THE FIRE HYDRANT, IDENTICAL TO THE ONE SHOWN ABOVE, IF DISTANCE IS EQUAL TO OR GREATER THAN 20 FT.
2. FOR SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS, THE MAXIMUM DISTANCE BETWEEN HYDRANTS SHALL BE 400 FEET.
3. FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH AWWA C-502 AND SHALL HAVE BRONZE TO BRONZE MAIN SEAT THREADING SURFACES. ACCEPTABLE MANUFACTURERS OF FIRE HYDRANTS SHALL BE MUELLER, CENTURION OR AMERICAN DARLING.
4. NEW FIRE HYDRANTS SHALL BE POSITIONED NO MORE THAN 8 FEET NOR LESS THAN 3 FEET OFF THE EDGE OF PAVEMENT. THE CENTER LINE OF THE STEAMER CONNECTION (4 1/2") SHALL BE POSITIONED BETWEEN 18"-24" ABOVE FINISH GRADE.
5. A SIX-INCH M.J. HYDRANT CONNECTION SHALL BE PROVIDED USING A HYDRANT VALVE ANCHORING TEE WITH INTEGRALLY CAST STANDARD M.J. GLAND ON SIX-INCH PLAIN END BRANCH.
6. FIRE HYDRANTS SHALL BE LOCATED WITHIN 100 FEET OF ANY FIRE DEPARTMENT CONNECTION ON THE SAME SIDE OF THE ROADWAY AND POSITIONED SO THAT WHEN IN USE, THE ROADWAY WILL NOT BE BLOCKED BY FIRE DEPARTMENT APPARATUS OR EQUIPMENT.
7. LANDSCAPING, OR ANY OTHER OBSTRUCTION, SHALL NOT BE LOCATED WITHIN 7.5 FEET TO THE FRONT AND SIDES OR 4.5 FEET TO THE REAR OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION.
8. APPLY FOOD GRADE ANTI-SIEZE LUBRICANT TO HYDRANT CAPS (GREASE IS NOT PERMITTED).
9. WHEN NO CURB EXISTS, PLACE HYDRANT 8' FROM EDGE OF PAVEMENT BUT INSIDE THE RIGHT-OF-WAY FOR STREET INSTALLATIONS.
10. HYDRANTS SHALL BE INSTALLED BEHIND CURBS OR PROTECTED BY TWO STEEL GUARD POSTS (BOLLARDS).
11. FIRE HYDRANTS SHALL BE FACTORY PAINTED SAFETY RED.
12. PROVIDE BLUE RAISED REFLECTOR IN ROAD.

FIRE HYDRANT ASSEMBLY WITH ANCHOR TEE

DRWN:	DATE:	SCALE:
ELF	06/2020	NONE
REV:	DWG. NO.	
2020	W-7	

THRUST RESTRAINED TABLE FOR DUCTILE IRON PIPE
MINIMUM LENGTH (FT) OF PIPE TO BE RESTRAINED FOR EACH SIDE OF FITTING(S)

FITTINGS	PIPE SIZE							
	2-6"	8"	10"	12"	16"	20"	24"	30"	36"
90 BEND	44(51)	57(66)	68(78)	78(92)	99(116)	119(137)	137(158)	161(185)	183(210)
45 BEND	18(21)	24(28)	29(33)	33(38)	42(48)	50(57)	57(66)	66(77)	77(87)
22.5 BEND	9(11)	12(14)	14(17)	17(18)	21(24)	24(29)	27(32)	33(38)	38(42)
11.25 BEND	5(6)	6(8)	8(9)	9(9)	11(12)	12(14)	14(17)	17(20)	18(21)
BRANCH OF TEE	42(59)	69(99)	92(131)	116(165)	161(230)	204(291)	245(348)	300(428)	353(503)
DEAD END	92(131)	120(171)	143(204)	168(239)	213(305)	257(366)	299(425)	354(507)	408(582)

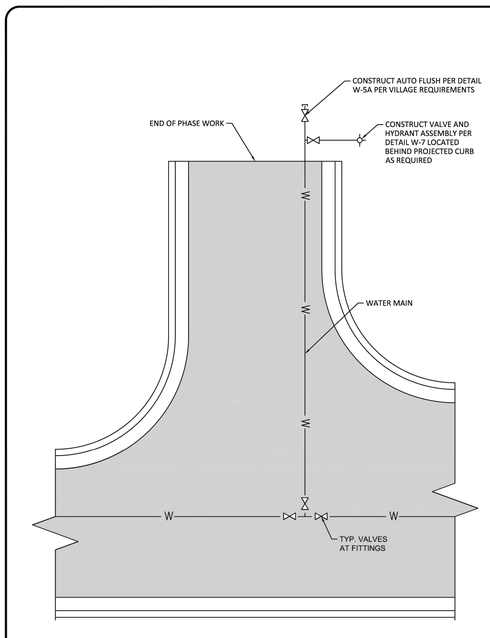
THRUST RESTRAINED TABLE FOR P.V.C. PIPE
MINIMUM LENGTH (FT) OF PIPE TO BE RESTRAINED FOR EACH SIDE OF FITTING(S)

FITTINGS	PIPE SIZE							
	4"	6"	8"	10"	12"	16"	20"	24"	30"
90 BEND	58	82	107	128	149	189	227	262	309
45 BEND	24	34	45	53	62	78	93	108	128
22.5 BEND	12	16	22	26	30	36	45	53	62
11.25 BEND	5	8	11	12	15	19	23	26	31
BRANCH OF TEE	58	95	130	163	196	257	315	371	448
DEAD END	90	128	166	201	235	298	359	419	500

NOTES:
1. ALL FITTINGS SHALL BE RESTRAINED JOINT TYPE UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO, OR GREATER THAN, THE LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN-LINE VALVES OUTSIDE THE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTH OF RESTRAINED JOINT PIPING FOR REDUCERS, REDUCING TEES AND VERTICAL POSITION FITTINGS SHALL BE DESIGNED ON AN INDIVIDUAL BASIS, WITH DESIGN CALCULATIONS FOR EACH BEING SUBMITTED FOR REVIEW.
6. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, WITH THE FOLLOWING ASSUMPTIONS:
   - WORKING PRESSURE: 70 P.S.I.
   - DESIGN PRESSURE: 150 P.S.I.
   - SOIL DESIGNATION: SAND-SILT
   - LAYING CONDITION: TYPE-2
7. FOR PIPE ENCASED IN POLYETHYLENE, USE VALUES GIVEN IN PARENTHESES, OR INCREASE THE GIVEN VALUE BY A FACTOR OF 1.2.
8. DEFLECTION OF PIPE IS NOT AN ALLOWABLE SUBSTITUTE FOR FITTINGS SHOWN ON THE PLANS.

RESTRAINED PIPE TABLE

DRWN:	DATE:	SCALE:
ELF	06/2020	NONE
REV:	DWG. NO.	
2020	W-8	



WATERLINE TERMINATION FOR FUTURE PHASING

DRWN:	DATE:	SCALE:
ELF	06/2020	NONE
REV:	DWG. NO.	
2020	W-11	

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DATUM NOTE: ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). TO CONVERT TO NGVD 1929, ADD 1.50' TO NAVD ELEVATIONS.

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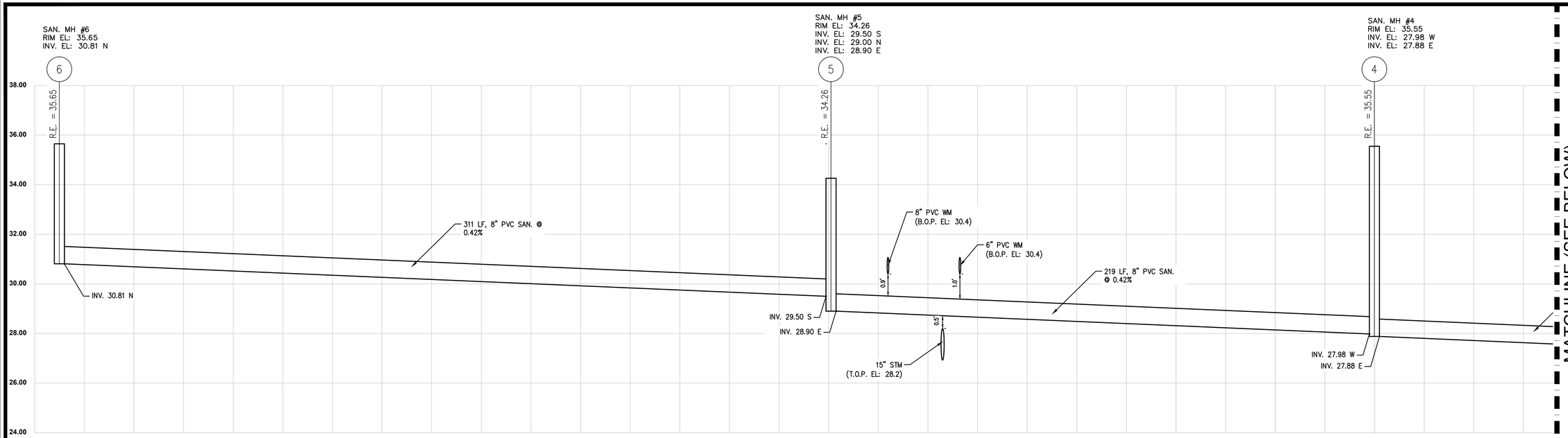
FIELD:
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DESIGNED: TNM
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WATER & WASTEWATER DETAILS
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RESIDENTIAL SUBDIVISION
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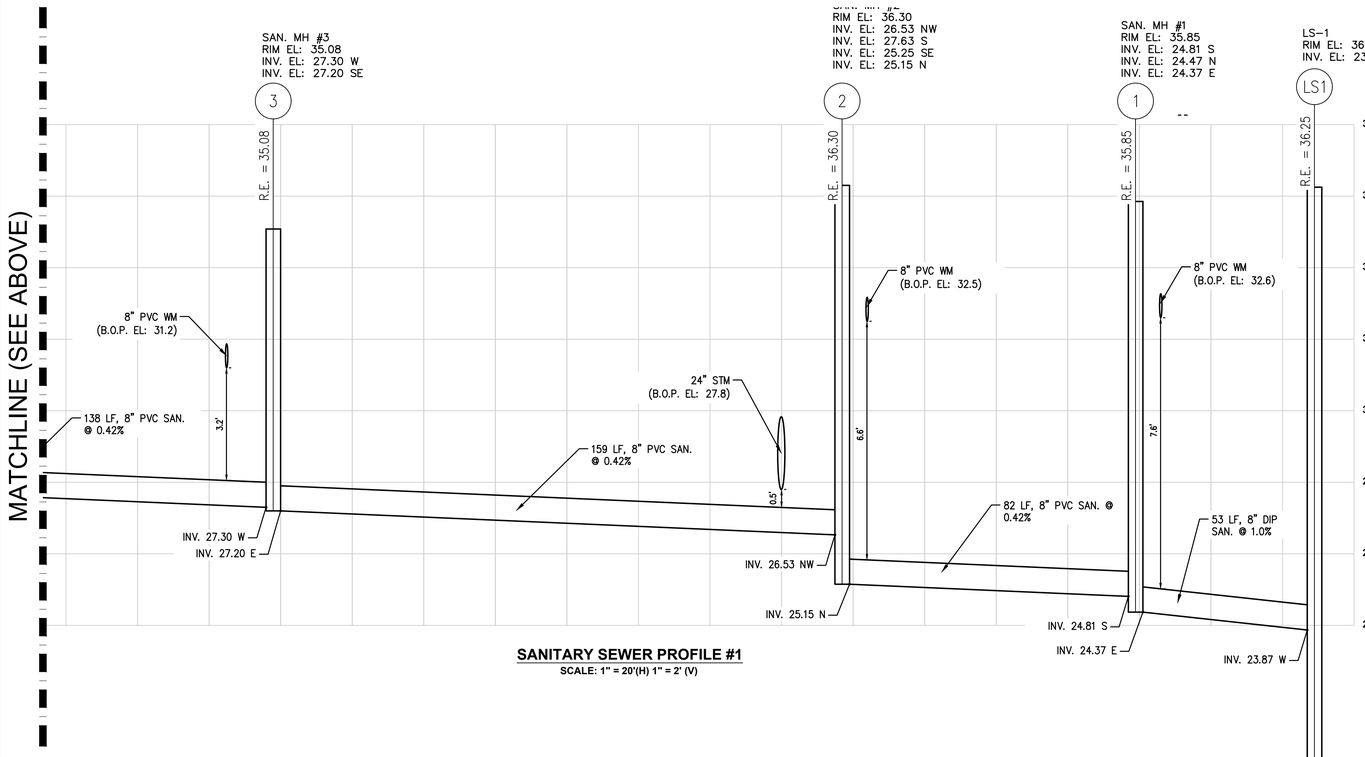
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MATCHLINE (SEE BELOW)

SANITARY SEWER PROFILE #1

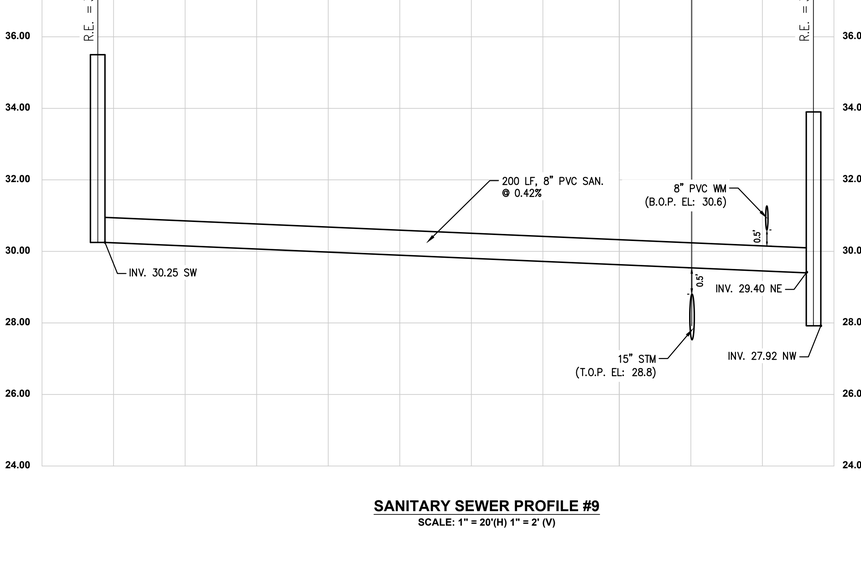
SCALE: 1" = 20'(H) 1" = 2' (V)



MATCHLINE (SEE ABOVE)

SANITARY SEWER PROFILE #9

SCALE: 1" = 20'(H) 1" = 2' (V)



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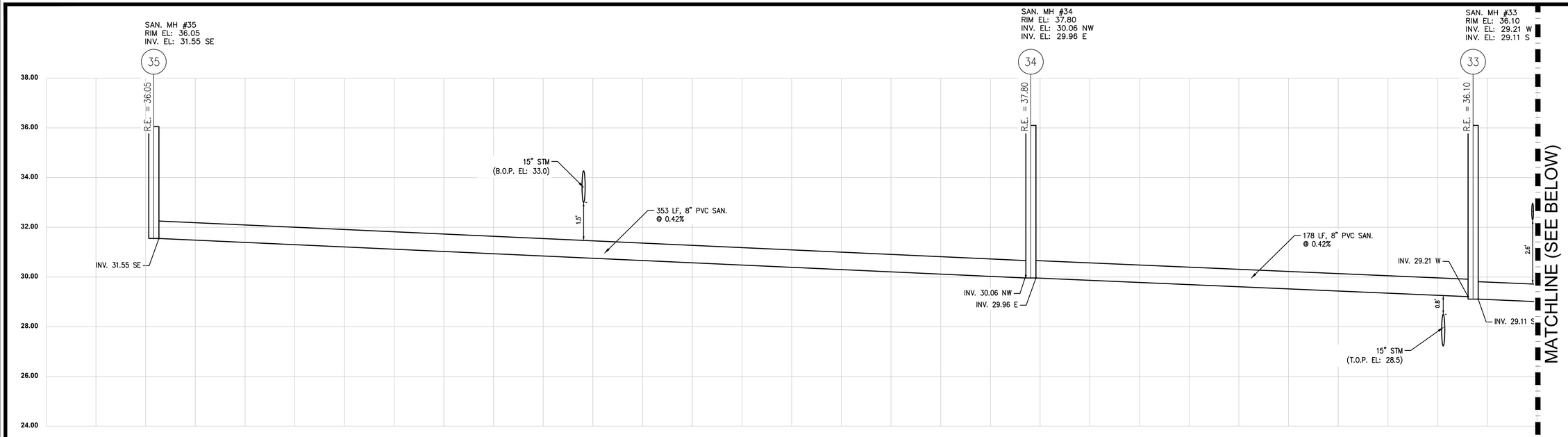
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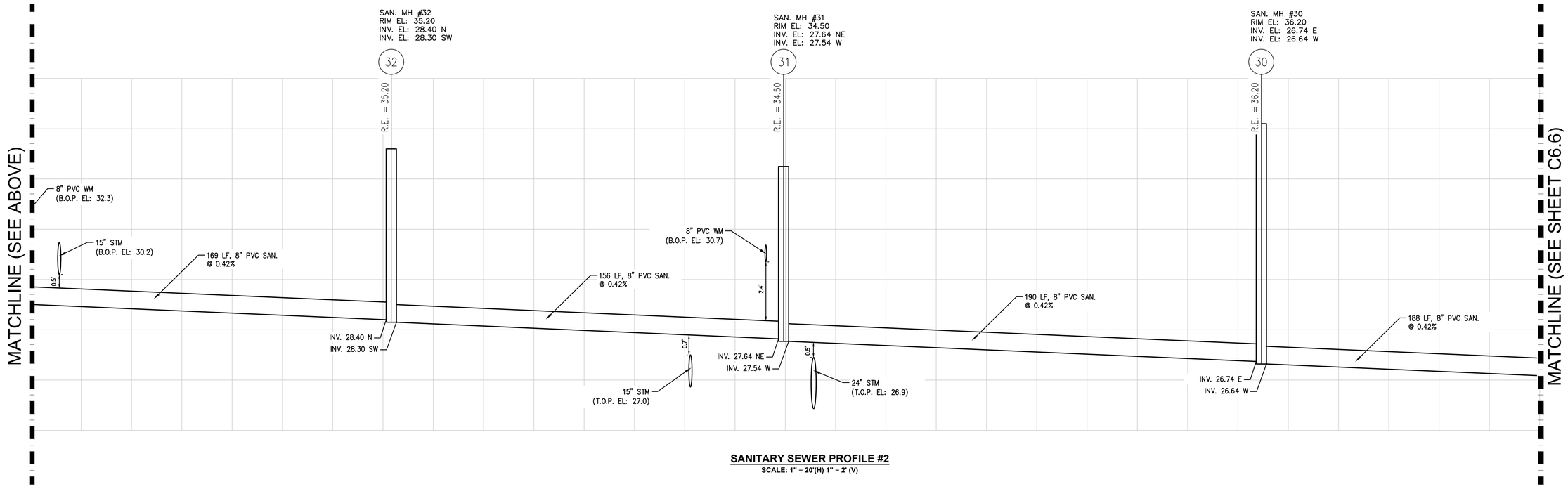
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SANITARY SEWER PROFILE #2
SCALE: 1" = 20'(H) 1" = 2' (V)



SANITARY SEWER PROFILE #2
SCALE: 1" = 20'(H) 1" = 2' (V)

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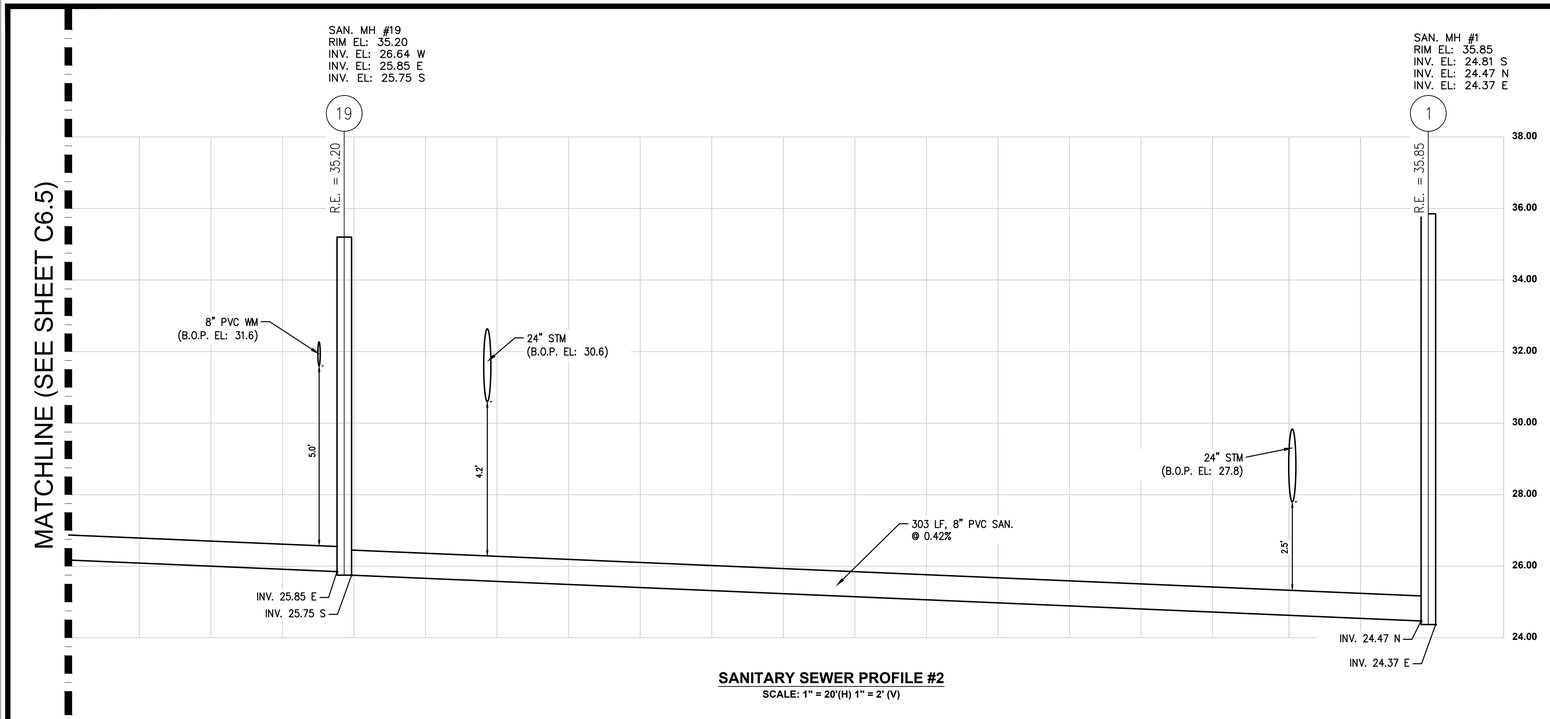
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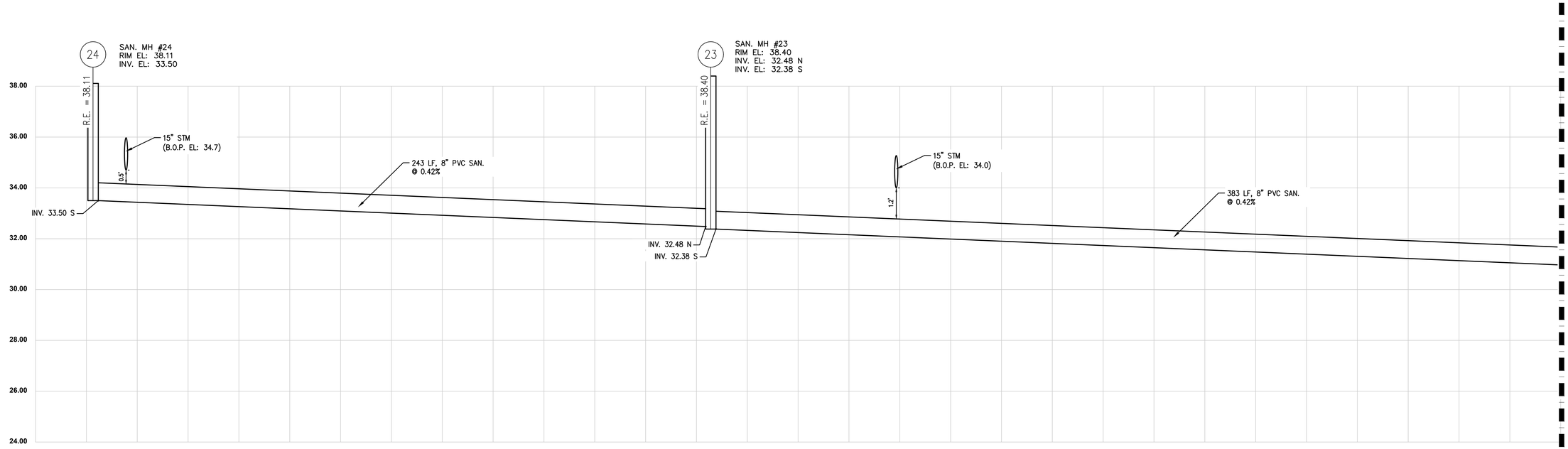
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SANITARY SEWER PROFILE #2
SCALE: 1" = 20'(H) 1" = 2' (V)



SANITARY SEWER PROFILE #3
SCALE: 1" = 20'(H) 1" = 2' (V)

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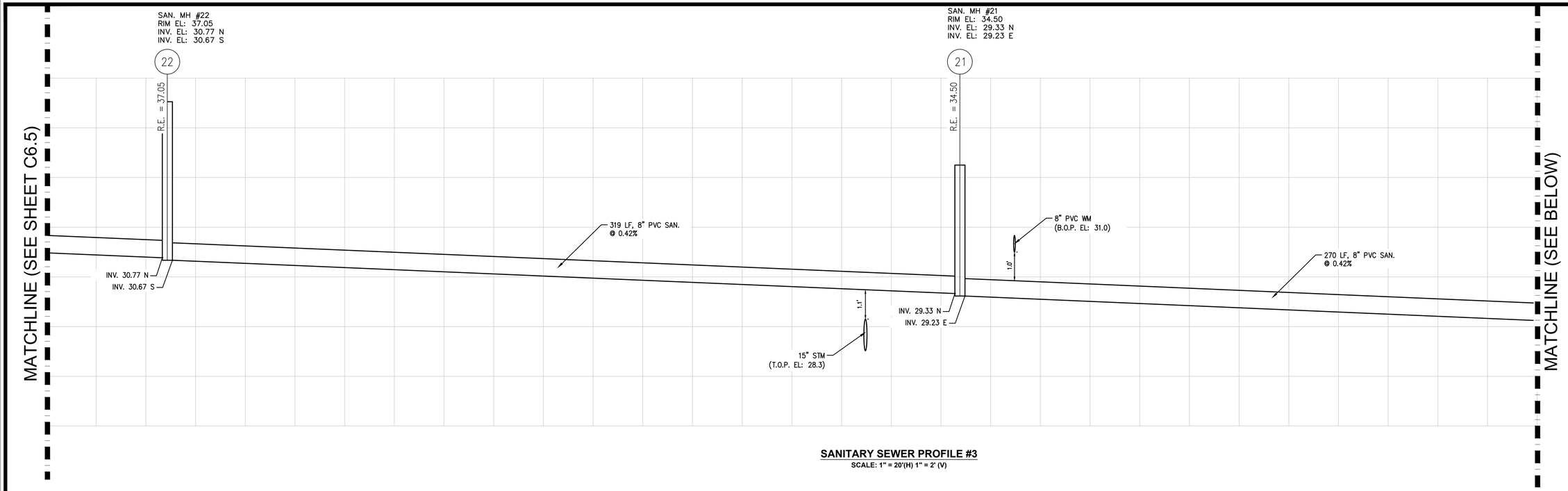
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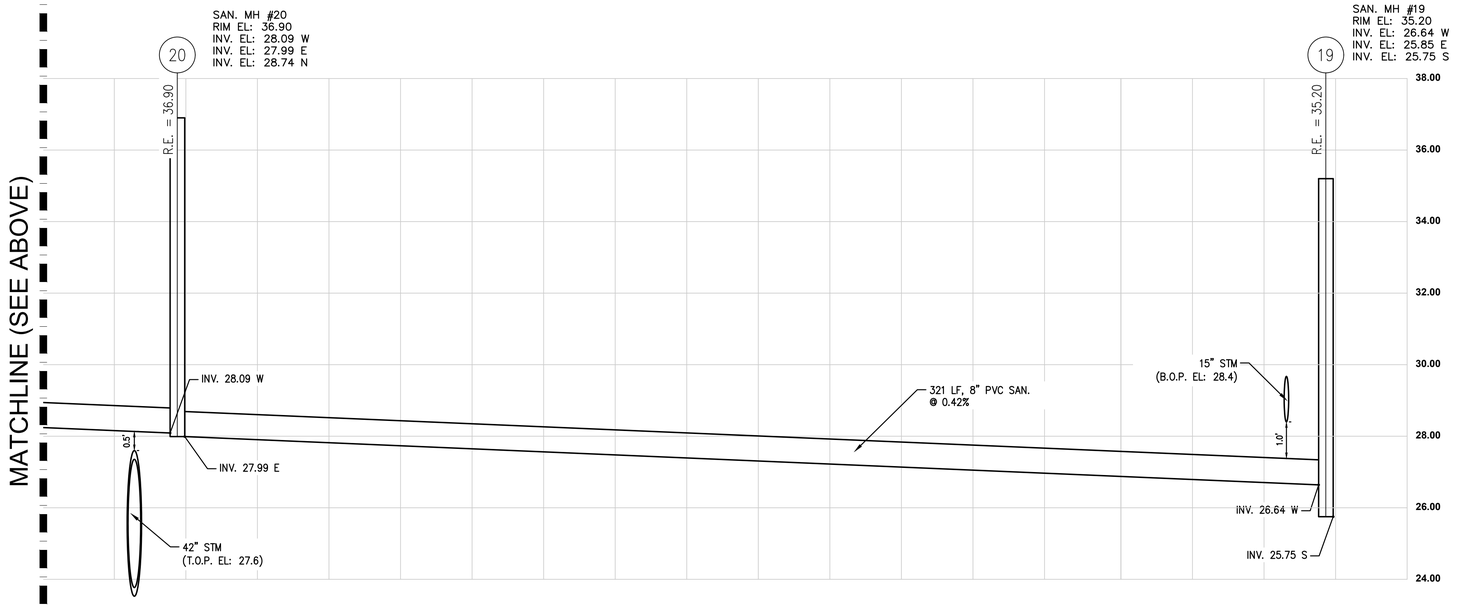
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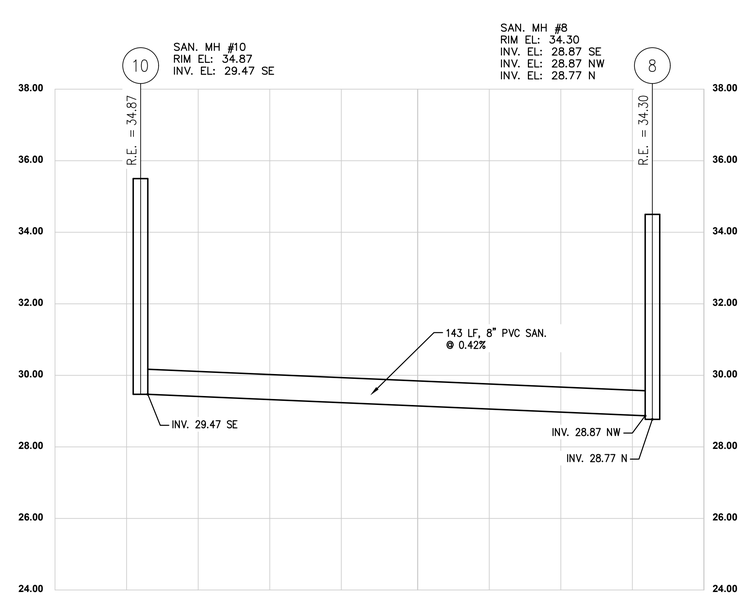
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SANITARY SEWER PROFILE #3
SCALE: 1" = 20'(H) 1" = 2' (V)



SANITARY SEWER PROFILE #3
SCALE: 1" = 20'(H) 1" = 2' (V)



SANITARY SEWER PROFILE #8
SCALE: 1" = 20'(H) 1" = 2' (V)

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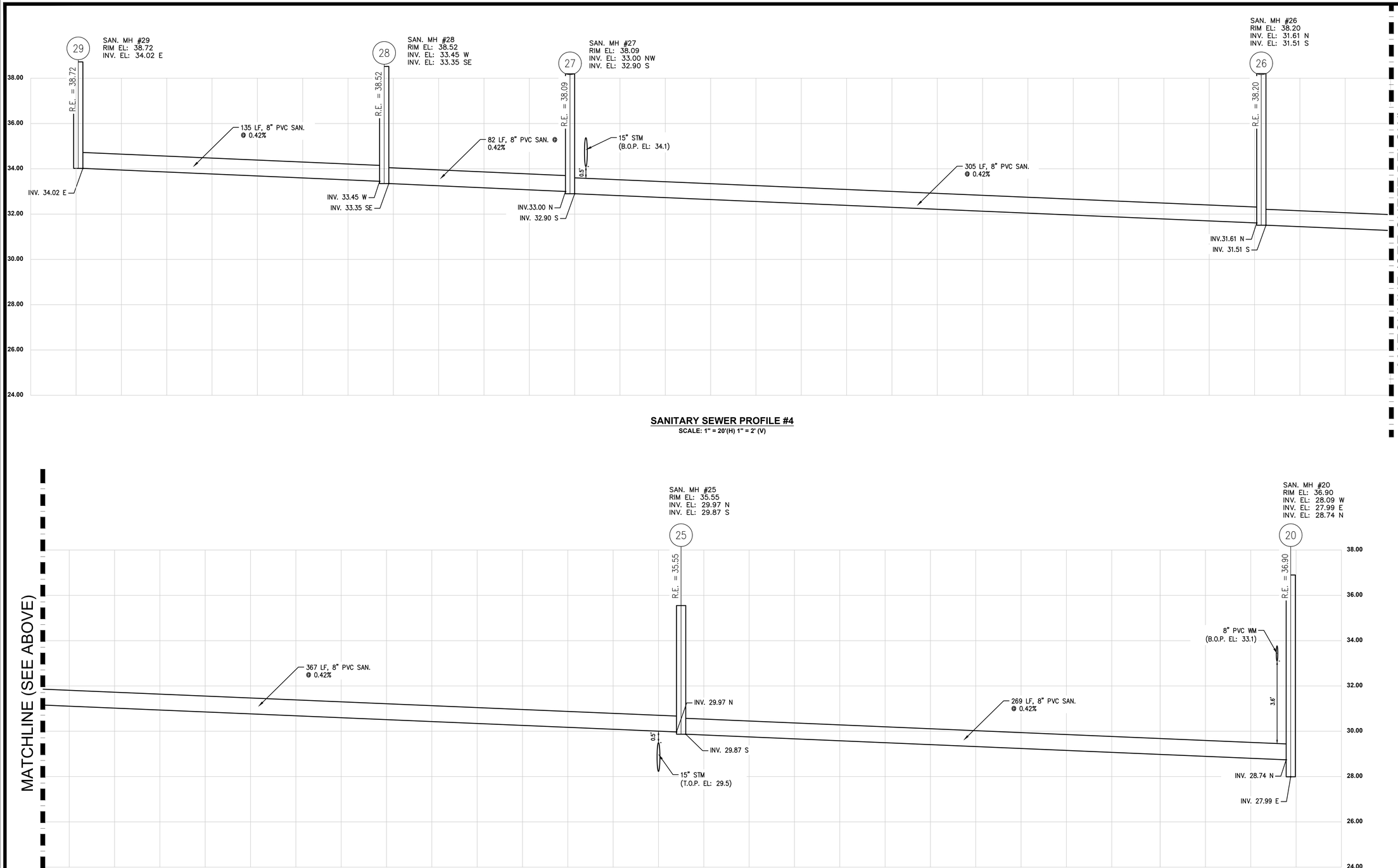
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SANITARY SEWER PROFILE #4
SCALE: 1" = 20'(H) 1" = 2' (V)

SANITARY SEWER PROFILE #4
SCALE: 1" = 20'(H) 1" = 2' (V)

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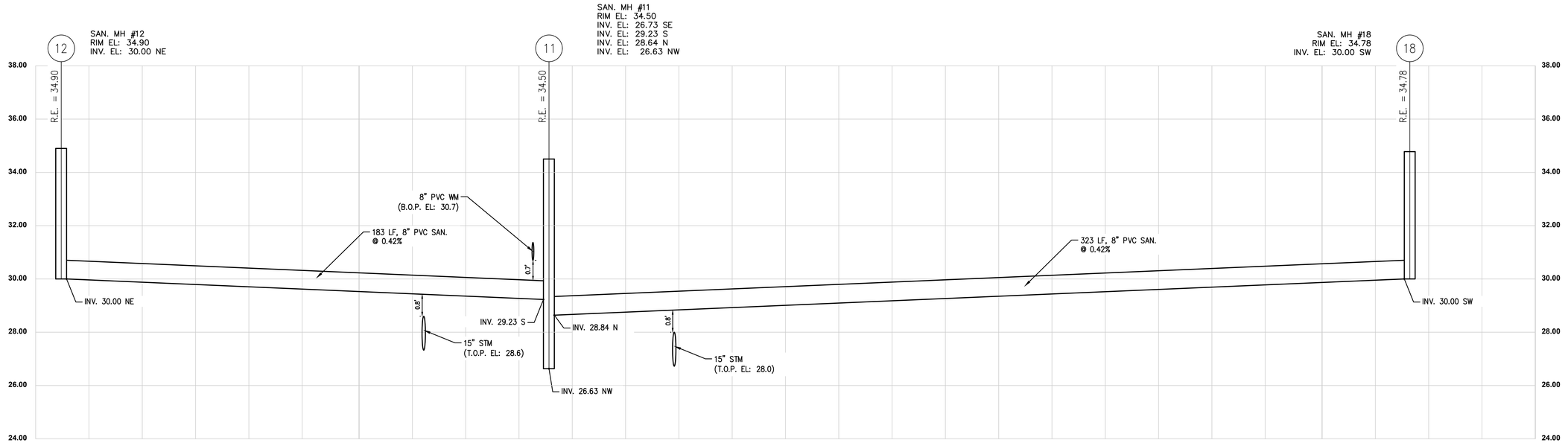
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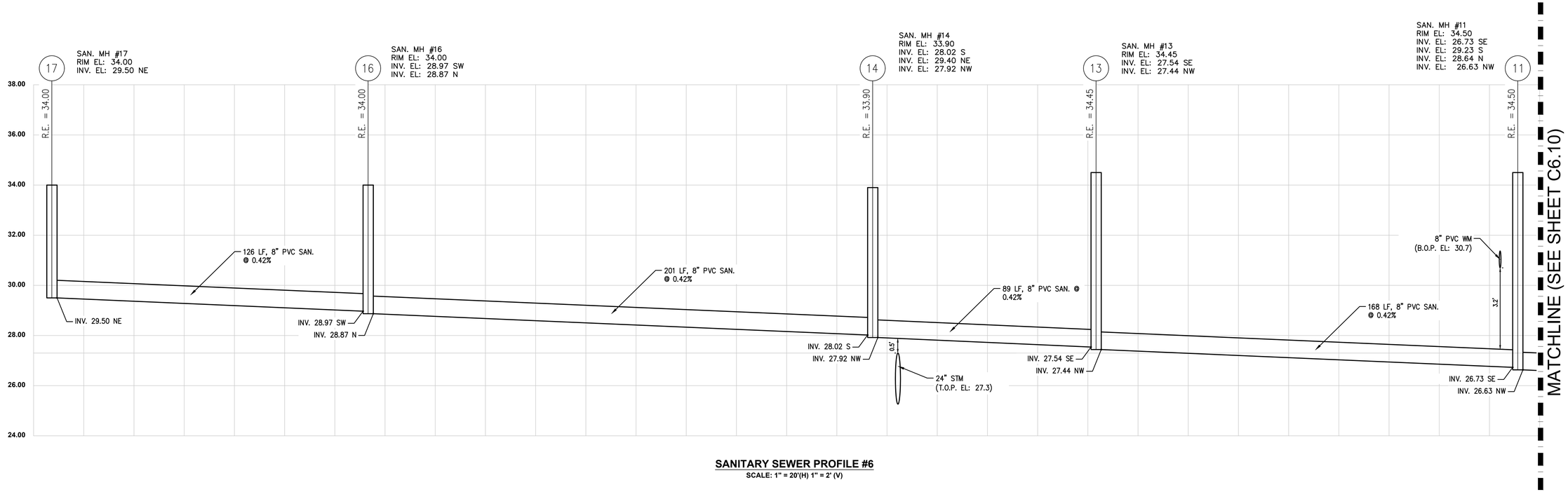
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SANITARY SEWER PROFILE #5
SCALE: 1" = 20'(H) 1" = 2' (V)



SANITARY SEWER PROFILE #6
SCALE: 1" = 20'(H) 1" = 2' (V)

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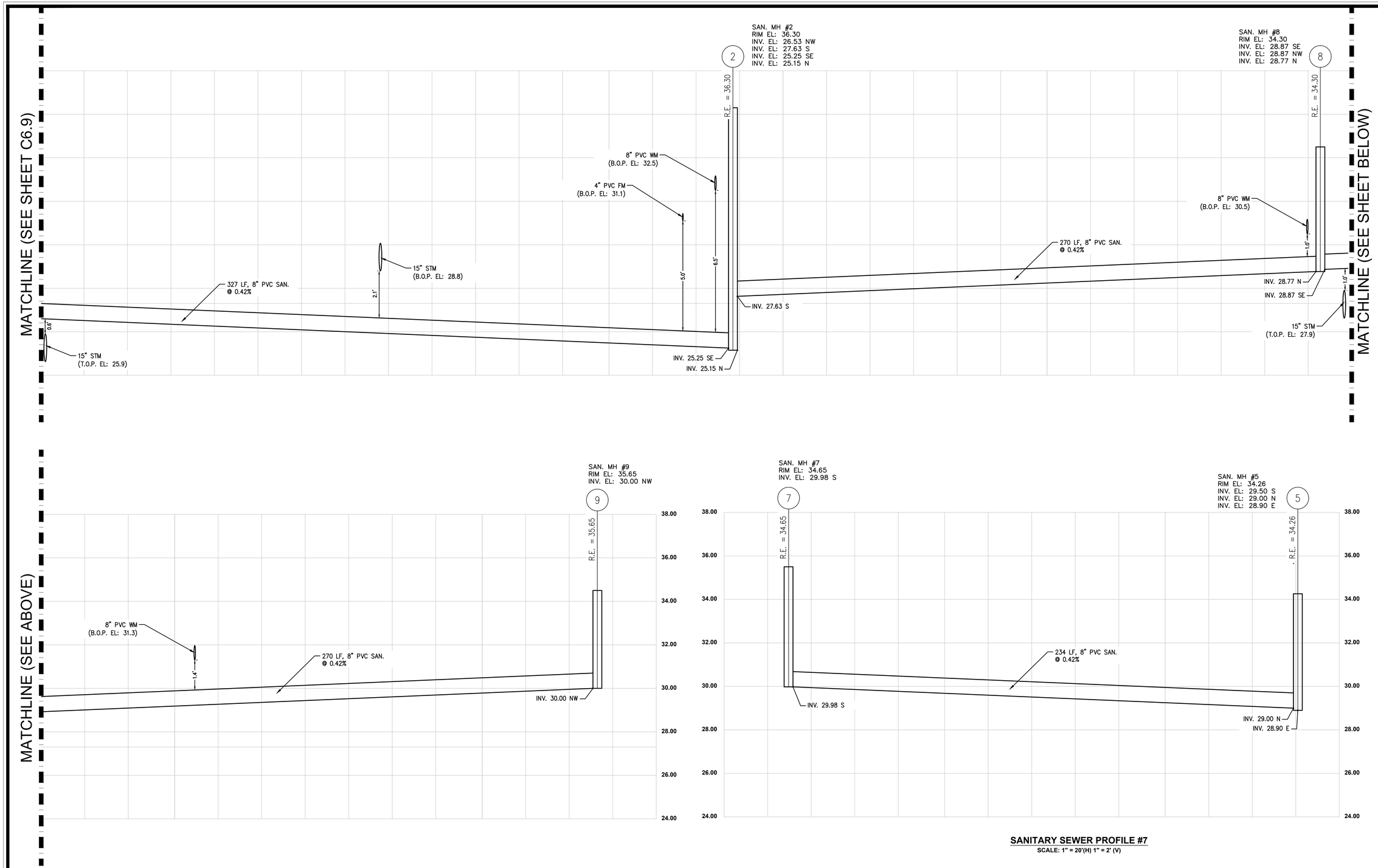
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SANITARY SEWER PROFILE #7

SCALE: 1" = 20'(H) 1" = 2' (V)

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NO.	DATE

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RILEY & Company, Inc. (H-20 LP)©

w/ BATTERY BACK-UP FOR AUDIO/VISUAL ALARMS & MOTOR SOFT STARTS

(No Substitutions - No Alternates)

PUMPS: **SPECIFICATION**

Submersible pumps shall be manfactured by FLYGT, a Xylem brand.

The pumps shall be installed in the FRP wet well utilizing a dual slide rail system.

The hydraulic of the pump shall be capable of handling raw domestic wastewater and storm water with fibrous materials common in modern wastewater.

The impeller blades shall be self-cleaning upon each rotation as they pass across a sharp relief groove in the insert ring and shall keep the impeller blades clear of debris. The insert ring shall have a guide pin which moves fibers from the center of the impeller to the leading edges of the impeller. In some models, the impeller shall move axially upwards to allow larger debris to pass through and immediately return to normal operating position. The clearance between the insert ring and the impeller leading edges shall be adjustable.
The impeller shall be wear resistant and made of high chromium cast iron with at least 24% chrome against sand and grit which is expected to enter the pump station with the sewage or the storm water. Impellers that have surface hardening (by thermal, coating, etc.) will not be allowed
The pump shall be capable to operate without any limitation between 50% and 125% of the Best efficiency point (B.E.P) of the performance curve.
The pump motor shall be induction type with a squirrel cage rotor, shell type design, housed in an air filled, watertight chamber. It shall be permanently submersible according standard IEC 60034 and protection class IP 68.

The stator windings shall be insulated with moisture resistant Class H insulation rated for 356°F. The motor must be designated to take a minimum of 30 starts per hour.

Each pump shall be tested at the factory for performance according to ANSI/HI 11.6:2012 3B including:
1. Flow
2. Head
3. Motor Power

CONTROL PANEL: **SPECIFICATION**

The Enclosure shall be NEMA 4X, POWDER COATED WHITE, minimum 30" high x 20" wide x 10" deep with a 3 point latching system.

The enclosure shall have external mounting feet to allow for wall mounting.
The following components shall be mounted through the enclosure:
1- ea. Red Alarm Beacon (Light) LED 360 Degree viewable range, NEMA 4X
1- ea. Alarm Horn (minimum 95 DCB), ROHS 3 Compliant, NEMA 4X
1- ea. Generator Receptacle w/ weatherproof cover 60A Minimum. Shall meet UL 1682, UL 1686 and UL486E Compliance.

The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.
The following components shall be mounted to back panel:
1- ea. Riley & Co. Guard Pro IV Monitoring System
2- ea. IEC style Motor Contactors
1- ea. Volt Monitor (1 Ph) Phase Monitor (3 Ph) w/2 N/O & 1 N/C Contacts
1- ea. Alternator w/ Pump Lead Switch
1- ea. Control Transformer (480 Volt Only) (Min. 500VA)
1- ea. Model RCBB5AH Battery Back-Up w/ Smart Charger (UPS) - 24 Hr Min.
20- ea. Terminals For Field Connections
6- ea. Terminals For Motor Connections (Single Phase Only)
7- ea. Grounding Lugs
1-ea. Lightning and Surge Protection shall meet the UL 1449 2nd Edition

The inner door shall be fabricated from .080, 5052-H32 marine alloy aluminum. The inner door shall have a continuous aluminum piano hinge.
The following components shall be mounted through the inner door:
1- ea. Main Circuit Breaker - UL489
1- ea. Emergency Circuit Breaker - UL 489
1- ea. Mechanical Interlock For Emergency And Main Breakers (UL Listed)
2- ea. Short Circuit Protectors w/ Auxiliary Contacts
1- ea. Control Circuit Breaker & GFCI Circuit Breaker - UL 489
1- ea. GFI Duplex Convenience Outlet - NEMA 5-15R
2- ea. Elapsed Time Meter, Non-Resettable

MISCELLANEOUS: All wiring on the back panel shall be contained within the wiring duct. All wiring between the inner door and the back panel shall be contained with in a plastic spiral wrap. Each wire shall have a wire number at each end to correspond to the as built drawing for field troubleshooting. The control panel must be manufactured in-house by the lift station supplier and be a TUV (UL508A Certified) facility.

WET WELL: **SPECIFICATION**

Wet Well FRP Wall Laminate must be designed to withstand wall collapse or buckling based on third party specifications and the assumptions below.

*Hydrostatic Pressure: 62.4 lbs. Per SQ Ft.
*Saturated Soil Weight: 120 lbs. Per Cubic Ft.
*Soil Modulus: 700 lbs Per SQ Ft.
*Pipe Stiffness as Specified in ASTM D 3753

The wet well FRP laminate must be constructed to withstand or exceed two times the assumed loading for the complete depth of the structure.

The cover shall be constructed of ¼ inch thick finished aluminum, diamond plate pattern with 300 series stainless steel hardware. The hatch shall have a positive means of locking the door open in the vertical position via a hold open arm and shall be made of a non-corrosive material. The cover shall be mounted with minimum of six 300 series stainless steel fasteners. The access hatch cover shall have a lift handle and a means of locking.

The prefabricated FRP lift station manufacturer shall guarantee the prefabricated lift station per approved drawings for a period of one year from the date of delivery.

INSPECTION & TESTING:

A factory representative shall be provided for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance of the complete system. The pump motors shall be megged out prior to the start-up to ensure that the insulation of the pump motor and cable is intact. The pumps and the controls shall be checked for mechanical reliability and proper operation.

03/10/25 SR

For Lift Station Proposal:
Please Contact Chris Janz
(407) 265-9963
c.janz@rileyandco.com

STATION DESIGN CONDITIONS		
PRIMARY PUMP CAPACITY	126	GPM
PRIMARY TDH	88	'TDH
RUN-OUT PUMP CAPACITY	226	GPM
RUN-OUT TDH	69	'TDH
PUMP MODEL #	FLYGT NP 3102_256	
R.P.M.	3600	
HORSEPOWER	7.2	
ELECTRICAL VOLTS / PHASE	230V/3Φ	
PUMP DISCHARGE SIZE	3"	

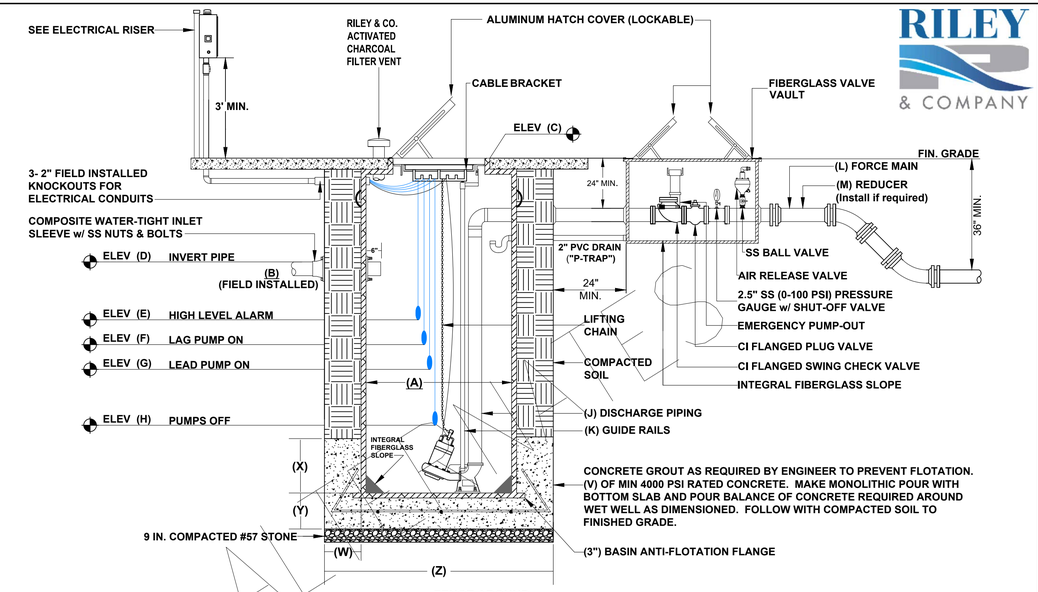
STATION ELEVATIONS AND DIMENSIONS		
100 YEAR FLOOD ELEVATION		xxx.xx'
WET WELL DIAMETER	(A)	72"
INVERT DIAMETER	(B)	8"
TOP OF WET WELL	(C)	36.25'
INLET / INVERT	(D)	23.87'
HIGH LEVEL ALARM (HLA)	(E)	23.30'
2nd PUMP ON (LAG)	(F)	22.80'
1st PUMP ON (LEAD)	(G)	22.30'
PUMPS OFF (OFF)	(H)	21.50'
BOTTOM OF WET WELL	(I)	19.25'
DISCHARGE PIPE DIAMETER	(J)	4"
GUIDE RAIL DIAMETER	(K)	2"
F.M. PIPE DIAMETER	(L)	4"
REDUCER (If Required)	(M)	4"

STATION MANUFACTURING MATERIALS	
DISCHARGE/RISER PIPE	HDPE
INLET PIPE	PER EOR
GUIDE RAIL	304 SS
WET WELL	FRP ASTM D-3753
WET WELL HATCH COVER	300 LBS PSF ALUM
CABLE BRACKET	304 SS
LIFTING CHAIN	304 SS
PLUG VALVE	CAST IRON
SWING CHECK VALVE	CAST IRON
VALVE BOX	FRP
VALVE BOX HATCH COVER	300 LBS PSF ALUM

STATION VALVE BOX SIZES	
(48" x 48" x 36" DEEP)	FOR 3" DISCHARGE
(60" x 60" x 36" DEEP)	FOR 4" DISCHARGE
(72" x 72" x 48" DEEP)	FOR 6" DISCHARGE

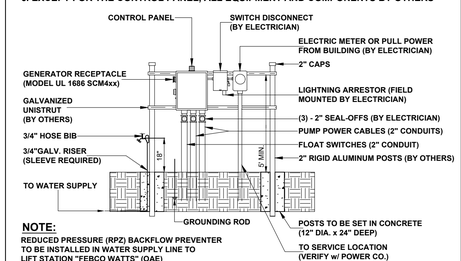
STATION HATCH OPENINGS			
WET WELL DIA.	60"	72"	96"
	36" x 30"	48" x 36"	60" x 48"

CONCRETE BALLAST REQUIREMENTS		
CUBIC YARDS OF CONCRETE REQUIRED	(V)	3.18 yds³
CIRCUMFERENCE DIMENSION - WIDTH	(W)	12.0"
CIRCUMFERENCE DIMENSION - HEIGHT	(X)	12.0"
BASE SLAB DIMENSION - HEIGHT	(Y)	12.0"
BASE SLAB DIMENSION - LENGTH & WIDTH	(Z)	96.0"



ELECTRICIAN NOTES:

1. DRAWING NOT TO SCALE
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
3. ELECTRICIAN TO INSTALL SWITCH DISCONNECT & LIGHTNING ARRESTOR
4. CONTRACTOR SHALL VERIFY POWER SUPPLY PRIOR TO ORDERING EQUIPMENT
5. NEUTRAL TO BE SUPPLIED FOR 3Φ/208-230V OR 1Φ/208-230V
6. EXCEPT FOR THE CONTROL PANEL, ALL EQUIPMENT AND COMPONENTS BY OTHERS



NOTE:
REDUCED PRESSURE (RPZ) BACKFLOW PREVENTER TO BE INSTALLED IN WATER SUPPLY LINE TO LIFT STATION "FEBCO WATTS" (OAE)

ELECTRICAL RISER FOR ILLUSTRATION PURPOSES ONLY

Installation of complete lift station package shall be in strict accordance with the manufacturer's recommendations in the locations shown on the engineered drawings.

SUBSTITUTION
NO ALTERNATES

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NOTE: THESE PLANS ARE STILL UNDER REGULATORY PERMIT REVIEW. OWNER IS ADVISED NOT TO ENTER INTO CONTRACT FOR THE CONSTRUCTION OF THIS PROJECT UNTIL ALL PERMITS ARE ISSUED. BIDDING/CONTRACTING PRIOR TO COMPLETION OF PERMITTING WILL RESULT IN INCREASED COSTS & CHANGE ORDERS.

DATUM NOTE: ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). TO CONVERT TO NGVD 1929, ADD 1.50' TO NAVD ELEVATIONS.

RILEY & COMPANY, INC.
5491 BENCHMARK LANE
SANFORD, FL. 32773
PH. 407-265-9963

OSCEOLA PINES
PHASE I REDUCED, 40 LOTS

REVISIONS		BY

DRAWN BY
CHECKED BY
DATE
SCALE
JOB NO.
DRAWING NO.
SHEET NO.

DRC RESUBMITTAL
DATE: 4/7/2025

SHEET
C7.1A
OF 33

McLeod • McCarthy & Associates, P.A.
Civil Engineers
The Forum III
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www.mcleodmccarthy.com



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FL LICENSE NO. 93535 | CA 0012 30535

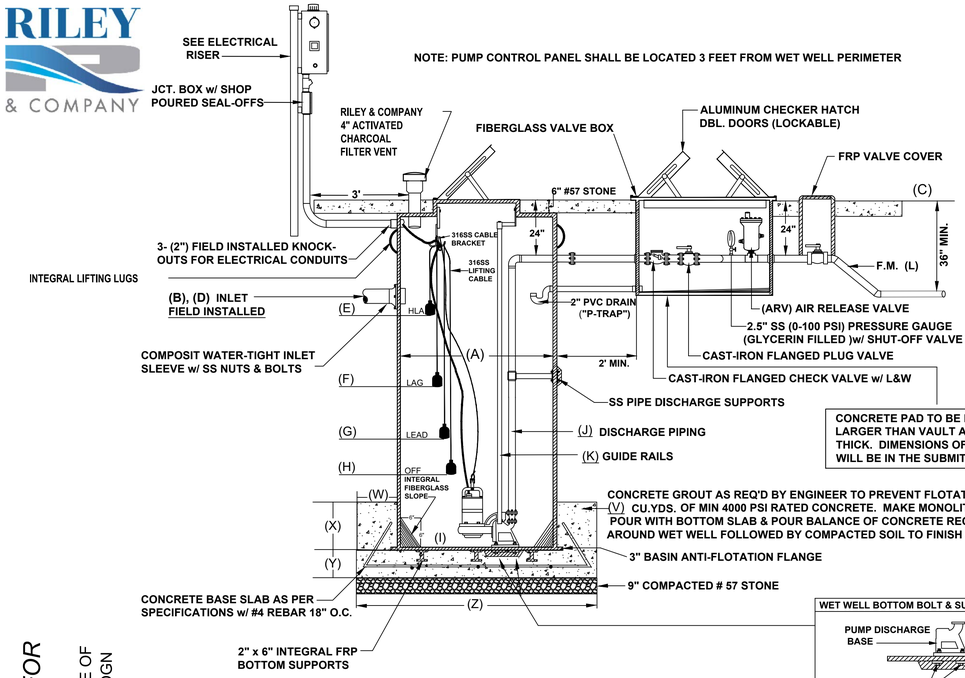
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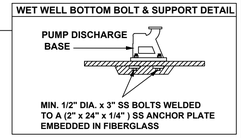
FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM
PROJECT #:24-001

NO. REVISIONS DATE

DATE
LIFT STATION DETAILS
OSCEOLA PINES PUD
RESIDENTIAL SUBDIVISION
INDIANTOWN, FLORIDA

RILEY & COMPANY





STATION DESIGN CONDITION		
PRIMARY PUMP CAPACITY	129	GPM
PRIMARY TDH	87.2	'TDH
RUN-OUT PUMP CAPACITY	227	GPM
RUN-OUT TDH	69.1	'TDH
PUMP MODEL #	Flygt NP 3102_256	
R.P.M.	3600	
HORSEPOWER	7.2	
ELECTRICAL VOLTS / PHASE	230/3	
PUMP DISCHARGE SIZE	3"	

STATION ELEVATIONS AND DIMENSIONS		
WET WELL DIAMETER	(A)	72"
INVERT DIAMETER	(B)	PER EOR
TOP OF WET WELL	(C)	36.25'
INLET / INVE RT	(D)	23.87'
HIGH LEVEL ALARM (HLA)	(E)	23.30'
2nd PUMP ON (LAG)	(F)	23.80'
1st PUMP ON (LEAD)	(G)	23.30'
PUMPS OFF (OFF)	(H)	22.05'
BOTTOM OF WETWELL	(I)	19.25'
DISCHARGE PIPE DIAMETER	(J)	4"
GUIDE RAIL DIAMETER	(K)	2"
F.M. PIPE DIAMETER	(L)	4"

STATION MANUFACTURING MATERIALS	
DISCHARGE PIPE	HDPE
INLET PIPE	PER EOR
GUIDE RAIL	304 SS
WET WELL	FRP ASTM D-3753
WET WELL HATCH COVER	300 LBS. PSF ALUM
CABLE BRACKET	304 SS
LIFTING CHAIN	304 SS
PLUG VALVE	CAST IRON
SWING CHECK VALVE	CAST IRON
VALVE BOX - REINFORCED	FRP
VALVE BOX HATCH COVER	300 LBS. PSF ALUM

STATION VALVE BOX SIZES	
(48" x 48" x 36" DEEP)	FOR 4" DISCHARGE
(72" x 72" x 48" DEEP)	FOR 6" DISCHARGE
(72" x 72" x 60" DEEP)	FOR 8" DISCHARGE

STATION HATCH OPENINGS (MAX)			
WET WELL DIA.	72"	96"	120"
	36" x 48"	48" x 64"	60" x 80"

CONCRETE BALLAST REQUIREMENTS		
CUBIC YARDS OF CONCRETE REQUIRED	(V)	6.37 yds³
CIRCUMFERENCE DIMENSION - WIDTH	(W)	12.0"
CIRCUMFERENCE DIMENSION - HEIGHT	(X)	24.0"
BASE SLAB DIMENSION - HEIGHT	(Y)	24.0"
BASE SLAB DIMENSION - LENGTH & WIDTH	(Z)	96.0"

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w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS

PUMPS: **SPECIFICATION**

Submersible pumps shall be: Manufacturer: FLYGT.

The pumps shall be installed in the FRP wet well utilizing a dual slide rail system.

The hydraulic of the pump shall be capable of handling raw domestic wastewater and storm water with fibrous materials like wet wipes.

The impeller blades shall be self-cleaning upon each rotation as they pass across a sharp relief groove in the insert ring and shall keep the impeller blades clear of debris. The insert ring shall have a guide pin which moves fibers from the center of the impeller to the leading edges of the impeller. The impeller shall move axially upwards to allow larger debris to pass through and immediately return to normal operating position. The clearance between the insert ring and the impeller leading edges shall be adjustable.

The impeller shall be wear resistant and made of high chromium cast iron with at least 24% chrome against sand and grit which is expected to enter the pump station with the sewage or the storm water. Impellers that have surface hardening (by thermal, coating, etc.) will not be allowed

The pump shall be capable to operate without any limitation between 50% and 125% of the Best efficiency point (B.E.P) of the performance curve.
The pump motor shall be induction type with a squirrel cage rotor, shell type design, housed in an air filled, watertight chamber. It shall be permanently submersible according standard IEC 60034 and protection class IP 68.

The stator windings shall be insulated with moisture resistant Class H insulation rated for 356°F.
The motor must be designated to take a minimum of 20 starts per hour.
Each pump shall be tested at the factory for performance according to ANSI/HI 11.6:2012 3B, including:
1. Flow
2. Head
3. Motor Power

CONTROL PANEL: **SPECIFICATION**

The Enclosure shall be NEMA 4X, POWDER COATED WHITE, minimum 30" high x 20" wide x 10" deep with 3 point latching system.
The enclosure shall have external mounting feet to allow for wall mounting.
The following components shall be mounted through the enclosure:
1- ea. Red Alarm Beacon (Light) LED 360 Degree viewable range
1- ea. Alarm Horn (minimum 95 DCB)
1- ea. Generator Receptacle w/ weatherproof cover 60A Minimum. Shall meet UL 1682 and UL 1686 Configuration.

The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.
The following components shall be mounted to back panel:
2- ea. IEC Style Motor Contactors
1- ea. Volt Monitor (1 Ph) Phase Monitor (3 Ph) w/2 N/O & 1 N/C Contacts
1- ea. Alternator
1- ea. Control Transformer (480 Volt Only) (Min. 500VA)
1- ea. Model RCBB5AH Battery Back-Up w/ Smart Charger (UPS)
20- ea. Terminals For Field Connections
6- ea. Terminals For Motor Connections (Single Phase Only)
7- ea. Grounding Lugs
1-ea. Lightning and Surge Protection shall meet the UL 1449 2nd Edition

The inner door shall be fabricated from .080, 5052-H32 marine alloy aluminum. The inner door shall have a continuous aluminum piano hinge.
The following components shall be mounted through the inner door:
1- ea. Main Circuit Breaker
1- ea. Emergency Circuit Breaker
1- ea. Mechanical Interlock For Emergency And Main Breakers (UL Listed)
2- ea. Short Circuit Protectors w/ Auxiliary Contacts
1- ea. Control Circuit Breaker
1- ea. GFI Duplex Convenience Outlet

MISCELLANEOUS: All wiring on the back panel shall be contained within the wiring duct. All wiring between the inner door and the back panel shall be contained with in a plastic spiral wrap. Each wire shall have a wire number at each end to correspond to the as built drawing for field troubleshooting. The control panel must be manufactured in-house by lift station supplier and be a TUV (UL508A Certified) facility.

INSPECTION & TESTING: A factory representative shall be provide for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance of complete system. Megger the motors. The pump motors shall be megged out prior to the start-up to ensure that the insulation of the pump motor/cable is intact. The pump controls and pumps shall be checked for mechanical reliability and proper operation.

WET WELL: **SPECIFICATION**

Wet Well FRP Wall Laminate must be designed to withstand wall collapse or buckling based on these assumptions and third party specifications.

Hydrostatic Pressure 62.4 lbs. Per SQ Ft.
Saturated soil weight 120 lbs. Per Cubic Ft.
Soil Modulus of 700 lbs Per SQ Ft.
Pipe Stiffness as specified in ASTM D 3753

The wet well FRP laminate must be constructed to with stand or exceed two times the assumed loading on any depth of the wet well.

The cover shall be constructed of ¼ inch thick finished aluminum diamond plate pattern with 300 series stainless steel hardware. The hatch shall have a positive means of holding the door open in the vertical position (Locking hold open arm) made of non-corrosive material. The cover shall be mounted with minimum of six 300 series stainless steel fasteners. The access hatch cover shall have a lift handle and a means of locking.

The prefabricated FRP lift station manufacture shall guarantee the prefabricated lift station per approved drawings for a period of One year from the date of delivery.

EXECUTION:
Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the drawing.

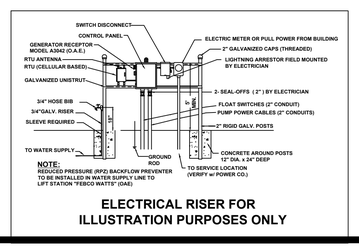
NOTES:

1. DRAWING NOT TO SCALE
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
3. ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS
4. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT
5. NEUTRAL TO BE SUPPLIED FOR 23OV-3 PHASE OR 230V-SINGLE PHASE POWER.

NO SUBSTITUTIONS - NO ALTERNATES

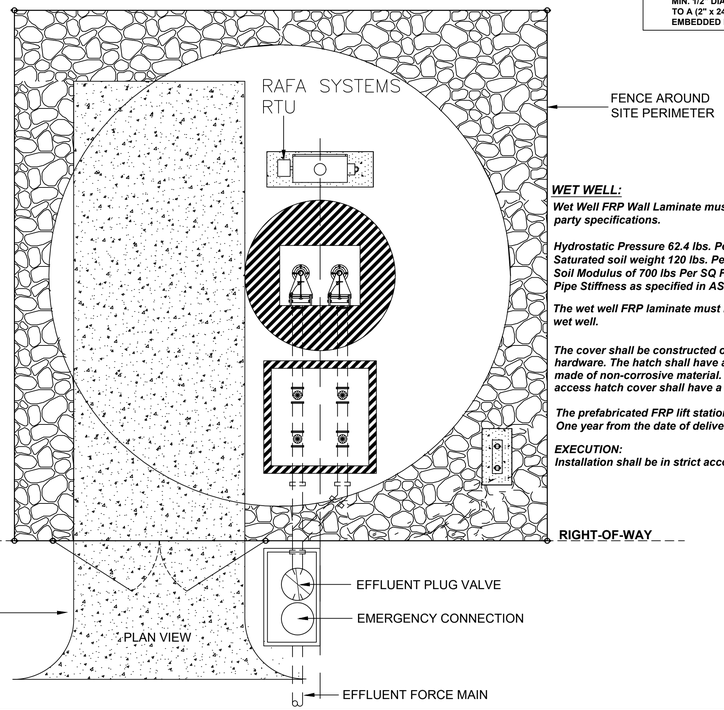
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10/05/24 SR



ELECTRICAL RISER FOR ILLUSTRATION PURPOSES ONLY

(PLAN VIEW OF PUMP STATION SITE PLAN IS FOR ILLUSTRATION PURPOSES ONLY)
FOR DETAILED PUMP STATION SITE PLAN PLEASE REFER TO VILLAGE OF INDIANTOWN UTILITY DETAILS - DRAWING LS-1D AND PROJECT DESOGN PLANS.



RILEY & COMPANY, INC.
5491 BENCHMARK LANE
SANFORD, FL. 32773
PH. 407-265-9963

OSCEOLA PINES PUD (PHASE I)

REVISIONS		BY

DRAWN BY
CHECKED BY
DATE
SCALE
JOB NO.
DRAWING NO:
SHEET NO:

McLeod • McCarthy & Associates, P.A.
Civil Engineers
The Forum III
1655 Palm Beach Lakes Blvd, Ste. 810
West Palm Beach, FL 33401
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F: 561.689.8080
www.mcleodmccarthy.com

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FL LICENSE NO. 47726
STATE OF FLORIDA

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FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM
PROJECT #:24-001

NO. REVISIONS DATE

LIFT STATION DETAILS
OSCEOLA PINES PUD
RESIDENTIAL SUBDIVISION
INDIANTOWN, FLORIDA

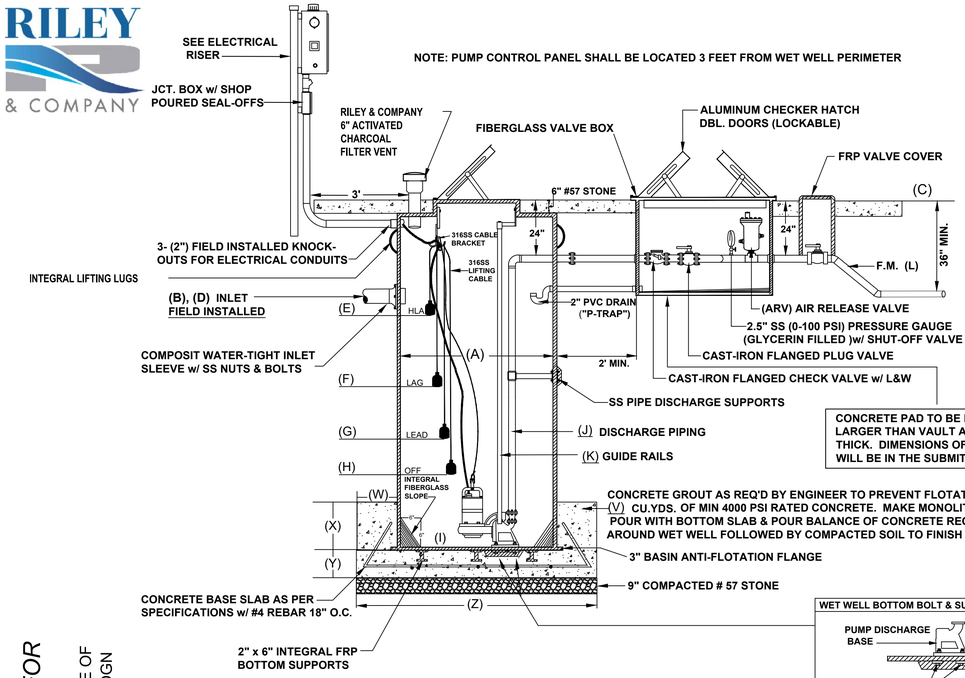
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DATE: 4/7/2025

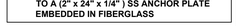
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OF 33

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DATUM NOTE: ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). TO CONVERT TO NGVD 1929, ADD 1.50' TO NAVD ELEVATIONS.

RILEY & COMPANY





STATION DESIGN CONDITION		
PRIMARY PUMP CAPACITY	128	GPM
PRIMARY TDH	87.3	'TDH
RUN-OUT PUMP CAPACITY	226	GPM
RUN-OUT TDH	69.2	'TDH
PUMP MODEL #	Flygt NP 3102_256	
R.P.M.	3600	
HORSEPOWER	7.2	
ELECTRICAL VOLTS / PHASE	230/3	
PUMP DISCHARGE SIZE	3"	

STATION ELEVATIONS AND DIMENSIONS		
WET WELL DIAMETER	(A)	72"
INVERT DIAMETER	(B)	PER EOR
TOP OF WET WELL	(C)	36.25'
INLET / INVE RT	(D)	23.87'
HIGH LEVEL ALARM (HLA)	(E)	23.30'
2nd PUMP ON (LAG)	(F)	23.80'
1st PUMP ON (LEAD)	(G)	23.30'
PUMPS OFF (OFF)	(H)	21.80'
BOTTOM OF WETWELL	(I)	19.25'
DISCHARGE PIPE DIAMETER	(J)	4"
GUIDE RAIL DIAMETER	(K)	2"
F.M. PIPE DIAMETER	(L)	4"

STATION MANUFACTURING MATERIALS	
DISCHARGE PIPE	HDPE
INLET PIPE	PER EOR
GUIDE RAIL	304 SS
WET WELL	FRP ASTM D-3753
WET WELL HATCH COVER	300 LBS. PSF ALUM
CABLE BRACKET	304 SS
LIFTING CHAIN	304 SS
PLUG VALVE	CAST IRON
SWING CHECK VALVE	CAST IRON
VALVE BOX - REINFORCED	FRP
VALVE BOX HATCH COVER	300 LBS. PSF ALUM

STATION VALVE BOX SIZES	
(48" x 48" x 36" DEEP)	FOR 4" DISCHARGE
(72" x 72" x 48" DEEP)	FOR 6" DISCHARGE
(72" x 72" x 60" DEEP)	FOR 8" DISCHARGE

STATION HATCH OPENINGS (MAX)			
WET WELL DIA.	72"	96"	120"
	36" x 48"	48" x 64"	60" x 80"

CONCRETE BALLAST REQUIREMENTS		
CUBIC YARDS OF CONCRETE REQUIRED	(V)	6.37 yds³
CIRCUMFERENCE DIMENSION - WIDTH	(W)	12.0"
CIRCUMFERENCE DIMENSION - HEIGHT	(X)	24.0"
BASE SLAB DIMENSION - HEIGHT	(Y)	24.0"
BASE SLAB DIMENSION - LENGTH & WIDTH	(Z)	96.0"

RILEY & Company, Inc. (H-20 GP) ©

w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS

PUMPS: **SPECIFICATION**

Submersible pumps shall be: Manufacturer: FLYGT.

The pumps shall be installed in the FRP wet well utilizing a dual slide rail system.

The hydraulic of the pump shall be capable of handling raw domestic wastewater and storm water with fibrous materials like wet wipes.

The impeller blades shall be self-cleaning upon each rotation as they pass across a sharp relief groove in the insert ring and shall keep the impeller blades clear of debris. The insert ring shall have a guide pin which moves fibers from the center of the impeller to the leading edges of the impeller. The impeller shall move axially upwards to allow larger debris to pass through and immediately return to normal operating position. The clearance between the insert ring and the impeller leading edges shall be adjustable.

The impeller shall be wear resistant and made of high chromium cast iron with at least 24% chrome against sand and grit which is expected to enter the pump station with the sewage or the storm water. Impellers that have surface hardening (by thermal, coating, etc.) will not be allowed

The pump shall be capable to operate without any limitation between 50% and 125% of the Best efficiency point (B.E.P) of the performance curve.
The pump motor shall be induction type with a squirrel cage rotor, shell type design, housed in an air filled, watertight chamber. It shall be permanently submersible according standard IEC 60034 and protection class IP 68.

The stator windings shall be insulated with moisture resistant Class H insulation rated for 356°F.
The motor must be designated to take a minimum of 20 starts per hour.
Each pump shall be tested at the factory for performance according to ANSI/HI 11.6:2012 3B, including:
1. Flow
2. Head
3. Motor Power

CONTROL PANEL: **SPECIFICATION**

The Enclosure shall be NEMA 4X, POWDER COATED WHITE, minimum 30" high x 20" wide x 10" deep with 3 point latching system.
The enclosure shall have external mounting feet to allow for wall mounting.
The following components shall be mounted through the enclosure:
1- ea. Red Alarm Beacon (Light) LED 360 Degree viewable range
1- ea. Alarm Horn (minimum 95 DCB)
1- ea. Generator Receptacle w/ weatherproof cover 60A Minimum. Shall meet UL 1682 and UL 1686 Configuration.

The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.
The following components shall be mounted to back panel:
2- ea. IEC Style Motor Contactors
1- ea. Volt Monitor (1 Ph) Phase Monitor (3 Ph) w/2 N/O & 1 N/C Contacts
1- ea. Alternator
1- ea. Control Transformer (480 Volt Only) (Min. 500VA)
1- ea. Model RCBB5AH Battery Back-Up w/ Smart Charger (UPS)
20- ea. Terminals For Field Connections
6- ea. Terminals For Motor Connections (Single Phase Only)
7- ea. Grounding Lugs
1-ea. Lightning and Surge Protection shall meet the UL 1449 2nd Edition

The inner door shall be fabricated from .080, 5052-H32 marine alloy aluminum. The inner door shall have a continuous aluminum piano hinge.
The following components shall be mounted through the inner door:
1- ea. Main Circuit Breaker
1- ea. Emergency Circuit Breaker
1- ea. Mechanical Interlock For Emergency And Main Breakers (UL Listed)
2- ea. Short Circuit Protectors w/ Auxiliary Contacts
1- ea. Control Circuit Breaker
1- ea. GFI Duplex Convenience Outlet

MISCELLANEOUS: All wiring on the back panel shall be contained within the wiring duct. All wiring between the inner door and the back panel shall be contained with in a plastic spiral wrap. Each wire shall have a wire number at each end to correspond to the as built drawing for field troubleshooting. The control panel must be manufactured in-house by lift station supplier and be a TUV (UL508A Certified) facility.

INSPECTION & TESTING: A factory representative shall be provide for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance of complete system. Megger the motors. The pump motors shall be megged out prior to the start-up to ensure that the insulation of the pump motor/cable is intact. The pump controls and pumps shall be checked for mechanical reliability and proper operation.

WET WELL: **SPECIFICATION**

Wet Well FRP Wall Laminate must be designed to withstand wall collapse or buckling based on these assumptions and third party specifications.

Hydrostatic Pressure 62.4 lbs. Per SQ Ft.
Saturated soil weight 120 lbs. Per Cubic Ft.
Soil Modulus of 700 lbs Per SQ Ft.
Pipe Stiffness as specified in ASTM D 3753

The wet well FRP laminate must be constructed to with stand or exceed two times the assumed loading on any depth of the wet well.

The cover shall be constructed of ¼ inch thick finished aluminum diamond plate pattern with 300 series stainless steel hardware. The hatch shall have a positive means of holding the door open in the vertical position (Locking hold open arm) made of non-corrosive material. The cover shall be mounted with minimum of six 300 series stainless steel fasteners. The access hatch cover shall have a lift handle and a means of locking.

The prefabricated FRP lift station manufacture shall guarantee the prefabricated lift station per approved drawings for a period of One year from the date of delivery.

EXECUTION:
Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the drawing.

NOTES:

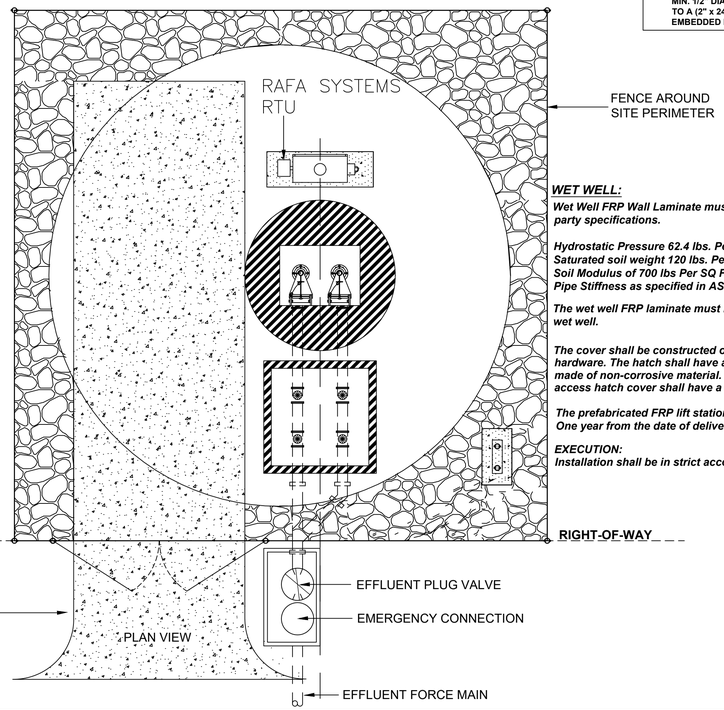
1. DRAWING NOT TO SCALE
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
3. ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS
4. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT
5. NEUTRAL TO BE SUPPLIED FOR 23OV-3 PHASE OR 230V-SINGLE PHASE POWER.

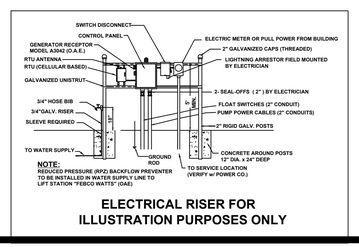
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10/05/24 SR

(PLAN VIEW OF PUMP STATION SITE PLAN IS FOR ILLUSTRATION PURPOSES ONLY)
FOR DETAILED PUMP STATION SITE PLAN PLEASE REFER TO VILLAGE OF INDIANTOWN UTILITY DETAILS - DRAWING LS-1D AND PROJECT DESOGN PLANS.





ELECTRICAL RISER FOR ILLUSTRATION PURPOSES ONLY

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DATUM NOTE: ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). TO CONVERT TO NGVD 1929, ADD 1.50' TO NAVD ELEVATIONS.

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SEAL
TODD N. MCLEOD, P.E.
FL LICENSE NO. 47729
STATE OF FLORIDA

FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM
PROJECT #:24-001

TODD N. McLEOD, P.E. PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF FLORIDA, PURSUANT TO CHAPTER 471, FLORIDA STATUTES. USING A SHA-1 AUTHENTICATION CODE.
THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY TODD N. McLEOD, P.E. USING A SHA-1 AUTHENTICATION CODE.
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REVISIONS		BY

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DATE
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JOB NO.
DRAWING NO:
SHEET NO:

LIFT STATION DETAILS
OSCEOLA PINES PUD
RESIDENTIAL SUBDIVISION
INDIANTOWN, FLORIDA

DRC RESUBMITTAL
DATE: 4/7/2025

SHEET
C7.2
OF 33

WASTEWATER PUMP STATION NOTES

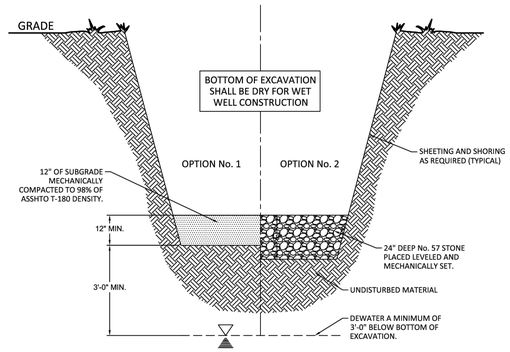
1. ALL HARDWARE, MISCELLANEOUS METAL PARTS AND THE LIKE SHALL BE TYPE 304 STAINLESS STEEL.
2. PROVIDE ONE PIPE SUPPORT AT THE 90 DEGREE BEND AT THE TOP OF THE WET WELL. PROVIDE INTERMEDIATE SUPPORTS IF THE UNSUPPORTED PIPE LENGTH BETWEEN PUMP BASE AND THE UPPER SUPPORT, OR BETWEEN SUPPORTS EXCEEDS 8'. PIPE SUPPORTS SHALL BE STAINLESS STEEL.
3. LIFT STATION SITE SHALL BE GRADED SO THAT WATER DRAINS AWAY FROM THE LIFT STATION AND VALVE VAULT.
4. TOP OF LIFT STATION SHALL BE MINIMUM OF 1' ABOVE 100 YEAR FLOOD ELEVATION, AND/OR MINIMUM OF 18" ABOVE CROWN OF ROAD WHICH EVER IS HIGHER.
5. CONCRETE WET WELL, 6' MINIMUM DIAMETER, SHALL BE LINED AND COATED WITH WITH VILLAGE APPROVED HDPE OR FIBERGLASS LINER.
6. EPOXY LINED AND COATED DUCTILE IRON PIPE OR 304 STAINLESS STEEL PIPE FOR WET WELL DISCHARGE PIPE THROUGH VALVE VAULT, JOINTS SHALL BE FLANGED FOR PLUG VALVES, CHECK VALVES, AND THE LIKE.
7. NOTE ON DRAWINGS THAT CONTRACTOR WILL SUPPLY (7) SEVEN MASTER LOCKS KEYED TO MATCH VILLAGE LOCKS.
8. PUMP MOTOR LEADS AND FLOAT LEADS SHALL BE INSTALLED IN SEPARATE CONDUITS.
9. NEVER SIEZE SHALL BE APPLIED TO THE THREADS OF THE PLUGS ON THE CONDUIT SEAL OFFS. THE PLUGS WILL BE SHOWN TO BE REMOVABLE PRIOR TO ACCEPTANCE OF THE LIFT STATION BY THE VILLAGE.
10. WATER METER AND RPZ BACKFLOW PREVENTER FOR PUMP STATION SERVICE SHALL BE ABOVE GROUND INSTALLATION ONLY.
11. DURING WET WELL INSTALLATION, THE VILLAGE MUST WITNESS AND ACCEPT THE DEWATERED EXCAVATION, ROCK PLACEMENT AND STABILIZED, WET WELL BASE PLACED AND PLUMB, AND ELEVATION CONFIRMED.
12. SITE AROUND THE INSTALLATION IS TO BE GRADED TO DRAIN AWAY FROM LIFT STATION FACILITY.
13. CONTRACTOR SHALL DELIVER SPARE PUMP AND PARTS KIT PRIOR TO FINAL WALK THROUGH.
14. PORTABLE, DIESEL GENERATOR SHALL BE PROVIDED WITH EACH LIFT STATION TO BE TURNED OVER TO THE UTILITY.
15. NO FORCEMAIN CAN DISCHARGE DIRECTLY TO A PVC LINED MANHOLE, OR A FIBERGLASS LINES EXISTING MANHOLE.

WASTEWATER PUMP STATION GENERAL NOTES	DRWN: ELF	DATE: 06/2020	SCALE: NONE
	REV: 2020	DWG. NO. LS-0	

WASTEWATER PUMP STATION CONSTRUCTION NOTES

1. ALL PENETRATIONS THROUGH LIFT STATION WALLS SHALL BE WATER AND GAS TIGHT, SEALED WITH A MATERIAL COMPATIBLE TO NON-SHRINK GROUT, SUCH AS EMECO OR AN APPROVED EQUIVALENT. GROUTING SHALL BE APPLIED TO INTERIOR AND EXTERIOR LINERS.
2. ELASTOMERIC JOINT SEALING BASE COMPOUND SHALL BE RAM-NEK OR VILLAGE APPROVED EQUAL. JOINT SEALING SHALL BE WATER TIGHT AND INSTALLED ACCORDING TO ACCEPTABLE INDUSTRY STANDARDS.
3. ANCHOR BOLTS SHALL BE TYPE 304 STAINLESS "J" BOLTS SET 6" INTO CONCRETE. "J" BOLTS SHALL BE HOOKED UNDER REINFORCING STEEL. A 6" LAYER OF CONCRETE SHALL BE POURED AFTER THE CENTER LINE OF THE ACCESS COVER IS DETERMINED. CONTRACTOR SHALL SET ANCHOR BOLT LOCATIONS 13" OFF CENTER LINE OF ACCESS COVER. BASE SHALL BE GROUTED AT 1:1 SLOPE. SUMP SHALL BE SHAPED PER MANUFACTURER'S REQUIREMENTS.
4. MINIMUM CONCRETE THICKNESS FOR 6' DIAMETER LIFT STATIONS SHALL BE 8" FOR WALL, 12" FOR BASE, AND 10" FOR TOP SLAB. MINIMUM CONCRETE THICKNESS FOR 8' DIAMETER LIFT STATIONS SHALL BE 9" FOR WALL, 12" FOR BASE, AND 10" FOR TOP SLAB. MINIMUM CONCRETE THICKNESS FOR 10' DIAMETER LIFT STATIONS SHALL BE 10" FOR WALL, 15" FOR BASE, AND 12" FOR TOP SLAB. THICKER BOTTOM SLABS MAY BE REQUIRED FOR BUOYANCY.
5. DOORS ON WET WELL AND VALVE VAULTS SHALL BE GROUNDED WITH A COPPER GROUND ROD 25 OHMS OR LESS AND CONNECTION TO BE #4 BARE SOLID WIRE COPPER GROUND.
6. AGRU SURE GRIP AND HDPE LINERS SHALL BE INSTALLED TO THE UNDERSIDE OF TOP SLAB AND INTERIOR WALLS, RESPECTIVELY.
7. EACH FOUNDATION PLATE FOR EACH PUMP SHALL BE RIGIDLY AND ACCURATELY ANCHORED INTO POSITION. ALL NECESSARY FOUNDATION BOLTS, PLATES, AND WASHERS SHALL BE FURNISHED BY THE PUMP MANUFACTURER FOR INSTALLATION BY THE DEVELOPER.
8. DISCHARGE PIPING SHALL BE EPOXY LINED AND COATED DUCTILE IRON PIPE OR 304 STAINLESS STEEL PIPE WITH A FLANGED CONNECTION TO THE PUMP DISCHARGE AND VALVE VAULT. PROVIDE STAINLESS STEEL PIPE SUPPORTS WITHIN WET WELL. DISCHARGE PIPING SHALL HAVE A STAINLESS STEEL PIPE SUPPORT AS THE 90° ELBOW AND ADDITIONAL SUPPORTS SO THAT NO MORE THAN 8' OF PIPE IS UNSUPPORTED.
9. ALL METAL COMPONENTS IN THE WET WELL SHALL BE 304 OR 316 STAINLESS STEEL. ALUMINUM FRAMES IN CONTACT WITH THE CONCRETE SHALL BE COATED WITH COAL TAR BITUMASTIC.
10. ALL DUCTILE IRON PIPE SHALL BE LINED WITH P-401 CERAMIC EPOXY WITH QUARTZ PIGMENT, AND ENCASED WITH POLYETHYLENE FILM PER ASTM A674 FOR UNDERGROUND INSTALLATIONS. DIP THAT IS NOT BURIED SHALL BE EPOXY COATED.
11. LIFT STATIONS SHALL ONLY HAVE ONE INFLUENT LINE. IF MULTIPLE LINES ARE REQUIRED THEY SHALL BE TERMINATED IN A MANHOLE WITH A SINGLE PIPE GOING TO THE LIFT STATION.
12. WET WELL BALLAST SHALL BE DESIGNED BY THE ENGINEER WITH MINIMUM SAFETY FACTOR OF 1.10 ASSUMING WATER AT TOP OF EMPTY WELL. NO SOIL OVERBURDEN ALLOWANCE IS ALLOWABLE.
13. ALL MUNICIPAL OWNED LIFT STATION SHALL BE CONSTRUCTED WITH ALUMINUM DEBRIS BASKET AND RAILS. TOP SLAB SHALL INCLUDE ACCESS HATCH FOR REMOVAL AND REPLACEMENT.

WASTEWATER PUMP STATION CONSTRUCTION NOTES	DRWN: ELF	DATE: 06/2020	SCALE: NONE
	REV: 2020	DWG. NO. LS-1	

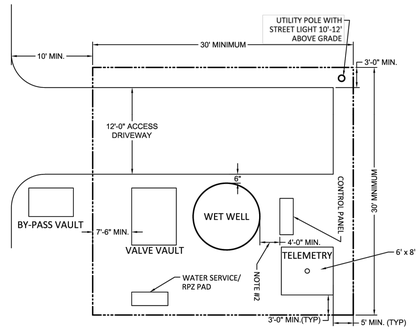


PROFILE VIEW

NOTES:

1. CONTRACTOR SHALL PROVIDE VILLAGE WITH 48 HOURS NOTICE PRIOR TO INSTALLING WET WELL.
2. VILLAGE SHALL WITNESS DRY EXCAVATION, COMPACTION OR STONE PLACEMENT, AND WET WELL BOTTOM SET.
3. CONTRACTOR SHALL SHOW THAT THE BOTTOM IS SET LEVEL AND CONFIRM THAT THE WET WELL BOTTOM IS SET TO PROPER ELEVATION, BEFORE STARTING TO BACKFILL.
4. COMPACT SOIL AROUND WET WELL IN MAXIMUM 12" LIFTS TO 98% OF AASHTO T-180 DENSITY.
5. PROVIDE ALL COMPACTION TEST RESULTS TO VILLAGE.

WASTEWATER WET WELL EXCAVATION DETAIL	DRWN: ELF	DATE: 06/2020	SCALE: NONE
	REV: 2020	DWG. NO. LS-1E	



PLAN VIEW

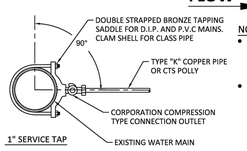
L.S. MIN AREA	WET WELL SIZE
30' x 30'	6' I.D.
40' x 40'	8' I.D.
50' x 50'	10' I.D.
AS REQ'D	>12' I.D.

NOTES:

1. ENGINEER IS TO SUBMIT A DETAILED DRAWING SHOWING LOCATIONS OF ALL APPURTENANCES SPECIFIC TO EACH PROJECT TO SCALE, ORIENTATION OF ACCESS DRIVE AND APPURTENANCES MAY VARY FROM THAT INDICATED ON THIS DRAWING.
2. LIFT STATION SITE SHALL BE GRADED TO DIRECT STORMWATER RUN-OFF AWAY FROM THE STRUCTURES AND ELECTRICAL EQUIPMENT. GRADES SHALL BE SHOWN ON DRAWINGS.
3. THE ENTIRE LIFT STATION SITE ENCLOSURE SHALL BE COVERED WITH A 6" THICKNESS OF 3/4" TO 1" DIAMETER BEDDING ROCK OVER WEED CONTROL FABRIC.
4. DRIVEWAY SHALL BE INSTALLED TO WITHIN 6" (6 INCHES) OF WETWELL.
5. 6'-0" (SIX FOOT) TALL OPAQUE FENCE WITH DOUBLE LEAF GATE MUST BE CONSTRUCTED AROUND PERIMETER OF LIFT STATION.
6. STREET LIGHT SWITCH TO BE MOUNTED WITHIN CONTROL PANEL. STREET LIGHT TO INCLUDE DUSK TO DAWN PHOTOCELL.

WASTEWATER PUMP STATION PLAN	DRWN: ELF	DATE: 06/2020	SCALE: NONE
	REV: 2020	DWG. NO. LS-2	

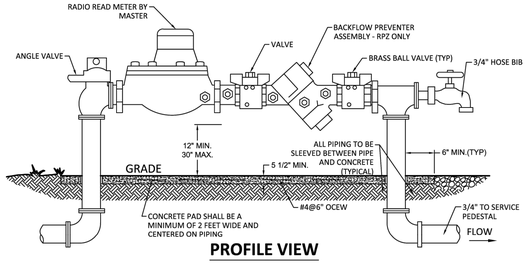
FLOW



1" SERVICE TAP

NOTE:

- LONG SIDE SERVICES REQUIRE COPPER OR CTS POLY SERVICE LINE TO BE INSTALLED THROUGH A POLYTUBE CASING INSTALLED UNDER THE ROAD
- SADDLE TO BE ATTACHED AT THE 9 OR 3 O'CLOCK POSITION



PROFILE VIEW

NOTES:

1. BACKFLOW PREVENTER AND ASSOCIATED PIPING TO BE TESTED BEFORE BEING TURNED OVER TO VILLAGE FOR MAINTENANCE. COPY OF TEST TO BE SUBMITTED TO VILLAGE OF INDIANTOWN.
2. ALL PIPING AND FITTINGS SHALL BE SWEATED COPPER OR THREADED BRASS FROM TAP TO PEDESTAL.
3. CONCRETE PAD SHALL BE A MINIMUM OF 2 FEET WIDE AND CENTERED ON PIPING. ALL PIPING SHALL BE SLEEVED BETWEEN PIPE AND CONCRETE.
4. BACKFLOW PREVENTER, PIPING AND HOSE BIB SHALL BE PAINTED BLUE.

ASSEMBLY TO BE INSTALLED IN STRICT ACCORDANCE TO MANUFACTURER'S INSTRUCTIONS!

WASTEWATER PUMP STATION WATER CONNECTION	DRWN: ELF	DATE: 06/2020	SCALE: NONE
	REV: 2020	DWG. NO. LS-4	

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FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM

PROJECT #:24-001

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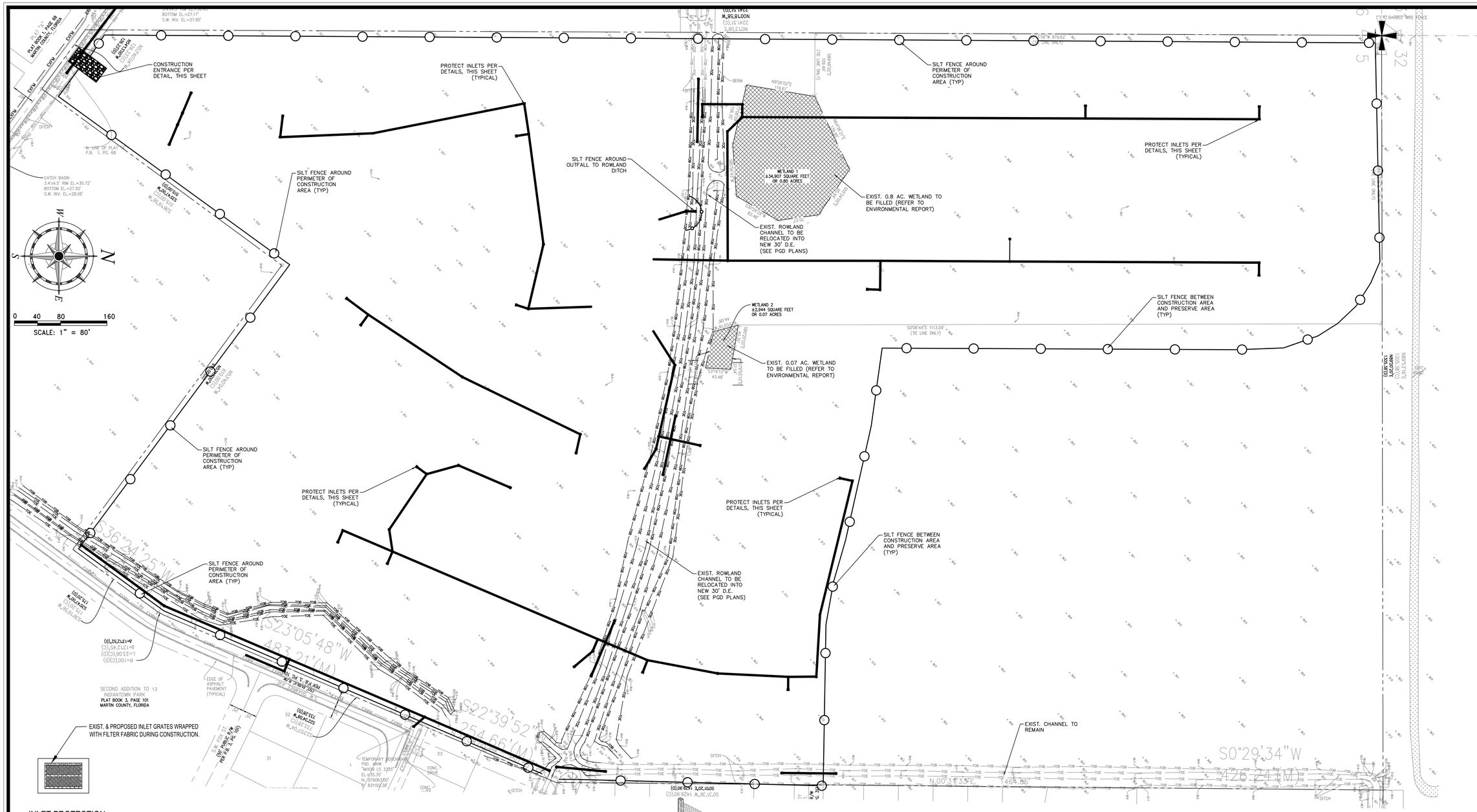
LIFT STATION DETAILS
OSCEOLA PINES PUD
RESIDENTIAL SUBDIVISION
INDIANTOWN, FLORIDA

DRC RESUBMITTAL
DATE: 4/7/2025

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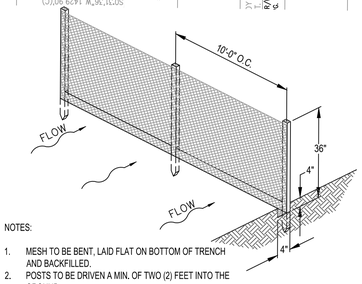
DATUM NOTE: ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). TO CONVERT TO NGVD 1929, ADD 1.50' TO NAVD ELEVATIONS.



INLET PROTECTION
N.T.S.

NOTES:

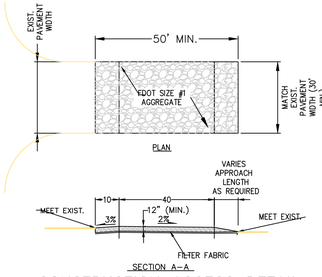
1. PROTECT EXISTING AND PROPOSED INLETS DURING CONSTRUCTION.
2. SWEEP ROADS AND CONSTRUCTION SITE PERIODICALLY TO REMOVE CONSTRUCTION DEBRIS AND SEDIMENT.
3. STORM DRAINAGE (EXIST. & PROP.) TO BE SEDIMENT AND SILT FREE DURING CONSTRUCTION AND AT FINAL SITE WALK THROUGH.
4. ALL EXISTING CURBING, PAVEMENT, CONCRETE & BASEROCK TO BE REMOVED IN THEIR ENTIRETY WHERE INDICATED. BACKFILL WITH CLEAN, SUITABLE MATERIAL APPROPRIATE TO THE FUTURE APPLICATION AND IN COMPLIANCE WITH THE RESPECTIVE REQUIREMENTS (i.e. STRUCTURAL BUILDING FILL, LANDSCAPE FILL, PARKING LOT SUBGRADE).
5. EXISTING BASEROCK MAY BE REUSED FOR PROPOSED PARKING LOT UPON CONTRACTOR DEMONSTRATING THAT THE MATERIAL MEETS THE MINIMUM PAVEMENT SPECIFICATIONS INCLUDED IN THESE PLANS.
6. ALL EXISTING DRAINAGE PIPE & STRUCTURES WITHIN BOUNDARY TO BE REMOVED (UNLESS OTHERWISE NOTED).
7. DEMOLITION LIMITS ARE SHOWN FOR THE CONTRACTOR'S REFERENCE ONLY. ADDITIONAL DEMOLITION MAY BE REQUIRED & SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF REQUIRED IMPROVEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE & ALL REQUIRED DEMOLITION PRIOR TO BID SUBMITTAL. ALL DEMOLISHED/REMOVED MATERIALS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATORY REQUIREMENTS.
8. UTILITIES AND STORM DRAINAGE MAY NOT BE ABANDONED IN PLACE UNLESS SPECIFICALLY STATED WITHIN THESE PLANS AND PREVIOUSLY APPROVED BY THE APPLICABLE GOVERNING AGENCIES AND THE ENGINEER OF RECORD.
9. DISTURBED GRASSED AREAS SHALL BE RESODDED & RESTORED PRIOR TO PROJECT TURN-OVER. RESTORATION AND RESODDING SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF REQUIRED IMPROVEMENTS.
10. ALL AREAS DISTURBED, DAMAGED, OR DEGRADED BY THE CONTRACTOR SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION OR BETTER.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL REQUIREMENTS OF THE FDEP NPDES PERMIT FOR STORMWATER DISCHARGE FROM LARGE & SMALL CONSTRUCTION ACTIVITIES AND THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). ALL DISCHARGE FROM DEWATERING OPERATIONS SHALL BE CONTAINED ON-SITE.
12. REFER TO LANDSCAPE PLANS FOR TREE PRESERVATION OR REMOVAL.
13. CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROL MEASURES, NPSES/SWPPP REPORTING, CORRECTING ALL EROSION CONTROL DEFICIENCIES, ADDRESSING ALL FDEP NPDES VIOLATIONS, PAYING ANY NPDES RELATED PENALTIES, FEES, OR CODE ENFOREMENT VIOLATIONS, AND CLEANING ANY DOWNSTREAM DRAINAGE FACILITIES IMPACTED BY IMPROPER EROSION CONTROL.



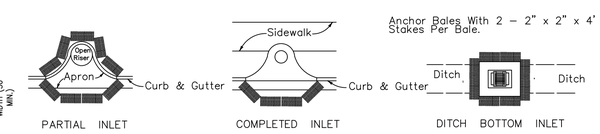
NOTES:

1. MESH TO BE BENT, LAID FLAT ON BOTTOM OF TRENCH AND BACKFILLED.
2. POSTS TO BE DRIVEN A MIN. OF TWO (2) FEET INTO THE GROUND.
3. SILT FENCE TO BE PLACED ALL AROUND CLEARING PERIMETERS.

FILTER FABRIC SILT FENCE DETAIL
N.T.S.



CONSTRUCTION ACCESS DETAIL
N.T.S.



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
CONTRACTOR TO PROTECT ALL STM STRUCTURES FROM SEDIMENTATION DURING CONSTRUCTION.
N.T.S.

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FL LICENSE No. 68178 CA 0029535

FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM
PROJECT #24-001

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REVISIONS

NO.	DATE	REVISIONS

SITE DEMOLITION & EROSION CONTROL PLAN
OSCEOLA PINES PUD
RESIDENTIAL SUBDIVISION
INDIANTOWN, FLORIDA

DRC RESUBMITTAL
DATE: 4/7/2025

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OF 33

GENERAL NOTES:

1. COORDINATION OF DRAWINGS AND DISCIPLINES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR COMPLETENESS AND ACCURACY. FURTHER CONTRACTOR IS COORDINATE ALL TRADES AND DISCIPLINES PROPERLY. ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING.

2. VILLAGE R/W. ALL MATERIALS AND CONSTRUCTION WITHIN THE VILLAGE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST FDOT DESIGN STANDARDS & LATEST SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION AND VILLAGE ENGINEERING STANDARDS.

3. BUILDINGS & UTILITIES. CONTRACTOR IS ADVISED THAT THE BUILDINGS AND ASSOCIATED SYSTEMS ARE STILL UNDER REVIEW BY VARIOUS JURISDICTIONAL AGENCIES. AS SUCH, THERE MAY BE MODIFICATIONS TO SERVICE LINES (MATERIALS, SIZES, LOCATIONS, DEPTHS, ETC.) AS THE DOCUMENTS ARE PERMITTED.

4. SAFETY. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE RESPECTIVE UTILITY PROVIDER ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND LINES. CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD LINES PRIOR TO WORKING WITHIN THE VICINITY OF THE LINES.

5. FAMILIARITY WITH SITE CONDITIONS. THE CONTRACTOR SHALL VISIT THE SITE AND ACQUAINT HIMSELF WITH ALL EXISTING CONDITIONS. MAKE HIS OWN SUBSURFACE INVESTIGATION TO SATISFY HIMSELF AS TO THE SITE AND SUBSURFACE CONDITIONS, BUT SUCH SUBSURFACE INVESTIGATIONS SHALL BE PERFORMED ONLY UNDER TIME SCHEDULES AND ARRANGEMENTS APPROVED IN ADVANCE BY THE OWNER'S REPRESENTATIVE AND ENGINEER. THE EXISTING GRADES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY AND NO REPRESENTATION IS MADE AS TO THEIR ACCURACY OR CONSISTENCY. THE CONTRACTOR SHALL VERIFY ALL EXISTING GRADES TO THE EXTENT NECESSARY TO INSURE COMPLETION OF THE JOB TO THE PROPOSED GRADES INDICATED ON THE DRAWINGS.

6. WORKMANSHIP. ALL WORK SHALL BE PERFORMED IN A WORKMANSHIP-LIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND/OR CODES, INCLUDING OSHA.

7. ELEVATIONS. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). TO CONVERT TO NGVD 1929, ADD 1.5' TO NAVD ELEVATIONS.

8. SURVEY & BENCHMARK. REFER TO SURVEY PREPARED BY BETSY LINDSAY SURVEYING FOR ADDITIONAL INFORMATION.

9. GEOTECHNICAL INFORMATION. REFER TO GEOTECHNICAL REPORTS AND BORING LOGS FOR ADDITIONAL INFORMATION INCLUDING SITE PREPARATION REQUIREMENTS.

10. FIELD LOCATIONS. THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE ONE CALL OF FLORIDA, INC. (1-800-432-4770)" AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION. THE CONTRACTOR SHALL GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS FOR REMOVAL, RELOCATION AND ALTERATION OF THEIR EXISTING FACILITIES.

11. PROTECTION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF ALL EXISTING AND NEWLY INSTALLED ABOVE GROUND, UNDERGROUND, AND ON THE SURFACE STRUCTURES AND UTILITIES FROM DAMAGE OR SERVICE DISRUPTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.

12. EXISTING UTILITIES. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING UTILITIES SHOWN ON THE PLANS OR FOR ANY EXISTING UTILITIES THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS OF EXISTING UTILITIES. ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY PROVIDER IN A TIMELY MANNER TO MINIMIZE IMPACT ON THE CONSTRUCTION SCHEDULE. ANY DELAY CAUSED DUE TO THE RELOCATION OF UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED. ALL COSTS ASSOCIATED WITH VERIFICATION, PROTECTION OF EXISTING SYSTEMS OR CONNECTION TO THOSE SYSTEMS AS IDENTIFIED ON THE PLANS IS INCLUDED IN THE CONTRACTOR'S BID.

13. EXISTING UTILITIES. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UTILITIES AND SOILS CONDITIONS AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF ANY DISCREPANCIES WITH THE PLANS.

14. EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH IT FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. THE CONTRACTOR IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.

15. FIELD REVIEWS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO ANY REQUIRED FIELD REVIEWS OR INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY, LABOR AND MATERIALS FOR INSPECTION AND/OR TEST. ALL WORK SHALL BE OPEN AND SUBJECT TO REVIEW AND/OR INSPECTION BY AUTHORIZED PERSONNEL OF THE CITY, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER, AND REGULATORY AGENCIES. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN THE OWNER'S SHALL BE REPORTED TO THE ENGINEER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY THE ENGINEER OR OWNER.

16. DIFFERING SITE CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS PRIOR TO CONSTRUCTION IN THE AREA OF CONFLICT. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH ARE REPRESENTED ON THE PLANS, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND THE OWNER IN WRITING.

17. REQUIRED PERMITS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL PERMIT CONDITIONS. PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT INCLUDE:

   A. VILLAGE OF INDIANTOWN
   B. SOUTH FLORIDA WATER MANAGEMENT DISTRICT
   C. FDEP / HEALTH DEPARTMENT
   D. FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NPDES

19. DEWATERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ANY DEWATERING PERMITS AND/OR APPROVALS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED FACILITIES AND SYSTEMS.

20. PERMITS. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND/OR LICENSES TO COMMENCE CONSTRUCTION.

21. USE OF EXISTING MATERIALS. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.

22. EXISTING LANDSCAPE. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN ON THE PLAN OR DESIGNATED IN THE FIELD.

23. SHOP DRAWINGS. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) COPIES (OR MORE IF SPECIFIED IN THE CONTRACT) OF SHOP DRAWINGS, PRODUCT DATA, MATERIAL SPECIFICATIONS AND OTHER INFORMATION REGARDING CONSTRUCTION MATERIALS AND STRUCTURES AS REQUESTED BY THE OWNER, ENGINEER OR JURISDICTIONAL AGENCY. SHOP DRAWINGS MUST BE NEWLY PREPARED INFORMATION, DRAWN TO ACCURATE SCALE. DO NOT REPRODUCE CONTRACT DOCUMENTS OR COPY STANDARD INFORMATION AS THE BASIS OF SHOP DRAWINGS. STANDARD INFORMATION PREPARED WITHOUT SPECIFIC REFERENCE TO THE PROJECT WILL NOT BE CONSIDERED A SHOP DRAWING.

   A. BY SUBMITTAL OF ANY SHOP DRAWING OR CATALOG DATA, BEARING AN APPROVAL STAMP, THE CONTRACTOR REPRESENTS THAT IT HAS DETERMINED AND VERIFIED ALL FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, MATERIALS, DIMENSIONS, CATALOG NUMBERS AND SIMILAR DATA, OR WILL DO SO, AND THAT IT HAS CHECKED AND COORDINATED EACH ITEM WITH OTHER APPLICABLE APPROVED SHOP DRAWINGS AND THE CONTRACT REQUIREMENTS.

   B. SHOP DRAWINGS AND CATALOG DATA SUBMITTED WITHOUT THE CONTRACTOR'S STAMP OF APPROVAL WILL BE RETURNED TO THE CONTRACTOR WITHOUT REVIEW. APPROVAL OF SHOP DRAWINGS, SAMPLES, OR CATALOG DATA BY THE ENGINEER SHALL NOT AUTHORIZE ANY DEVIATION FROM THE REQUIREMENT OF THE CONTRACT DOCUMENTS.

   C. ANY PROPOSED SUBSTITUTE OR EQUAL TO THE THAT SHOWN ON THE CONTRACT DOCUMENTS SHALL BE ACCOMPANIED BY CALCULATIONS SUBSTANTIATING EQUIVALENCY. SHOP DRAWINGS WITH SUBSTITUTE MATERIALS NOT ACCOMPANIED BY CALCULATIONS WILL BE RETURNED WITHOUT REVIEW.

   D. THE CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF THE PROJECT AND ADVISE THE ENGINEER IN WRITING OF ANY DISCREPANCIES.

   E. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. CATALOG LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.

24. TESTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTS TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER. THE CONTRACTOR UNDERSTANDS THAT ANY AND ALL TESTS, INSPECTIONS, PROCEDURES INCLUDING ALL LABOR, MATERIALS, TIME AND EFFORT IN ORDER TO HAVE ALL WORK DESIGNATED AS FINAL BY THE RESPECTIVE JURISDICTIONAL AUTHORITIES AND THAT SUCH TESTS, INSPECTIONS AND PROCEDURES ARE INCLUDED IN THE BID.

25. RECORD DRAWINGS. RECORD DRAWINGS SHALL BE SUBMITTED IN SUFFICIENT QUANTITIES AS REQUIRED BY THE OWNER, ENGINEER AND JURISDICTIONAL AGENCIES TO COMPLETE THE CLOSE-OUT OF THE PROJECT.

   A. THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD WITH ADEQUATE RECORD DRAWING INFORMATION, WHICH HAS BEEN PREPARED BY A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA. THE INFORMATION SHALL BE PROVIDED ON A 24"X36" REPRODUCIBLE MYLAR. THE SURVEYOR SHALL SIGN AND SEAL THE RECORD DRAWINGS. THE FOLLOWING SHALL BE THE MINIMUM REQUIREMENTS FOR RECORD DRAWING INFORMATION:

   B. THE WORDS "RECORD DRAWINGS" SHALL BE WRITTEN IN BOLD LETTERS IN A CONSPICUOUS PLACE. NO RUBBER STAMP ON PLANS OR MYLARS SHALL BE ACCEPTED.

   C. ANY SIGNIFICANT CHANGES IN ALIGNMENT, PIPE CONFLICTS, LOCATION OF STORM MANHOLES, CATCH BASINS, ETC. SHALL BE SHOWN TO SCALE ON RECORD DRAWINGS. THE "PROPOSED" ALIGNMENT, ETC. SHALL BE CROSSED OUT.

   D. THE DRAWINGS SHALL BE LEGIBLE AND THE AS-BUILT DIMENSIONS EASY TO IDENTIFY.

   E. DATA FOR STORM MANHOLES AND CATCH BASINS (RIM, INVERTS), PIPE SLOPES, AND PIPE LENGTHS AS CONSTRUCTED SHALL BE SHOWN ON THE PLAN SHEET NEXT TO "PROPOSED" DIMENSIONS. THE "PROPOSED" NUMBERS SHALL BE CROSSED OUT. IF THE ASBUILT CONDITION IS THE SAME AS THE PROPOSED INFORMATION, THEN THE PROPOSED INFORMATION WILL BE CROSSED OUT AND THE ASBUILT DATA WRITTEN.

   F. RECORD DRAWING INFORMATION SHALL BE PROVIDED FOR THE CONTROL STRUCTURE, INCLUDING ALL PIPE INVERTS AND PIPE SIZES, AND GRATE ELEVATION. ELEVATIONS AND DIMENSIONS SHALL BE PROVIDED ON THE WEIR, THE BLEEDER ORIFICE AND THE POLLUTION CONTROL BAFFLE (IF APPLICABLE). THE BOTTOM ELEVATION OF STRUCTURE AND ELEVATIONS AND DIMENSIONS OF ANY SLOTS OR ORIFICES IN THE INLET WALLS SHALL BE PROVIDED.

   G. PERIMETER BERM ELEVATIONS ADJACENT TO THE PROPERTY LINES SHALL BE PROVIDED EVERY 200 LINEAR FEET MINIMUM.

   H. CROSS SECTIONS OF DRY DETENTION AREAS AND WATER MANAGEMENT LAKE SECTIONS SHALL BE TAKEN EVERY 200 LINEAR FEET MINIMUM. SECTIONS ON WATER MANAGEMENT LAKES SHALL INCLUDE THE FROM THE UPPER ELEVATION OF THE 20 FOOT LAKE MAINTENANCE AREA TO 2 FEET BELOW CONTROL WATER ELEVATION. CROSS SECTIONS SHALL DEPICT THE PROPOSED AND ASBUILT DATA INCLUDING ALL GRADE BREAKS.

26. FINAL UTILITY ADJUSTMENTS. ALL UTILITIES SHALL BE ADJUSTED TO NEW FINISH GRADES AND PROPERLY SET TO PAVEMENT CROSS SLOPE AS REQUIRED.

27. DETECTABLE WARNING. CONTRACTOR SHALL CONFIRM DETECTABLE WARNING REQUIREMENTS WITH BUILDING OFFICIAL PRIOR TO INSTALLATION.

SITE DEMOLITION AND EROSION CONTROL NOTES:

1. SITE ACCESS. SUITABLE STABILIZED ROADS ARE TO BE PROVIDED DURING CONSTRUCTION FOR FIRE AND PARAMEDICAL ACCESS.

2. SITE. CONTRACTOR ACCEPTS THE SITE AS IS. ANY REPAIRS TO EXISTING SITE ELEMENTS INCLUDING PAVEMENT, SIDEWALKS, CURBING, DRAINAGE, SANITARY SEWER, WATER, SIGNAGE & STRIPING SHALL BE INCLUDED IN THE BID PRICE.

3. EROSION CONTROL. THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION AND TURBIDITY BARRIERS PRIOR TO AND DURING CONSTRUCTION TO PREVENT VIOLATION OF STATE WATER QUALITY STANDARDS FOR OFFSITE DISCHARGES THESE BARRIERS SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED, SOILS ARE STABILIZED, AND VEGETATION HAS BEEN ESTABLISHED. REFERENCE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS INDICES 102, 103 AND 106 FOR TYPICAL INSTALLATION DETAILS.

4. FILTER FABRIC. FILTER FABRIC SHALL BE INSTALLED ON ALL CATCH BASIN GRATES AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.

5. ADJACENT IMPACTS. CONTRACTOR SHALL PROTECT ADJACENT WATER BODIES, WETLANDS AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.

6. SILT FENCES. SILT FENCES SHALL BE INSTALLED AND MAINTAINED AROUND ALL CLEARING PERIMETERS.

7. SITE CLEARING. CLEAR AREAS INDICATED SHALL BE COMPLETELY CLEAR OF ALL TIMBER, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH AND ALL OTHER DEBRIS AND OBSTRUCTIONS RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE GROUND. THIS DEBRIS SHALL BE DISPOSED OF IN A LEGAL MANNER. BURNING OF THIS MATERIAL IS NOT PERMITTED UNLESS THE CONTRACTOR OBTAINS SPECIFIC PERMITS ALLOWING SUCH ACTIVITY.

GEOMETRIC, SIGNING, AND STRIPING NOTES:

1. REFERENCES. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), FDOT TRAFFIC DESIGN STANDARDS (LATEST EDITION), MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (LATEST EDITION) AND THE PALM BEACH COUNTY TYPICALS FOR PAVEMENT MARKINGS, SIGNING & GEOMETRICS (T-P-13-001). ALL REFERENCES ARE INCORPORATED INTO THE PLAN DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF THE LATEST EDITION OF THE REFERENCES.

2. PARKING LOT STRIPING. ALL PARKING STALL STRIPING SHALL BE TRAFFIC PAINT AND CONFORM TO THE RESPECTIVE JURISDICTIONAL AUTHORITY REQUIREMENTS. ALL OTHER PARKING LOT STRIPING SHALL BE THERMOPLASTIC PER FDOT SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.

3. ROADWAY STRIPING. ALL ROADWAY STRIPING SHALL BE THERMOPLASTIC IN ACCORDANCE WITH THE RESPECTIVE JURISDICTIONAL AUTHORITY REQUIREMENTS.

4. BUILDING TIES AND DIMENSIONS. BUILDING TIES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY WITH ARCHITECTURAL PLANS. BUILDINGS SHOWN ON THESE DRAWINGS MAY NOT REFLECT MINOR ARCHITECTURAL REVISIONS AND SHOULD NOT BE RELIED UPON FOR STAKING OF BUILDINGS. CONTRACTOR SHOULD OBTAIN LATEST ARCHITECTURAL INFORMATION AND ESTABLISH GEOMETRIC DATA FOR STAKING. SHOULD THE CONTRACTOR IDENTIFY A CONFLICT BETWEEN THE ARCHITECTURAL INFORMATION AND THESE DRAWINGS, NOTIFY THE ENGINEER IN WRITING.

5. MAINTENANCE OF TRAFFIC. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING A PROPER TRAFFIC MAINTENANCE AND CONTROL PLAN IN ACCORDANCE WITH REGULATORY STANDARDS. INCLUDED WILL BE THE LABOR, EQUIPMENT AND MATERIALS REQUIRED TO IMPLEMENT THAT PLAN. ALL WORK MUST BE DONE IN ACCORDANCE WITH AGENCY REQUIREMENTS AND ANY REQUIRED PERMITS OR APPROVALS MUST BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR.

WATER & SANITARY SEWER TESTING AND RELEASE REQUIREMENTS:

CONTRACTOR SHALL ALLOW A MINIMUM OF 90 DAYS FROM SUBMITTAL OF WATER/SEWER ASBUILT RECORD DRAWINGS UNTIL REQUEST FOR FIRST WATER METER IN ORDER TO ALLOW FOR EOR AND VILLAGE REVIEW OF ASBUILT DRAWINGS, FINAL TESTING, AND HEALTH DEPARTMENT RELEASE. DEFICIENCIES IN ASBUILT DRAWINGS, INSTALLED UTILITIES, OR UTILITY TESTING WILL RESULT IN DELAYS AND A SIGNIFICANTLY LONGER WAIT FOR WATER METERS. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL DELAYS AND COSTS ASSOCIATED WITH FAILURE TO SUBMIT ASBUILT DRAWINGS IN A TIMELY MANNER, FAILURE TO ADDRESS EOR/VILLAGE ASBUILT COMMENTS IN A TIMELY MANNER, AND/OR FAILURE TO FOLLOW VILLAGE STANDARDS FOR ASBUILT DRAWING PREPARATION AND FORMATTING.

- PRELIMINARY ASBUILTS SHALL BE SUBMITTED TO EOR AND APPROVED BY VILLAGE PRIOR TO FLUSHING NEW WATERMAINS.
- FINAL ASBUILTS SHALL BE SUBMITTED TO EOR AND APPROVED BY VILLAGE PRIOR TO PRESSURE TESTING OF WATERMAINS.
- CONTRACTOR SHALL PASS PRELIMINARY PRESSURE TEST(S) WITH EOR PRIOR TO ATTEMPTING TO SCHEDULE FINAL PRESSURE TEST WITH VILLAGE. EOR WILL NOT ATTEND PRELIMINARY PRESSURE TEST UNTIL FINAL ASBUILTS ARE RECEIVED AND APPROVED.
- CONTRACTOR'S SURVEYOR IS SOLELY RESPONSIBLE FOR PREPARING ASBUILT RECORD DRAWINGS AND FOR PREPARING UTILITY EASEMENT SKETCHES & LEGAL DESCRIPTIONS AND FOR ADDRESSING VILLAGE AND EOR COMMENTS ON THESE ITEMS.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR TESTING COSTS AND FOR RETESTING IF ORIGINAL TESTS FAIL OR EXPIRE (E.G. BACTERIOLOGICAL TESTS) PRIOR TO METER RELEASE.

ASBUILTS WHICH DO NOT COMPLY WITH VILLAGE STANDARDS OR WHICH INDICATE UTILITY WORK WHICH DOES NOT COMPLY WITH THESE PLANS AND VILLAGE/HEALTH DEPT. CRITERIA, MAY REQUIRE SIGNIFICANT CORRECTIVE WORK AND MAY RESULT IN SIGNIFICANT DELAYS WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR AND/OR THEIR GEOTECHNICAL TESTING SUBCONTRACTOR SHALL PROVIDE EOR AND VILLAGE WITH ALL DENSITY TESTING RESULTS FOR INSTALLED WATER/SEWER UTILITIES ALONG WITH A MAP EXHIBIT INDICATING WHERE EACH DENSITY TEST WAS PERFORMED ON THE PROJECT SITE. NO WATER METERS OR WATER/SEWER SERVICE WILL BE PROVIDED TO PROJECT UNTIL THESE TEST RESULTS AND MAP EXHIBIT(S) ARE RECEIVED, REVIEWED, AND APPROVED.

SANITARY SEWER REQUIRES FOLLOWING TESTING WHICH SHALL BE AT CONTRACTOR'S SOLE EXPENSE. CONTRACTOR SHALL REVIEW VILLAGE OF INDIANTOWN CONSTRUCTION STANDARDS AND FAMILIARIZE HIMSELF WITH TESTING PROCESSES AND REQUIREMENTS PRIOR TO COMMENCING WORK:

- TELEVISE SEWER LATERALS & MAINS
- LAMPING OF MAINS
- PRESSURE & LEAKAGE TESTING
- LIFT STATION STARTUP/TESTING

NOTE: THESE PLANS ARE STILL UNDER REGULATORY PERMIT REVIEW. OWNER IS ADVISED NOT TO ENTER INTO CONTRACT FOR THE CONSTRUCTION OF THIS PROJECT UNTIL ALL PERMITS ARE ISSUED. BIDDING/CONTRACTING PRIOR TO COMPLETION OF PERMITTING WILL RESULT IN INCREASED COSTS & CHANGE ORDERS.

DATUM NOTE: ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). TO CONVERT TO NGVD 1929, ADD 1.50' TO NAVD ELEVATIONS.

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SEAL
TODD N. MCLEOD, P.E.
FL LICENSE NO. 68181 CA 0672 30535
STATE OF FLORIDA

FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM

PROJECT #24-001

TODD N. McLEOD, P.E. PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT I AM USING A SHA-1 AUTHENTICATION CODE.
THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY TODD N. McLEOD, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

REVISIONS

NO.	DATE

GENERAL NOTES & SPECIFICATIONS
OSCEOLA PINES PUD
RESIDENTIAL SUBDIVISION
INDIANTOWN, FLORIDA

DRC RESUBMITTAL
DATE: 4/7/2025

SHEET
C9.1
OF 33

PAVING, GRADING, AND DRAINAGE NOTES:

1. REFERENCES. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND FDOT ROADWAY TRAFFIC DESIGN STANDARDS, LATEST EDITION. ALL FDOT INDICES ARE INCORPORATED AS PLAN REFERENCES. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF THE LATEST EDITION OF THE FDOT INDICES.

2. SITE FAMILIARIZATION. PRIOR TO BID PREPARATION, THE CONTRACTOR MUST BECOME FAMILIAR WITH THE OVERALL SITE CONDITIONS AND PERFORM ADDITIONAL INVESTIGATIONS AS DETERMINED NECESSARY TO UNDERSTAND THE LIMIT AND DEPTH OF EXPECTED ORGANIC MATERIAL, ADEQUACY OF EXISTING MATERIALS AS FILL, DEWATERING REQUIREMENTS, CLEAN FILL REQUIRED FROM OFFSITE AND MATERIALS TO BE DISPOSED OF OFFSITE. ANY DELAY, INCONVENIENCE OR EXPENSE CAUSED TO THE CONTRACTOR DUE TO INADEQUATE INVESTIGATION OF EXISTING CONDITIONS SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED. THE MATERIALS ANTICIPATED TO BE ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE DRYING PRIOR TO USE AS BACKFILL AND THE CONTRACTOR MAY HAVE TO IMPORT MATERIALS, AT NO EXTRA COST, FROM OFFSITE TO MEET THE REQUIREMENTS FOR COMPACTION AND PROPER FILL.

3. SITE FILL BALANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXISTING SITE CONDITIONS OF SOIL DURING THE BID PREPARATION TO DETERMINE IF ANY OFF SITE MATERIALS WILL NEED TO BE IMPORTED TO ACHIEVE THE GRADES SPECIFIED ON THE PLANS.

4. RESTORATION. ALL DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION OR BETTER AS DETERMINED BY THE ENGINEER, OWNER AND RESPECTIVE JURISDICTIONAL AUTHORITY.

5. HORIZONTAL CONTROL AND LAYOUT. CONTRACTOR/OWNER SHALL COORDINATE WITH A REGISTERED SURVEYOR TO LAY OUT LINE, GRADES, STRUCTURES, LOT CORNERS, ETC. AS NECESSARY TO CONSTRUCT THE PROPOSED FACILITIES IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. BENCH MARKS SHALL BE ESTABLISHED BY A REGISTERED SURVEYOR. BENCH MARKS SHALL BE PERMANENT AND EASILY ACCESSIBLE AND MAINTAINED AND REPLACED IF DISTURBED OR DESTROYED. HORIZONTAL CONTROL SHALL SIMILARLY BE ESTABLISHED AND MAINTAINED.

6. CLEARING, GRADING AND DISPOSAL. CLEARING AND GRADING SHALL CONFORM TO SECTION 110 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. CLEARING SHALL BE CONTAINED TO THE CONSTRUCTION AREA AND/OR AS DIRECTED BY THE OWNER AND/OR HIS REPRESENTATIVE. ALL ROOTS, STUMPS, OR OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 18" BELOW NATURAL GRADE OR DESIGN GRADE WHICHEVER IS LOWER. ALL DEBRIS SHALL BE REMOVED FROM THE AREA AND BE DISPOSED OF LEGALLY.

7. EXCAVATION AND EMBANKMENT. ALL EXCAVATION AND EMBANKMENT SHALL CONFORM TO THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

8. EARTHWORK. NO SEPARATE PAYMENT SHALL BE PROVIDED TO THE CONTRACTOR FOR EARTHWORK ASSOCIATED WITH THIS CONTRACT. ALL COSTS ASSOCIATED WITH SITE PREPARATION NECESSARY TO EXECUTE THE WORK SET FORTH IN THE CONTRACT SHALL BE INCLUDED IN THE BID.

9. EXCESS MATERIAL. ANY EXCESS MATERIAL REMAINING UPON COMPLETION OF CONSTRUCTION SHALL BE REMOVED TO AN ACCEPTABLE LOCATION AT THE EXPENSE OF THE CONTRACTOR. AT THE OWNER'S OPTION, A LOCATION MAY BE IDENTIFIED FOR MATERIAL STOCK PILING OR THE OWNER MAY INSTRUCT THE CONTRACTOR TO REMOVE THE EXCESS MATERIAL IN WHICH CASE THE CONTRACTOR IS TO LEGALLY DISPOSE OF ALL MATERIALS OFFSITE.

10. FINISHED SITE GRADING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING OF THE SITE TO WITHIN ±0.1 FOOT OF ALL THE PROPOSED FINISHED GRADE ELEVATIONS THROUGHOUT THE PROJECT SITE AS DEPICTED ON THE PLANS. ELEVATIONS OF CONSTRUCTED FACILITIES, I.E. ROADWAYS, DRAINAGE, ETC. ARE TO BE AS INDICATED ON THE PLANS UNLESS APPROVED DIFFERENTLY IN WRITING.

11. BUILDING AREAS. ALL ORGANIC AND OTHER UNSUITABLE MATERIAL IN BUILDING OR PAVEMENT AREAS SHALL BE REMOVED AND REPLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS AND SOUND CONSTRUCTION PRACTICES.

12. LANDSCAPE AREAS. ALL LANDSCAPE ISLANDS SHALL CONTAIN SUITABLE LANDSCAPE MATERIAL FOR LANDSCAPE INSTALLATION. ALL LANDSCAPE AREAS SHALL BE SUITABLY SLOPED TO PROVIDE POSITIVE DRAINAGE.

13. SOD AREAS. ELEVATIONS OF GRASSED AREAS ARE GIVEN AT FINISHED SOD/SEED GRADE. CONTRACTOR TO GRADE AREAS RECEIVING SOD LOWER TO ACCOMMODATE SOD THICKNESS.

14. UNSUITABLE MATERIALS. WHERE ENCOUNTERED, UNSUITABLE MATERIAL SHALL BE REMOVED TO A DEPTH AND AREA DETERMINED BY THE ENGINEER. BACKFILLING SHALL BE IN LAYERS NOT GREATER THAN 8" THICKNESS AND COMPACTED TO 98 PERCENT OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. ANY UNSTABLE SOIL AND/OR SOIL CONTAINING ORGANIC MATERIAL ENCOUNTERED DURING CONSTRUCTION, INCLUDING BET NOT LIMITED TO MUCK, SILT, SLUDGE, AND MARL SHALL BE REMOVED AND SHALL BE REPLACED BY MATERIAL ACCEPTABLE TO THE ENGINEER. IF ANY ROCK, HARDPAN, ETC. IS ENCOUNTERED DURING CONSTRUCTION OF ANY ITEMS, THE REMOVAL AND BACKFILL REQUIRED SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION OF THAT ITEM AND NO SEPARATE PAYMENT WILL BE MADE.

15. GRADING. GRADING FROM PROPOSED TO EXISTING CONDITIONS SHALL NOT BE STEEPER THAN 3H:1V NOR FLATTER THAN 20H:1V. ALL SWALES AND SLOPES SHALL BE SODDED AFTER GRADING.

16. ELEVATIONS. ELEVATIONS GIVEN ADJACENT TO CURB OR FRONT OF SIDEWALK ARE CONSIDERED EDGE OF PAVEMENT GRADES UNLESS OTHERWISE NOTED.

17. POSITIVE DRAINAGE. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENT TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION CAN BE MADE.

18. ADA AREAS. PAVEMENT GRADES AT HANDICAP PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. PROPOSED AND EXISTING SIDEWALKS SHALL BE RAMPED FLUSH WITH PAVEMENT. RAMPS SHALL NOT EXCEED A 12H:1V SLOPE. SIDEWALK RAMPS SHALL BE TEXTURED IN CONFORMANCE WITH FDOT STANDARDS EXCEPT WHERE LOCAL CODES DICTATE OTHERWISE OR IF INDICATED OTHERWISE ON THE PLANS. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AND THE JURISDICTIONAL AUTHORITY FOR FORM BOARD AND PRE-POUR INSPECTIONS PRIOR TO ANY CONCRETE INSTALLATION. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT ALL RAMP TEXTURED SURFACES AND SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL ADA AND BUILDING CODE STANDARDS.

19. ROADWAY CONSTRUCTION. ALL ROADWAY CONSTRUCTION AND MATERIAL SHALL CONFORM TO THE APPLICABLE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. ALL SUBBASE, BASE COURSE, PRIME COAT, TACK COAT AND ASPHALT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS (LATEST EDITION).

20. DRAINAGE STRUCTURES. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED AS PER THE PLANS AND IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION). ALL GRATES SHALL BE SECURED TO THE DRAINAGE STRUCTURE WITH A CHAIN AND EYEBOLT.

21. PIPE LENGTHS. PIPE LENGTHS SHOWN ON THE PLANS REPRESENT SCALED DISTANCES BETWEEN CENTERLINES OF DRAINAGE STRUCTURES AND FROM INVERTS OF ENDWALLS AND/OR MITERED END SECTIONS.

22. PIPE INSTALLATION. PIPE TRENCH SHALL BE DRY WHILE PIPE IS BEING LAID AND TO BE BEDDED PER DETAIL AND IN CONFORMANCE WITH THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION). ALL CORRUGATED PIES SHALL BE INSTALLED WITH MAXIMUM LENGTHS IN ORDER TO MINIMIZE JOINTS.

23. PIPE TRENCHES. PIPE TRENCHES TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).

24. REINFORCED CONCRETE PIPE (RCP). IF REINFORCED CONCRETE PIPE (RCP) IS USED, IT SHALL BE PER ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. INSTALLATION OF RCP SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS (LATEST EDITION).

25. CORRUGATED ALUMINUM PIPE (CAP). CAP SHALL CONFORM WITH THE REQUIREMENTS OF AASHTO M-196 AND WITH THE FDOT SPECIFICATIONS (LATEST EDITION). CAP TO BE HELICAL (SPIRAL FLOW). ALL CONNECTION BANDS, FOR CORRUGATED PIPES, SHALL BE CORRUGATED, LAP-TYPE, IN CONFORMANCE WITH AASHTO M-16, AND TO BE WATERTIGHT BY USING A GASKET AT LEAST SIX (6) INCHES WIDE. ALL JOINTS ON STORM SEWER PIPE SHALL BE MADE UP WITH ONE-HALF INCH NEOPRENE, ALL BANDS SHALL HAVE THE SAME CORRUGATION DESIGN AS THE PIPE. THE WIDTH OF THE BANDS SHALL BE AS FOLLOWS: 12 INCH WIDE UP TO 48 INCH DIAMETER PIPE AND 24 INCH WIDE OVER 48 INCH DIAMETER PIPE. THE REQUIREMENTS OF FDOT DM06036 WILL BE ADHERED TO WITH ANNULAR BANDING OF JOINTS REQUIRED.

26. HIGH DENSITY POLYETHYLENE PIPE (HDPE):

26.1. PIPE REQUIREMENTS – HDPE PIPE (PER ASTM F2648) SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS.

26.1.1. 4 INCH THROUGH 60 INCH (100 TO 1500 MM) PIPE SHALL MEET ASTM F2648.

26.1.2. MANNING'S "N" VALUE FOR USE IN DESIGN SHALL BE 0.012.

26.2. JOINT PERFORMANCE PIPE SHALL BE JOINED USING A BELL & SPIGOT JOINT MEETING ASTM F2648. THE JOINT SHALL BE WATERTIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212. GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477. GASKETS SHALL BE INSTALLED BY THE PIPE MANUFACTURER AND COVERED WITH A REMOVABLE, PROTECTIVE WRAP TO ENSURE THE GASKET IS FREE FROM DEBRIS. A JOINT LUBRICANT AVAILABLE FROM THE MANUFACTURER SHALL BE USED ON THE GASKET AND BELL DURING ASSEMBLY. 12- THROUGH 60-INCH (300 TO 1500 MM) DIAMETERS SHALL HAVE AN EXTERIOR BELL WRAP INSTALLED BY THE MANUFACTURER.

26.3. FITTINGS: FITTINGS SHALL CONFORM TO ASTM F2306. BELL AND SPIGOT CONNECTIONS SHALL UTILIZE A WELDED BELL AND VALLEY OR SADDLE GASKET MEETING THE WATERTIGHT JOINT PERFORMANCE REQUIREMENTS OF ASTM F2306.

26.4. FIELD PIPE AND JOINT PERFORMANCE: TO ASSURE WATERTIGHTNESS, FIELD PERFORMANCE VERIFICATION MAY BE ACCOMPLISHED BY TESTING IN ACCORDANCE WITH ASTM F2487. APPROPRIATE SAFETY PRECAUTIONS MUST BE USED WHEN FIELD-TESTING ANY PIPE MATERIAL. CONTACT THE MANUFACTURER FOR RECOMMENDED LEAKAGE RATES.

26.5. MATERIAL PROPERTIES: MATERIAL FOR PIPE PRODUCTION SHALL BE AN ENGINEERED COMPOUND OF VIRGIN AND RECYCLED HIGH-DENSITY POLYETHYLENE CONFORMING WITH THE MINIMUM REQUIREMENTS OF CELL CLASSIFICATION 424420C (ESCR TEST CONDITION B) FOR 4- THROUGH 10-INCH (100 TO 250 MM) DIAMETERS, AND 435420C (ESCR TEST CONDITION B) FOR 12- THROUGH 60-INCH (300 TO 1500 MM) DIAMETERS, AS DEFINED AND DESCRIBED IN THE LATEST VERSION OF ASTM D3350, EXCEPT THAT CARBON BLACK CONTENT SHOULD NOT EXCEED 4%. THE DESIGN ENGINEER SHALL VERIFY COMPATIBILITY WITH OVERALL SYSTEM INCLUDING STRUCTURAL, HYDRAULIC, MATERIAL, AND INSTALLATION REQUIREMENTS FOR A GIVEN APPLICATION

27. ROOF DRAIN PIPING. ALL ROOF DRAIN PIPING (OUTSIDE THE BUILDING) TO BE PVC SCHEDULE 40 UNLESS OTHERWISE NOTED. ALL FITTINGS REQUIRED TO MAKE A FULLY OPERATIONAL DRAINAGE SYSTEM MAY NOT BE SHOWN ON THE PLANS. ALL FITTINGS AND MATERIALS REQUIRED TO COMPLETE THE PROJECT ARE TO BE INCLUDED IN THE CONTRACTOR'S BID.

28. DRAINAGE CONNECTIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF DEBRIS AND SILT WHERE CONNECTIONS TO EXISTING DRAINAGE STRUCTURES OR SWALES ARE TO BE PERFORMED. SWALES, DITCHES, LAKES, ETC. SHALL BE RESTORED TO THEIR ORIGINAL DESIGN SECTION AND SODDED. SUCH REMOVAL AND RESTORATION SHALL BE TO THE POINT OF LEGAL POSITIVE OUTFALL.

29. DRAINAGE JOINT WRAPPING. ALL DRAINAGE PIPE JOINTS TO BE WRAPPED IN FILTER FABRIC PER FDOT INDEX 280. THE FIRST JOINT OF PIPE ENTERING OR LEAVING A DRAINAGE STRUCTURE SHALL BE WRAPPED WITH FILTER FABRIC PER FDOT SPECIFICATIONS.

30. DRAINAGE LAMPING. ALL DRAINAGE SYSTEMS SHALL BE PUMPED DOWN BELOW ONE-THIRD OF THE DIAMETER OF THE PIPE (FROM THE INVERT) AND LAMPED AS A REQUIREMENT OF THE FINAL DRAINAGE INSPECTION.

31. SUBGRADE. SUBBASE SHALL BE FREE OF MUCK, STUMPS, ROOTS, UNDERBRUSH, VEGETATIVE MATTER, GARBAGE, TRASH OR ANY MATERIAL THAT WILL NOT PROVIDE A SUITABLE STABLE, CLEAN SUBGRADE. SUBGRADE SHALL BE AS SHOWN ON THE PLANS AND TO BE COMPACTED TO 98 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 UNLESS OTHERWISE NOTED ON THE PLANS.

32. UNDER PAVEMENT UTILITIES AND CONDUITS. THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF ANY KIND, INCLUDING IRRIGATION AND ELECTRICAL CONDUITS, THAT WILL REMAIN UNDER THE PROPOSED PAVEMENT OR WITHIN 10 FEET OF ITS EDGES SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE BASE.

33. BASE. BASE SHALL BE AS SHOWN ON SECTION AND SHALL BE COMPACTED TO 98 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 UNLESS OTHERWISE NOTED ON THE PLANS.

34. ASPHALT TACK AND PRIME COATS. PRIME COAT SHALL BE APPLIED AT THE RATE OF 0.15 GALLONS PER SQUARE YARD. WHERE REQUIRED, TACK SHALL BE APPLIED AT THE RATE OF 0.08 GALLONS PER SQUARE YARD.

35. UTILITIES BY OTHERS. AT NO ADDITIONAL COST TO THE OWNER, THE CONTRACTOR SHALL PROVIDE ACCESS AND ALLOW FOR COORDINATION SERVICES TO ACCOMMODATE UTILITIES, CONDUIT AND/OR SLEEVE CONSTRUCTION BY OTHERS. ANY UTILITIES, CONDUITS AND/OR SLEEVES INSTALLED BY OTHERS AND DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

36. CURB TRANSITIONS. ALL EXPOSED ENDS OF CURB SHALL TRANSITION TO FINISHED GRADE

37. CONCRETE. ALL CONCRETE (CURBS, SIDEWALKS, STRUCTURES, ETC.) SHALL BE 3,000 PSI CONCRETE (MINIMUM 28 DAY COMPRESSIVE STRENGTH) UNLESS OTHERWISE SPECIFIED.

38. REINFORCING STEEL. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615 AND HAVE A TENSILE STRENGTH OF 60,000 PSI OR AS OTHERWISE NOTED.

39. FIELD REVIEWS. FIELD REVIEWS OF CONSTRUCTED FACILITIES WILL BE REQUIRED DURING THE CONSTRUCTION PROCESS. THE CONTRACTOR IS TO NOTIFY THE ENGINEER A MINIMUM OF 48 HOURS PRIOR TO THE REQUESTED TIME FOR REVIEW OF THE COMPLETED ITEMS. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS NECESSARY TO ACCOMMODATE THE FIELD REVIEW. THESE REVIEWS INCLUDE BUT ARE NOT LIMITED TO:

A. DRAINAGE PIPE AND STRUCTURE REVIEW
B. WATER/SEWER STRUCTURE, PIPE, AND FITTING REVIEW
C. SUBGRADE, BASE, & ASPHALT REVIEW
D. CURB & SIDEWALK REVIEWS
E. PUMP OUT AND LAMPING OF DRAINAGE SYSTEM
F. SEMI-FINAL AND FINAL REVIEWS

42. COMPLETENESS FOR REVIEW. FACILITIES MUST BE COMPLETED PRIOR TO SCHEDULING THE FIELD REVIEW. IF A FIELD REVIEW FAILS TO MEET THE AGENCY REQUIREMENTS AND AN ADDITIONAL REVIEW IS REQUIRED, THE CONTRACTOR WILL BE RESPONSIBLE TO PAY ANY FEES ASSOCIATED WITH THE ADDITIONAL REVIEW.

43. TESTING. TESTING OF CONSTRUCTION MATERIALS AND/OR CONSTRUCTED FACILITIES WILL BE REQUIRED AS OUTLINED IN THE GOVERNING SPECIFICATIONS AS NECESSARY TO MEET THE REQUIREMENTS OF THE JURISDICTIONAL AGENCIES. ALL TESTING IS TO BE DONE BY A FLORIDA LICENSED TESTING LABORATORY. THE CONTRACTOR IS TO SUBMIT ALL REQUIRED TESTS ON UTILITY EMBANKMENT, BACKFILL, SUBGRADE, BASE AND SURFACE COURSE MATERIAL TO THE ENGINEER PRIOR TO ANY REQUEST FOR PAYMENT. IF ANY TESTS FAIL TO MEET THE SPECIFICATIONS, THE CONTRACTOR, AT ITS EXPENSE, SHALL CORRECT ALL DEFICIENT WORK AND SUBMIT TEST RESULTS INDICATING COMPLIANCE WITH THESE SPECIFICATIONS PRIOR TO ANY REQUEST FOR PAYMENT.

44. DENSITY TESTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY TESTING TO ASSURE THAT THE PROPER COMPACTION HAS BEEN ACHIEVED ON THE SUBGRADE, BASE MATERIAL, PIPE BASE MATERIAL AND ALL OTHER PERTINENT AREAS THAT HAVE BEEN COMPLETED. THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH TESTING AND RETESTING THE AREAS AND SHALL PROVIDE THE OWNER AND THE ENGINEER COPIES OF ALL TEST RESULTS. ALL REPORTS ARE TO BE SIGNED AND SEALED BY A REGISTERED GEOTECHNICAL ENGINEER IN THE STATE OF FLORIDA.

45. HORIZONTAL DISTRIBUTION OF DENSITY TESTING. DENSITY TESTING SHALL BE PERFORMED AT THE FOLLOWING MINIMUM LOCATIONS WITH HORIZONTAL SPACING PER THE VERTICAL DISTRIBUTION OF DENSITY TAKING NOTE. MORE SPECIFICALLY:

A. PIPE TRENCHES – TESTS SHALL BE PERFORMED AT RANDOMLY SELECTED LOCATIONS WITHIN EACH 300 FOOT INTERVAL (MAXIMUM)ALONG THE LENGTH OF A PIPE INSTALLATION, AND BETWEEN EACH SET OF STRUCTURES SEPARATED BY LESS THAN 300 FEET. AT LEAST ONE TEST SHALL BE PERFORMED FOR EVERY 12 INCH BACKFILL LAYER, STARTING WITH THE FIRST TEST PERFORMED AT THE PIPE SPRINGLINE (COVERING THE 12" LAYER BELOW SPRINGLINE ELEVATION).

B. STRUCTURES – TESTS SHALL BE PERFORMED AT EACH MANHOLE OR DRAINAGE STRUCTURE. AT LEAST ONE TEST SHALL BE PERFORMED FOR EVERY 12 INCH BACKFILL LIFT, STARTING WITH THE FIRST TEST PERFORMED AT THE BASE OF THE STRUCTURE (COVERING THE 12" LAYER BELOW BASE ELEVATION).

C. SUBGRADE – TESTS SHALL BE PERFORMED AT RANDOMLY SELECTED LOCATIONS WITHIN EACH 300 FOOT INTERVAL (MAXIMUM) ALONG THE LENGTH OF THE ROADWAY, SIDEWALK, OR PATHWAY AND EVERY 6,000 SQUARE FEET OF PARKING AREA.

D. BASE ROCK – TESTS SHALL BE PERFORMED AT RANDOMLY SELECTED LOCATIONS WITHIN EACH 300 FOOT INTERVAL (MAXIMUM) ALONG THE LENGTH OF THE ROADWAY, SIDEWALK, OR PATHWAY AND EVERY 6,000 SQUARE FEET OF PARKING AREA.

E. ROAD CROSSINGS – TESTS SHALL BE PERFORMED FOR EACH 12 INCH LIFT WITHIN ANY OPEN CUT ROAD CROSSING LOCATION.

47. TACTILE SURFACES – ALL TACTILE SURFACES SHALL COMPLY WITH ALL APPLICABLE CODES AND REQUIREMENTS INCLUDING BUT NOT LIMITED TO, THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) INDEX 304 AND THE FLORIDA BUILDING CODE (FBC), ACCESSIBILITY.

BURIED FIBER OPTIC	BFO
PROPERTY LINE	P/L
EXISTING	EXIST. / EX
FIRE HYDRANT	FH
GATE VALVE	GV
LINEAR FOOT	LF
MANHOLE	MH
RIGHT-OF-WAY	R/W
SANITARY	SAN
STORM	STM
STORM MANHOLE	SMH
UTILITY EASEMENT	U.E.
UNKNOWN	UNK
WATER	WTR
WATERMAIN	WM

LEGEND

EXISTING WATER MAIN — EXWM — EXWM — EXWM —
EXISTING SANITARY SEWER — EXSS — EXSS — EXSS —
EXISTING FORCE MAIN — EXFM — EXFM — EXFM —
EXISTING STORM DRAINAGE — EXDN — EXDN — EXDN —
EXISTING GAS LINE — GAS — GAS — GAS —
EXISTING OVERHEAD WIRES — — — OHW —
EXISTING EDGE OF PAVEMENT - - - - - - - - - - - - - - - -

NOTE: THESE PLANS ARE STILL UNDER REGULATORY PERMIT REVIEW. OWNER IS ADVISED NOT TO ENTER INTO CONTRACT FOR THE CONSTRUCTION OF THIS PROJECT UNTIL ALL PERMITS ARE ISSUED. BIDDING/CONTRACTING PRIOR TO COMPLETION OF PERMITTING WILL RESULT IN INCREASED COSTS & CHANGE ORDERS.

DATUM NOTE: ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). TO CONVERT TO NGVD 1929, ADD 1.50' TO NAVD ELEVATIONS.

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SEAL: TODD N. MCLEOD, P.E. LICENSE NO. 47729 STATE OF FLORIDA PROFESSIONAL ENGINEER
TODD N. MCLEOD, P.E.
FL LICENSE NO. 47729 | CA NO. 30535

FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM
PROJECT #:24-001

TODD N. McLEOD, P.E. PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF FLORIDA. THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY TODD N. McLEOD, P.E. USING A SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

REVISIONS

NO.	DATE

GENERAL NOTES & SPECIFICATIONS
OSCEOLA PINES PUD
RESIDENTIAL SUBDIVISION
INDIANTOWN, FLORIDA

DRC RESUBMITTAL
DATE: 4/7/2025

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MARTIN CO., FL

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MARSHA EWING
CLERK OF CIRCUIT COURT
BY_____D.C.

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Pgs 2908 - 2933; (26pgs)
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MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
RECORDED BY C Burkey

Prepared By and Return To:
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OSCEOLA PINES
PLANNED UNIT DEVELOPMENT ZONING AGREEMENT

THIS AGREEMENT, made and entered into this 10th day of June, 2008, by and between OSCEOLA PINES, L.L.C., a Florida limited liability company, hereinafter referred to as OWNER, and MARTIN COUNTY, a political subdivision of the State of Florida, hereinafter referred to as COUNTY.

WITNESSETH:

WHEREAS, OWNER is the fee simple title holder of the property situated in Martin County, Florida, and more particularly described in Exhibit A, attached hereto and made a part hereof; and

WHEREAS, it is the desire of OWNER to develop a Planned Unit Development (hereinafter sometimes referred to as PUD) to be known as Osceola Pines consisting of: common areas, sewage, irrigation and water treatment lines and appurtenances thereto, recreational facilities, public streets, street lighting, a private single-family residence subdivision not to exceed an aggregate sum of 157 residential housing units, together with accessory buildings and other related improvements and facilities; and

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MARTIN COUNTY, FLORIDA

WHEREAS, Osceola Pines Homeowners Association, Inc., a Florida not-for-profit corporation not-for-profit, hereinafter referred to as ASSOCIATION, will be formed to provide for the maintenance of the roads, streets, rights-of-way, and common areas within the Osceola Pines PUD; and

WHEREAS, this type of consolidated development is permitted in Martin County subject to a PUD Agreement; and

WHEREAS, it is the desire of the COUNTY to encourage this form of development, to prevent and discourage urban sprawl, promote compatible, consistent, and effective usage of land within the COUNTY's primary urban services district, to protect, preserve, and manage natural resources, and to implement the COUNTY's growth management plans.

NOW, THEREFORE, the parties do hereby agree as follows:

1. UNIFIED CONTROL

The OWNER hereby warrants that it has, as a result of fee simple ownership, unified ownership of all real property included in this PUD. Documents certifying title, are attached hereto and incorporated herein as Exhibit B. A Covenant of Unified Control by the OWNER is attached hereto and incorporated herein as Exhibit C.

2. DEVELOPMENT

The OWNER agrees that this PUD will be undertaken and carried out in accordance with the following:

2.1 The master plan approved by the COUNTY, a copy of which is attached hereto as Exhibit D and by reference made a part hereof. Approval of the master site plan shall authorize the OWNER to submit the final site plans and subdivision plats in accordance with the terms and conditions of the approved master site plan. Approval of the master site plan by the COUNTY shall not constitute approval to build or construct any improvements, and is not the final approval necessary for construction of the development.

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2.2 The final site plans and subdivision plats to be approved by the COUNTY in accordance with such laws, ordinances and regulations as may be in effect at the time of such approval

2.3 The Timetable for Development as shown in Exhibit E, attached hereto and by reference made a part hereof.

2.4 The conditions and requirements agreed to by the COUNTY and the OWNER as set forth in Exhibit F, attached hereto and by reference made a part hereof.

2.5 Permits and authorizations granted in accordance with such laws, ordinances and regulations as may be in effect at the time of such approval.

3. VESTED RIGHTS

The OWNER shall have the right to develop the PUD in accordance with applicable laws, ordinances and regulations, the provisions and requirements of this Agreement, the approved master site plan, final site plans, and the subdivision plats, hereinafter sometimes collectively referred to as development orders.

4. COMMON AREAS, COVENANTS, CONDITIONS AND RESTRICTIONS

4.1 The OWNER shall create a Declaration of Covenants, Conditions and Restrictions for Osceola Pines, hereinafter the Covenants and Restrictions, which shall be submitted as part of the application for the first subdivision plat. A copy of the Covenants and Restrictions shall be recorded at the time of the recording of the first subdivision. As part of said Covenants and Restrictions, the ASSOCIATION shall be established for the maintenance, operation and management of the Common Areas as defined therein. The Common Areas of the PUD shall be designated as such and shown on the approved master site plan, final site plans and subdivision plats. The Covenants and Restrictions

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shall be in conformity with such laws, ordinances and regulations as may be in effect at the time of the approval of the first subdivision plat.

4.2 Except for conveyances to governmental entities, it shall be deemed a breach of this Agreement for any land to be conveyed by the OWNER by way of an instrument which does not contain the Covenants and Restrictions or incorporate them by reference thereto.

4.3 The ASSOCIATION shall not be dissolved nor shall it dispose of any common areas, by sale or otherwise, except to an organization conceived and organized to own and maintain the Common Areas, without first receiving approval of the COUNTY. The COUNTY, as a condition precedent to the dissolution or disposal of the Common Areas, may require dedication of the common open areas, utilities or road rights-of-way to the public as are deemed necessary.

4.4 In the event that the COUNTY determines that the ASSOCIATION, or any successor organization, has failed at any time to maintain the Common Areas of the PUD in reasonable order and condition in accordance with the approved development orders and applicable laws, ordinances, and regulations, then the COUNTY shall serve written notice by certified mail, return receipt requested, upon such organization and upon each owner of real property within the PUD, which notice shall set forth the manner in which the organization has failed to maintain the Common Areas in reasonable order and condition, and shall demand that such failure be remedied within thirty (30) days of the sending of such notice or, in the alternative, that such organization appear before the COUNTY at a specified time (at least ten (10) days but not more than thirty (30) days after the sending of such notice) either to contest the alleged failure to maintain the common areas or to show cause why it cannot remedy such failure within the thirty (30) day period. If such failure has not been remedied within the thirty (30) day period or such longer period as

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the COUNTY may allow, then the COUNTY, in order to preserve the taxable values of the real property within the Planned Unit Development and to prevent the Common Areas from becoming a public nuisance, shall hold a public hearing to consider the advisability of the COUNTY entering upon such Common Areas and maintaining them for a period of one (1) year. Notice of such hearing shall be sent by certified mail, return receipt requested, to the organization involved and to each owner of real property within the PUD and shall be published in a newspaper of general circulation published in Martin County, Florida. Such notice shall be sent and published at least fifteen (15) days in advance of the hearing. At such hearing, the COUNTY may determine that it is advisable for the COUNTY to enter upon such Common Areas, take non-exclusive possession of them and maintain them, according to COUNTY standards, for one (1) year. Such entry, possession and maintenance shall not be deemed a trespass when done in accordance with the procedures set forth above. In no event shall any such entry, possession and maintenance be construed to give the public or the COUNTY any right to use the Common Areas.

4.5 The COUNTY may, upon public hearing with notice given and published in the same manner as above, return possession and maintenance of such common areas to the organization, or successor organization, abandon such possession and maintenance, or continue such possession and maintenance for an additional one (1) year period. The cost of such maintenance by the COUNTY shall be assessed ratably against the real properties within the PUD, the owners of which have the right to the use and enjoyment of the Common Areas and shall become a charge or lien on said properties if not paid within thirty (30) days after the receipt of a statement therefor.

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5. DESTRUCTION

In the event that all or a portion of the PUD should be destroyed by a storm, fire, or other common disaster, the OWNER, its grantees, successors or assigns and/or the ASSOCIATION, shall have the right to rebuild and/or repair so long as there is strict compliance with the approved master site plan, final site plans, and subdivision plats.

6. CHANGE OR AMENDMENT

There shall at all times be a strict adherence to the provisions of the Agreement and the approved development orders. Any change or amendment to the Agreement and/or the approved development orders shall only be made in accordance with Section 10.14, Changes and Amendments to Approved Development Orders, Land Development Regulations, Martin County Code.

7. BREACH OF AGREEMENT

7.1 Development of Osceola Pines shall at all times be in compliance with the PUD Agreement and the approved development orders. Failure to comply with a development order may result in the suspension of that development order, the cessation of COUNTY processing of all applications for development on the subject property and any associated phases, or termination of the development order.

7.2 Any person, including the Board of County Commissioners, hereinafter sometimes referred to as Board, or any member of the Board of County Commissioners, may file a complaint with the county administrator alleging that a development order has been violated, that unauthorized development has occurred, or that misrepresentation, fraud, deceit, deliberate error or omission, or a material omission that should have been disclosed regarding information required in a development application has occurred. In the event that such a complaint is filed, it shall be addressed as set forth in Section 10.8,

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Suspension of Development Orders for Failure to Comply, Land Development Regulations, Martin County Code.

7.3 In addition, pursuant to the provisions of Section 10.5.C., Termination of PUD Development Approval, Land Development Regulations, Martin County Code, at such time as the Board of County Commissioners becomes aware of a possible breach of the PUD Agreement, the Board may schedule a public hearing on reconsideration of the development approval and its possible termination. In the event that the Board determines that a breach of the PUD Agreement has occurred and voids the development order, the Board may initiate an amendment to the Comprehensive Growth Management Plan to cause the property to revert to its immediately pre-existing future land use designation or the most appropriate designation and rezone the property to a consistent zoning district. Following the termination of the PUD Agreement, all further COUNTY permitting associated with the voided approval shall cease.

7.4 The above provisions shall not be interpreted to provide an exclusive remedy, and COUNTY may pursue any appropriate remedy at law or equity in the event OWNER or his successors in interest fail to abide by the provisions of this Agreement.

8. JURISDICTION

This Agreement shall be governed by the laws of the State of Florida, and any and all legal action instituted because of this Agreement shall be instituted in Martin County, Florida.

9. SUCCESSORS AND ASSIGNS

This Agreement shall be binding upon the parties hereto, their successors in interest, heirs, assigns and personal representatives.

CIRCUIT COURT MARTIN COUNTY, FLORIDA

10. NOTICE

Any notice, request, demand, consent, approval, or other communication required or permitted by this Agreement shall be given or made in writing and shall be served as elected by the party giving the notice by any of the following methods: (I) hand delivery to the other party; (ii) delivery by commercial overnight courier service; (iii) mailed by registered or certified mail (postage prepaid), return receipt requested; or (iv) mailed by regular U.S. mail. For purposes of notice, the addressees are as follows:

OWNER: Osceola Pines, L.L.C.
Dick Rathke, Managing Member
P.O. Box 3351
Tequesta, FL 33469

COUNTY: County Administrator
Martin County
2401 S.E. Monterey Road
Stuart, Florida 34996

With required copy to:

County Attorney
Martin County
2401 S.E. Monterey Road
Stuart, Florida 34996

Notice given in accordance with the provisions of this Section shall be deemed to be delivered and effective on the date of hand delivery; or on the second day after the date of the deposit with an overnight courier; or on the date upon which the return receipt is signed, or delivery is refused, or the notice is designated by the postal authorities as not delivered if mailed; or on the second business day after the date of mailing by regular U.S. mail. Either party may change its address for the purpose of this Section by written notice to the other party given in accordance with the provisions of this Section.

CIRCUIT COURT MARTIN COUNTY, FLORIDA

11. ENTIRE AGREEMENT

This Agreement incorporates and includes all prior and contemporaneous negotiations, correspondence, conversations, agreements, and understanding applicable to the matters contained herein, and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior or contemporaneous representations or agreements, whether oral or written.

12. SEVERABILITY

If any term or provision of this Agreement, or the application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable for the remainder of this Agreement, then the application of such term or provision to persons or circumstances other than those as to which its held invalid or unenforceable shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

13. STATUTORY REFERENCES

Any references to laws, ordinances, codes or other regulations shall include amendments to such laws, ordinances, codes or other regulations.

14. CAPACITY RESERVATION

OWNER is voluntarily electing to proceed under Section 14.4.A.3.d. (2), Comprehensive Growth Management Plan, Martin County Code and Section 5.32.C., Land Development Regulations, Martin County Code and is thereby proceeding without a reservation of capacity and without rights to obtain final development orders for the subject property. The Owner acknowledges the risk that subsequent development orders may reserve capacity of Category A and C public facilities in the project area and necessitate additional capital facility improvements for the project to meet concurrency or prevent this project from going forward in accordance with its timetable of

CIRCUIT COURT MARTIN COUNTY, FLORIDA

development.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be made and entered into the day and year first written. The date of this Agreement shall be the date on which this Agreement was approved by the Board of County Commissioners.

OWNER:
OSCEOLA PINES, L.L.C., a Florida limited liability company

Witnesses

Meghan Fiocci

Meghan Fiocci
Printed Name

Lisa Deacon

Lisa Deacon
Printed Name

OSCEOLA PINES LLC

By: RLC Rathke

Name: R.C. RATHKE

Title: PRES.

Address: P.O. Box 3351
Tequesta, FL 33469

STATE OF FLORIDA
COUNTY OF Palm Beach

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Richard Rathke, owner of Osceola Pines, L.L.C., a Florida limited liability company, on behalf of the Company, [X] personally known to me known to me or [ ] produced _____ as identification and who executed the foregoing instrument and acknowledged before me that he executed same.

WITNESS my hand and official seal in the County and State last aforesaid this 14 day of August, 2008.

{NOTARIAL STAMP}

CIRCUIT COURT MARTIN COUNTY, FLORIDA

Notary Public
My commission expires:

KELLI JO THOMASSON
MY COMMISSION # DD 510134
EXPIRES: February 26, 2010
Bonded Thru Notary Public Underwriters

COUNTY

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

MARSHA EWING
Clerk of the Circuit Court

By: _____
DOUG SMITH
Chairman

{COMMISSION SEAL}

APPROVED AS TO FORM AND
CORRECTNESS:

_____
Krista A. Storey
Senior Assistant County Attorney

EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT "A"
LEGAL DESCRIPTION

A PARCEL OF LAND, IN THE NORTHWEST ONE QUARTER OF SECTION 5, TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID NORTHWEST ONE QUARTER BEAR SOUTH 89°20'20" WEST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 5, A DISTANCE OF 681.63 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE THIRD ADDITION TO INDIANTOWN PARK AS RECORDED IN PLAT BOOK 5, PAGE 21, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE CONTINUING SOUTH 89°20'20" WEST ALONG SAID NORTH LINE A DISTANCE OF 658.46 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°01'20" EAST ALONG THE WEST LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 540, PAGE 1310, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 1429.90 FEET TO A POINT; THENCE RUN SOUTH 22°34'08" WEST ALONG THE WEST LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 540, PAGE 1303, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND ALONG THE WEST LINE OF THE 2ND ADDITION TO INDIANTOWN PARK AS RECORDED IN PLAT BOOK 3, PAGE 101, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 733.28 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING RADIUS OF 100.00 FEET, AND A CENTRAL ANGLE OF 13°12'52"; THENCE IN A CLOCKWISE DIRECTION ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.06 FEET TO A POINT; THENCE RUN SOUTH 35°47'00" WEST, ALONG THE WEST LINE A DISTANCE OF 175.20 FEET TO A POINT; THENCE RUN NORTH 54°13'00" WEST, ALONG THE NORTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 612, PAGE 2334, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE 610.00 FEET TO A POINT; THENCE RUN SOUTH 35°47'00" WEST ALONG THE WEST LINE OF THE AFORESAID PARCEL A DISTANCE OF 515.00 FEET TO A POINT; THENCE RUN NORTH 54°13'00" WEST, ALONG THE NORTH LINE OF PLAT "A" AS RECORDED IN PLAT BOOK 1, PAGE 68,, MARTIN COUNTY, FLORIDA, A DISTANCE 126.23 FEET TO A POINT; THENCE RUN NORTH 00°18'58" WEST ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE 2241.51 FEET TO THE NORTHWEST CORNER OF SAID SECTION 5; THENCE RUN NORTH 89°20'20" EAST ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 1305.38 FEET TO THE POINT OF BEGINNING.

CIRCUIT COURT
MARTIN COUNTY, FLORIDA

EXHIBIT B

OWNERSHIP CERTIFICATE

I, Terence P. McCarthy, a member of the Florida Bar, hereby certify that the record title to the property described in Exhibit A to the Planned Unit Development Zoning Agreement dated the 10th day of JUNE, 2008 by and between OSCEOLA PINES, L.L.C. and MARTIN COUNTY, is in the ownership of Osceola Pines, L.L.C., a Florida limited liability company.

Dated this 8th day of AUGUST, 2008.

Terence P. McCarthy

Terence P. McCarthy
Florida Bar # 166845

CIRCUIT COURT MARTIN COUNTY, FLORIDA

EXHIBIT C

UNIFIED CONTROL

The undersigned, being the OWNER of the property described in Exhibit A, to the Planned Unit Development Zoning Agreement (PUD Agreement) dated the 10th day of June, 2008 between OSCEOLA PINES, L.L.C. and MARTIN COUNTY, does hereby covenant and agree that: the property described in Exhibit A shall be held under single ownership, and shall not be transferred, conveyed, sold or divided in any unit other than in its entirety; provided, however that individual subdivision lots or fully constructed condominium units, if any, may be conveyed to individual purchasers in accordance with and subject to the terms and conditions of the PUD Agreement.

In addition, the following conveyances shall be permitted:

1. If the PUD is designed and planned to be developed in phases or portions of phases, and each phase or portion of a phase complies with the requirements contained within the PUD Agreement, then each phase or portion of phase may be conveyed separately upon final site plan and plat approval of that phase or portion of a phase.

2. Common elements, common open areas and developed recreation areas, if any, may be conveyed to a property owners' association or other legal entity so long as such conveyance shall be subject to the express restriction that the subject property will never be used for any purpose other than as common elements, common open areas or developed recreation areas as applicable.

3. Other portions of the subject property may be conveyed and used or maintained by governmental, environmental, charitable or other organizations or agencies for such purposes as the Board of County Commissioners of Martin County, Florida may deem appropriate.

Nothing herein contained shall limit, in any manner, the undersigned, or their successors or assigns, to mortgage or encumber the property or any part thereof.

The undersigned further agrees that the conditions, restrictions and limitations contained herein shall be deemed a covenant running with the land and shall remain in full force and effect and be binding on the undersigned, its successors and assigns, until such time as the same may be released in writing by the Board of County Commissioners of Martin County, Florida.

The undersigned further agrees that this instrument may be recorded in the public records of Martin County, Florida.

CIRCUIT COURT MARTIN COUNTY, FLORIDA

IN WITNESS WHEREOF, the OWNER has executed these presents on the date indicated below.

OWNER:
OSCEOLA PINES, L.L.C., a Florida limited liability company

Witnesses

Meghan Favucci

Meghan Favucci
Printed Name

Lisa Deacon

Lisa Deacon
Printed Name

By: Richard C Rathke
Name: RICHARD C RATHKE
Title: PRES.

Address: P.O. Box 3351
Tequesta, FL 33469

STATE OF FLORIDA
COUNTY OF Palm Beach

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Richard Rathke, Pres of Osceola Pines, L.L.C., a Florida limited liability company, on behalf of the Company, [X] personally known to me known to me or [ ] produced _____ as identification and who executed the foregoing instrument and acknowledged before me that he executed same.

WITNESS my hand and official seal in the County and State last aforesaid this 14 day of August, 2008.

{NOTARIAL STAMP}
KELLI JO THOMASSON
MY COMMISSION # DD 510134
EXPIRES: February 26, 2010
Bonded Thru Notary Public Underwriters

Notary Public
My commission expires:

PUD MostRecent.2003 ux29113p.11.15.07OSCEOLA PINES.doc

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CIRCUIT COURT MARTIN COUNTY, FLORIDA

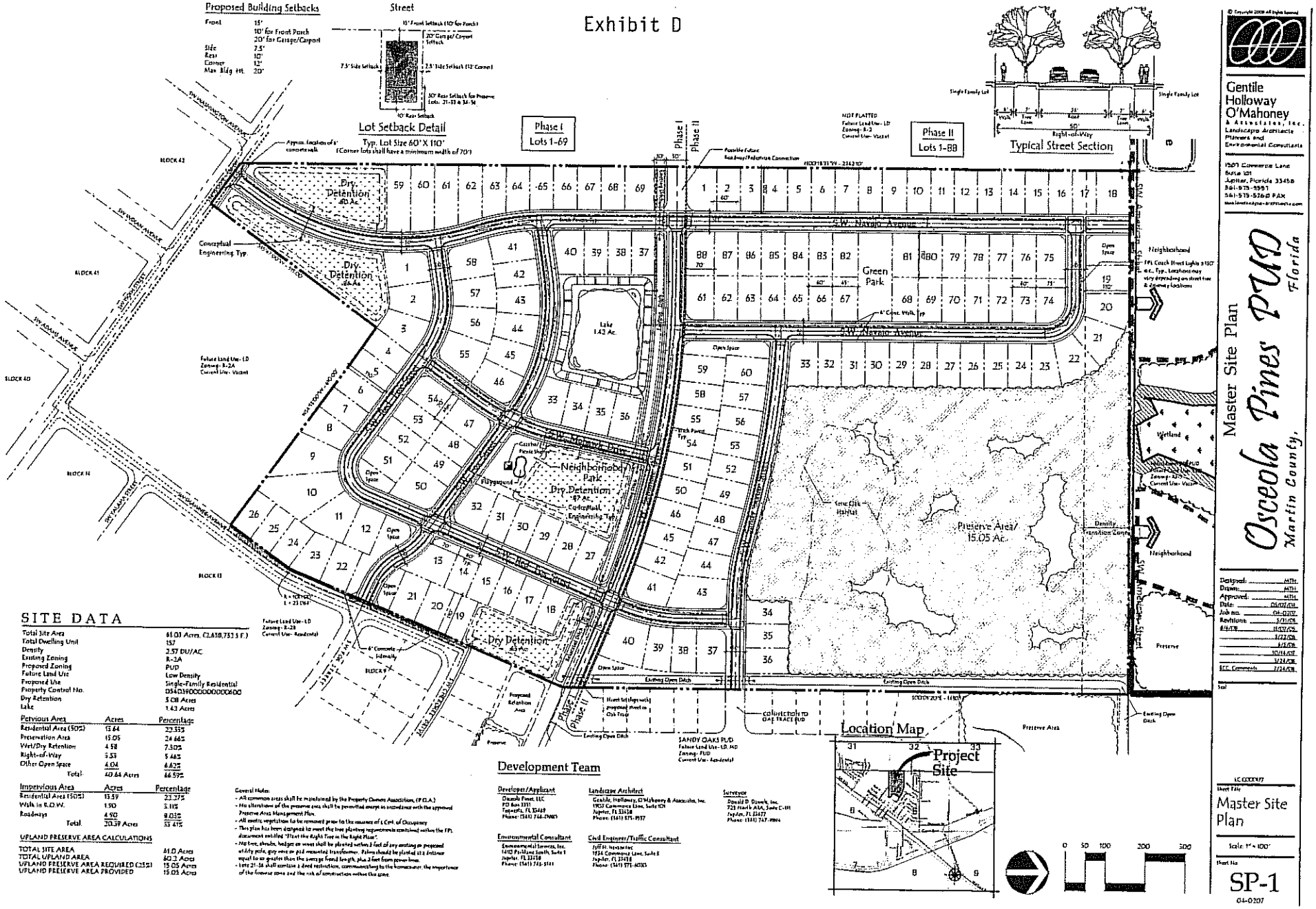
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EXHIBIT D

Master site plan as approved by Martin County Board of County Commissioners to be attached as Exhibit D.

CIRCUIT COURT MARTIN COUNTY, FLORIDA

Exhibit D



SITE DATA

Total Site Area	61.03 Acres, (2,658,733 S.F.)
Total Dwelling Unit	157
Density	2.57 DU/AC.
Existing Zoning	R-3A
Proposed Zoning	PUD
Future Land Use	Low Density
Proposed Use	Single-Family Residential
Property Control No.	05430900000000000
Dry Retention	5.08 Acres
Lake	1.43 Acres

Pervious Area	Acres	Percentage
Residential Area (SOS)	13.64	22.35%
Preservation Area	15.05	24.66%
Wet/Dry Retention	4.58	7.50%
Right-of-Way	5.53	9.06%
Other Open Space	4.04	6.62%
Total:	40.84 Acres	66.59%

Impervious Area	Acres	Percentage
Residential Area (SOS)	13.59	22.27%
Walk in R.O.W.	1.90	3.11%
Roadways	4.90	8.03%
Total:	20.39 Acres	33.41%

UPLAND PRESERVE AREA CALCULATIONS

TOTAL SITE AREA	61.0 Acres
TOTAL UPLAND AREA	60.3 Acres
UPLAND PRESERVE AREA REQUIRED (25%)	15.05 Acres
UPLAND PRESERVE AREA PROVIDED	15.05 Acres

General Notes:
- All common areas shall be maintained by the Property Owners Association, (P.O.A.)
- No alteration of the preserve area shall be permitted except in accordance with the approved Preserve Area Management Plan.
- All exotic vegetation to be removed prior to the issuance of a Cert. of Occupancy
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled "Plant the Right Tree in the Right Place".
- No tree, shrubs, hedges or vines shall be planted within 3 feet of any existing or proposed utility pole, guy wire or pad mounted transformer. Palms should be planted at a distance equal to or greater than the average frond length, plus 3 feet from power lines.
- Lots 21-36 shall contain a deed restriction, communicating to the homeowner, the importance of the preserve area and the risk of construction within the area.

Development Team

Developer/Applicant
Osceola Pines, LLC
P.O. Box 3331
Tequesta, FL 33469
Phone: (561) 768-0905

Landscape Architect
Gentile, Holloway, O'Mahoney & Associates, Inc.
1901 Commerce Lane, Suite 101
Jupiter, FL 33458
Phone: (561) 575-9557

Surveyor
Donald D. Donnelly, Inc.
723 North A1A, Suite C-101
Jupiter, FL 33477
Phone: (561) 747-9904

Environmental Consultant
Environmental Services, Inc.
1410 Prosperity Farms Road
Palm Beach Gardens, FL 33410
Phone: (561) 626-4330

Civil Engineer/Traffic Consultant
Jeff H. Stevens, Inc.
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
Phone: (561) 744-6336

Gentile Holloway O'Mahoney
& Associates, Inc.
Landscape Architects Planners and Environmental Consultants
1901 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
561-575-5260 FAX

Master Site Plan
Osceola Pines PUD
Martin County, Florida

Designed: MTH
Drawn: MTH
Approved: MTH
Date: 05/07/08
Job No.: 04-0207
Revisions: 5/30/08
8/14/08 11/07/08
1/23/08
3/3/08
10/14/08
1/14/08
ERC Comments 7/14/08

Seal

LC 0000477
Sheet Title
Master Site Plan
Scale: 1" = 100'
Sheet No.
SP-1
04-0207

STATE OF FLORIDA
COUNTY OF MARTIN
CIRCUIT COURT

...\Osceola Pines Submittal 7-29-08\Osceola Pines site.dwg, 8/6/2008 10:53:55 AM, Konica C253 PCL (Text)

EXHIBIT E

TIMETABLE FOR DEVELOPMENT

A. This development shall be constructed in accordance with this timetable of development. This development shall be constructed in phases in accordance with the attached phasing plan, attached as Exhibit D. Each phase may be divided into subphases, however the subphases must be shown on the final site plan.

B. Construction must commence within one (1) year of each final site plan approval.

C. The development of Osceola Pines must be completed June 10, 2013.

D. Each phase or subphase of the development of Osceola Pines shall be sequentially completed and will be self supportive prior to proceeding to the next phase. Infrastructure improvements must be substantially completed before issuance of building permits. All required improvements and recreational amenities identified on the final site plan for the applicable phase must be completed prior to the issuance of any certificate of occupancy.

The Final Site Plan Approval Date and the Construction Completion Date for the key milestones within each Phase of Osceola Pines are as follows:

Phase to be constructed	Final Site Plan Approval Obtained	Construction Complete
Phase I	June 10, 2009	June 10, 2011

A. Final Site Plan and Plat approval of Phase I – Lots 1-69
B. All infrastructure for Phase I, including roads, water, sewer, drainage and all utilities
C. All required landscaping

Phase II	June10, 2011	June 10, 2013

A. Final Site Plan and Plat approval of Phase II – Lots 1-88
B. All infrastructure for Phase II, including roads, water, sewer, drainage and all utilities
C. All required landscaping

All required infra-structure permits associated with a particular Phase of development need to be secured before Final Site Plan Approval for that Phase can be achieved.

EXHIBIT F

SPECIAL CONDITIONS

1. DISCLOSURES

The OWNER agrees that in the declaration of covenants, conditions and restrictions for Osceola Pines, all other property owner documents, and all contracts for the sale of property in Osceola Pines, there shall be a prominent disclosure that:

A. The Osceola Pines PUD is adjacent to the Indiantown DRI and such Indiantown DRI will contain a roadway (now known as American Boulevard) bordering the north boundary of the Osceola Pines PUD. The Osceola Pines PUD shall provide a connection to this roadway between Lot 18 and a designated open space area all as set forth in Exhibit D to this PUD Agreement in Phase II.

B. The OWNER and any subsequently established ASSOCIATION shall be responsible for maintaining all open space, common areas, preserve areas and neighborhood parks.

C. The OWNER and any subsequently established ASSOCIATION shall be responsible for the maintenance of the Osceola Pines drainage/stormwater management system except for the subsurface roadway drainage system located within the road right-of-way as set forth in Special Condition 2.C.

D. All residential structures within the Osceola Pines PUD shall be limited to one story.

E. All parks within the Osceola Pines PUD shall be open to the public.

2. DEDICATION AND CONSTRUCTION OF STREETS AND RIGHTS-OF-WAY

A. Prior to the issuance of the first certificate of occupancy in a phase, OWNER shall, at its expense, design, permit and construct the streets and rights-of-way in such phase in full compliance with the specifications and requirements of the County. When complete, OWNER'S engineer shall furnish a certificate of satisfactory completion to the County Engineer for approval. OWNER shall supply the COUNTY with security in the amount of one hundred percent (100%) of the estimated cost of the improvements in such phase as certified by the OWNER'S engineer and approved by the County Engineer. Upon completion of the streets and rights-of-ways and approval by the County Engineer, ninety percent (90%) of the posted security shall be released by the County Engineer. A ten percent (10%) warranty security shall be held for an additional twelve (12) months following which time, if all improvements are free of defects due to faulty engineering, workmanship or materials, the ten percent (10%) security shall be released by the County Engineer. OWNER shall not receive impact fee credits for the design, permitting or construction of the streets and rights-of-way required by this condition.

B. The streets and rights-of-way shall be dedicated to the public at the time of plat approval for the phase in which the streets and rights-of-way are located. As deemed necessary by the Real Property Manager, OWNER shall provide the following to the COUNTY prior to the conveyance: (1) a

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survey of the proposed conveyance certified to the COUNTY and title company; (2) an acceptable Phase I environmental audit certified to the COUNTY; and (3) title insurance acceptable to the COUNTY, in an amount equal to the value of the land naming Martin County, a political subdivision of the State of Florida, as the insured.

C. Upon the Board of County Commissioners' acceptance of the streets and rights-of-way into the County's road maintenance system, the County shall assume maintenance of the streets and rights-of-way. The OWNER shall be responsible for the repair, replacement and maintenance of: (1) landscaping and irrigation within the medians; (2) landscape buffers and general landscape areas in and adjacent to the streets and rights-of-way; (3) electrical service to the streetlights; and (4) surface roadway drainage system located within the road right-of-way. The County's maintenance responsibility includes the maintenance of the pavement, curbs, gutters, sidewalks and the subsurface roadway drainage system located within the road right-of-way. Martin County shall have no responsibility for maintaining any of the streetlights or any part of the stormwater management system located outside of road rights-of-way. The County reserves the right, however, to enter upon and perform maintenance within private drainage easements if the non-performance of stormwater facilities located within those easements prevents the roadways' drainage systems from functioning as required.

3. DRAINAGE/STORMWATER MANAGEMENT

A. It shall be the OWNER'S sole responsibility to obtain the necessary drainage/stormwater management permits from the South Florida Water Management District (SFWMD). In no event shall Martin County bear the responsibility for aiding the OWNER in obtaining permits from the SFWMD or funding the improvements necessary to develop the Osceola Pines PUD.

B. In order to ensure that the PUD's drainage/stormwater management system functions as designed and permitted in perpetuity, OWNER shall maintain the PUD's drainage/stormwater management system according to the Stormwater Management System Maintenance Plan to be submitted with (the first) final site plan approval. That Maintenance Plan will provide that the OWNER shall be responsible for performing the specific inspections and maintenance operations on the stormwater management system on-site and off-site as approved by the Board of County Commissioners at final site plan approval in order to ensure it functions as intended and as approved by COUNTY. Neither COUNTY nor the SFWMD shall have any responsibility in maintaining the system.

4. EFFLUENT IRRIGATION

The Owner agrees to accept wastewater effluent for irrigation, when available in sufficient quality and quantity in accordance with the South Florida Water Management District and Department of Environmental Protection rules, at such rates and charges as may then be charged by the utility. It shall be the Owner's sole responsibility to obtain the necessary permits and extend the reclaimed water main to the site for connection of the irrigation system. Owner shall design the irrigation system within this project to accommodate spray irrigation with wastewater effluent and provide adequate area for storage of such effluent.

5. EMERGENCY /CONSTRUCTION/ DELIVERY ACCESS

CIRCUIT COURT MARTIN COUNTY, FLORIDA

Any emergency/construction/delivery access indicated on the master site plan, final site plans and subdivision plats shall be primarily for emergency vehicles and construction and delivery vehicles, but may also be used by residential unit owners. The OWNER shall secure the emergency/construction/delivery access in a manner acceptable to the COUNTY. If gates are featured, knox switches, or locks, are required.

6. ENDANGERED SPECIES:

In the event that it is determined that any representative of a plan or animal species of regional concern is resident on or otherwise is significantly dependent upon the Osceola Pines PUD property, the OWNER shall cease all activities which might negatively affect that individual or population and immediately notify Martin County, the Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife Service. Construction may resume when proper protection, to the satisfaction of all agencies, is provided by the OWNER.

Gopher Tortoises – In Florida, gopher tortoises are protected as a Threatened Species. No land clearing or construction shall occur until all tortoises which will be impacted are relocated to upland preservation areas or off-site. A certified environmental professional will supervise clearing in the areas of the gopher tortoise burrows. Tortoises inhabiting burrows in areas to be developed will be captured and relocated using methodology approved by the Florida Fish and Wildlife Conservation Commission and conducted by an environmental professional possessing a valid relocation permit. During clearing and grubbing operations, equipment operators will be notified of the occurrence of gopher tortoises on-site and instructed to observe for roaming and foraging individuals. Should gopher tortoises be seen during the clearing and grubbing, all equipment operations will be stopped and the gopher tortoises will be captured and relocated. Once the tortoise(s) have been safely relocated, equipment operation can resume.

Endemic Species - All gopher tortoise relocation efforts will include trapping of endangered endemic species that may live in the burrow.

Relocation of Tortoises - If the number of tortoises exceeds the carrying capacity of the remaining natural area, the Martin County Environmental Planning Administrator will be notified and will be provided with a copy of the Gopher Tortoise Relocation Permit from the Florida Fish and Wildlife Conservation Commission. Every attempt shall be made to relocate within Martin County.

7. FIRE/EMS

To offset the impact of the project, at the time of building permit issuance, OWNER will pay $90.00 per residential unit to the County. This contribution shall not be credited against impact fees.

8. FIRE PROTECTION:

A. All structures, other than detached one and two family residences, which are in excess of 5,000 square feet or two stories or greater in height shall be provided with a sprinkler system installed in accordance with NFPA 13, Standards for Automatic Sprinkler Protection, and NFPA 14, Standards for Standpipes. Compliance with all other provisions of the National Fire Protection Association is required. Specifically, stabilized roads and hydrant installations shall be completed before issuance of building permits pursuant to NFPA 241. Hydrants shall be within 500 feet of each residential building.

B. Residential lots that abut upland preservation areas shall include a rear lot setback of 30' from the preservation area. Construction of primary and any secondary structures connected to the primary structure shall not be allowed in this area so that firewise defensible space may be maintained to reduce wildfire risk to structures.

9. HAULING OF FILL:

The OWNER agrees not to haul any fill off of the site of the Osceola Pines PUD and to coordinate with the County Engineer the routes and timing of any fill to be hauled to the site of this project. The OWNER shall also comply with all COUNTY excavation and fill regulations. Lake littoral zones and upland buffers shall be maintained in accordance with a Preserve Area Management Plan approved by Martin County.

10. IRRIGATION

The source of irrigation for the Osceola Pines PUD neighborhood park is anticipated to be through an on-site lake with recharge from potable water; from reuse water, if available; or from a combination of water sources for the most efficient irrigation system. The source of irrigation shall be determined at the time of final site plan approval. The Owner shall provide any required modeling for irrigation prior to the approval of the final site plan. The source of irrigation for individual lots shall be potable water.

11. MODELS:

Model units with interim septic tanks, necessary access road, parking and utilities will be allowed on-site for purposes of sales presentation. Model units must be consistent with the approved master site plan and may be approved prior to final site plan approval for the parcel/phase upon which the units are located. The location and number, not to exceed six (6), shall be mutually agreed upon by the OWNER and the Growth Management Department Director. The OWNER agrees that the septic tanks will be removed at the time of completion of the sewer system and a bond satisfactory to the COUNTY will be provided to ensure said removal. Models may be used for the sale of residential units within the PUD until such time as ninety percent (90%) of the residential units have been issued certificates of occupancy.

12. PRESERVE AREAS:

A. A separate Preserve Area Management Plan (PAMP) shall be required for each phase of the PUD. A PAMP shall be submitted with the application for each final site plan.

B. No construction or alteration shall be permitted within any of the preserve areas except in compliance with a Preserve Area Management Plan approved by Martin County. The precise location of all the preserve areas shall be staked and surveyed prior to final site plan approval of the applicable phase and shall be fenced prior to and during construction of that phase.

C. All preserve areas shall be maintained by the ASSOCIATION.

13. PROPOSED ROAD CONNECTION.

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At the time the OWNER applies for Phase I final site plan approval, the OWNER shall indicate on the final site plan a roadway connection to the Public Use Area adjacent to the Indiantown DRI along the westerly boundary of the OSCEOLA PINES PUD between Lot 69, Phase I and Lot 1, Phase II. At the time the OWNER applies for Phase II final site plan approval, the OWNER shall indicate on the final site plan a roadway connection to the Indiantown DRI along the northerly boundary of the OSCEOLA PINES PUD between Lot 18 and a designated open space area all as set forth in Exhibit D to this PUD Agreement in Phase II. Such roadway connections shall be constructed as part of the infrastructure for the Phase in which it is located. Furthermore, as part of the construction of the infrastructure of Phase II in the Osceola Pines PUD, the OWNER shall place a sign between lots 18 and a designated open space area all as set forth in Exhibit D to this PUD Agreement of Phase II advising all prospective purchasers in the Osceola Pines PUD and the general public of this roadway connection.

14. RETENTION OF NATIVE VEGETATION:

Clearing of native vegetation shall be limited to that which is shown on the approved clearing plans for the Osceola Pines PUD. In order to reduce, or eliminate, impacts on adjacent properties and neighborhoods, the OWNER agrees to complete the following as part of phase one of the development of Osceola Pines: (a) all earthwork and clearing; (b) all lake bank sodding; c) the approved landscape buffer.

15. SCHOOL IMPACT:

The OWNER shall obtain a letter of No Objection from the Martin County School Board prior to final site plan approval for any residential units within the Osceola Pines PUD.

16. SOIL EROSION AND SEDIMENTATION:

Site clearing and vegetation removal shall be phased in accordance with the approved final site plan. Construction practices such as seeding, wetting, and mulching which minimize airborne dust and particulate emission generated by construction activity shall be undertaken within thirty (30) days of completion of clearing work. The slopes of constructed lakes from the top of the bank to the control water elevation (landward edge of littoral zone) shall be immediately stabilized and/or sodded to the satisfaction of the Engineering Department upon completion of the lake construction.

17. SUSTAINABLE DESIGN STANDARDS:

The following sustainable standards have been incorporated into the design of the master site plan for the Osceola Pines PUD. Further refinements of these standards and the specific implementation thereof shall be incorporated into the final design of the development and compliance with such standards shall be demonstrated with each application for final site plan approval.

A. Pedestrian walkways and bicycle paths shall link neighborhood pods and shall provide linkage to natural and man made open spaces and recreation areas, wherever possible.

B. Every effort shall be made to provide monuments, focal points and places for gathering within the community, such as the gazebos indicated on the master site plan.

CIRCUIT COURT MARTIN COUNTY, FLORIDA

C. "Streetscaping", including shade trees along walkways and the access roads, shall be added to avoid the "sea of asphalt" and "line of cars" affect and to provide a more meaningful balance between green spaces and dwellings.

The addition of sustainable design features beyond what is indicated on the master site plan shall be considered consistent with the master site plan and shall not require an amendment to the PUD Agreement.

18. TEMPORARY CONSTRUCTION OFFICE:

The OWNER may establish and maintain on the property a temporary construction office in a location approved by the Growth Management Department Director during the period that the property is being developed and until three (3) months following the issuance of the last certificate of occupancy for a unit. A bond for the removal of the construction office shall be supplied to the COUNTY.

19. TEMPORARY SALES OFFICE:

The OWNER may establish and maintain on the property a temporary sales office in a location approved by the Growth Management Department Director during the period that the property is being developed and until three (3) months following the issuance of the last certificate of occupancy for a unit. A bond for the removal of the sales office shall be supplied to the COUNTY.

20. TIME SHARING OR INTERVAL OWNERSHIP PROHIBITED:

The units to be constructed within the Osceola Pines PUD shall not be sold nor shall title be conveyed or transferred on the basis of time sharing or interval ownership.

21. USES AND DEVELOPMENT STANDARDS

Except as provided for within this Agreement or as set forth on the master plan, the requirements of Section 3.266, Land Development Regulations, Martin County Code (Indiantown Redevelopment Overlay District) the Indiantown Community Redevelopment Plan, and the Indiantown Design Regulations shall apply to this project.

22. WATER/WASTEWATER

A. Water and wastewater services for this project shall be provided by Indiantown Company. The following items for evaluation shall be submitted to Martin County for review prior to the first final site plan approval:

1. A Water and Wastewater Capacity Analysis Report signed and sealed by a professional engineer.

2. Copy of current Department of Environmental Protection (DEP) water and wastewater permit showing the DEP rated capacity of the water and wastewater facilities.

3. Copy of the current South Florida Water Management District consumptive use permits

CIRCUIT COURT MARTIN COUNTY, FLORIDA

for allocation of water supply.

4. Maximum day flow at the water treatment facility over the last 12 months.

5. The existing reserved capacity of the water and wastewater facilities.

6. Copies of Department of Environmental Protection permits for the extension of the water and wastewater to the project.

7. Analysis of Indiantown Company's treatment to meet regulatory drinking water requirements (for example: TTHMs).

B. The OWNER shall provide a copy of an executed agreement for water and wastewater service provided by Indiantown Company within 60 days of final site plan approval by Marin County.

23. TRANSPORTATION CONCURRENCY CONDITION

OWNER agrees to pay a fair share of the cost to maintain transportation concurrency for Indiantown. Towards the end, the parties agree as follows:

A. County will determine the cost for maintaining traffic concurrency for development occurring in or adjacent to the Indiantown are through 2030. The calculation of the costs will be based on a traffic study for the Indiantown area conducted as part of the Owens Grove PUD (the "Study") . The Study will determine the number and distribution of the anticipated trips for the planning period, identify the improvements needed to maintain the adopted level of service and identify potential funding sources for the needed improvements. The scope, terms performance and completion of the Study will be subject to approval by the County Engineer. For purposes of the Study, the Indiantown area will be the area located within the Primary and Secondary Urban Service District for Indiantown.

B. County will determine the fair share contribution for the PUD within 60 days after the County Engineer determines the Study is complete. For any portion of the PUD that obtains final site plan approval prior to the County determining the fair share contribution for the PUD, OWNER will pay a fair share contribution of $2,500.00 per residential unit. Fair share contributions will be paid at the time of building permit issuance. The fair share contribution shall not be credited against impact fees until and unless the County adopts an ordinance providing for proportionate fair share payments and this contribution meets the necessary criteria for impact fee credit pursuant to Chapter 163, Florida Statutes.

C. County and OWNER will cooperate in an effort to obtain funding for transportation concurrency from third parties, especially the State of Florida.

D. The amount of fair share contribution will be subject to periodic reconsideration by the County, but in no event shall the Osceola Pines PUD be required to pay less than $2,500.00 per residential unit.

E. This fee shall be waived for any units within the Osceola Pines PUD that qualify as affordable housing. The County shall define the term "affordable housing" prior to the first final site plan approval for the Osceola Pines PUD.

CIRCUIT COURT MARTIN COUNTY, FLORIDA

24. ADDITIONAL REQUIREMENTS

The Osceola Pines PUD shall comply with all requirements of the Martin County Comprehensive Growth Management Plan. Unless specifically provided for within this Agreement or set forth on the master site plan, the Osceola Pines PUD shall comply with all requirements of the General Ordinances and Land Development Regulations of the Martin County Code.

STATE OF FLORIDA
MARTIN COUNTY

THIS IS TO CERTIFY THAT THE FOREGOING 26 PAGES IS A TRUE AND CORRECT COPY OF THE ORIGINAL.
MARSHA EWING, CLERK

BY: _____ D.C.

DATE: 12.30.08

CIRCUIT COURT MARTIN COUNTY, FLORIDA

Osceola Pines

PUD Amendment

Village of Indiantown, Florida

Village Council June 12, 2025

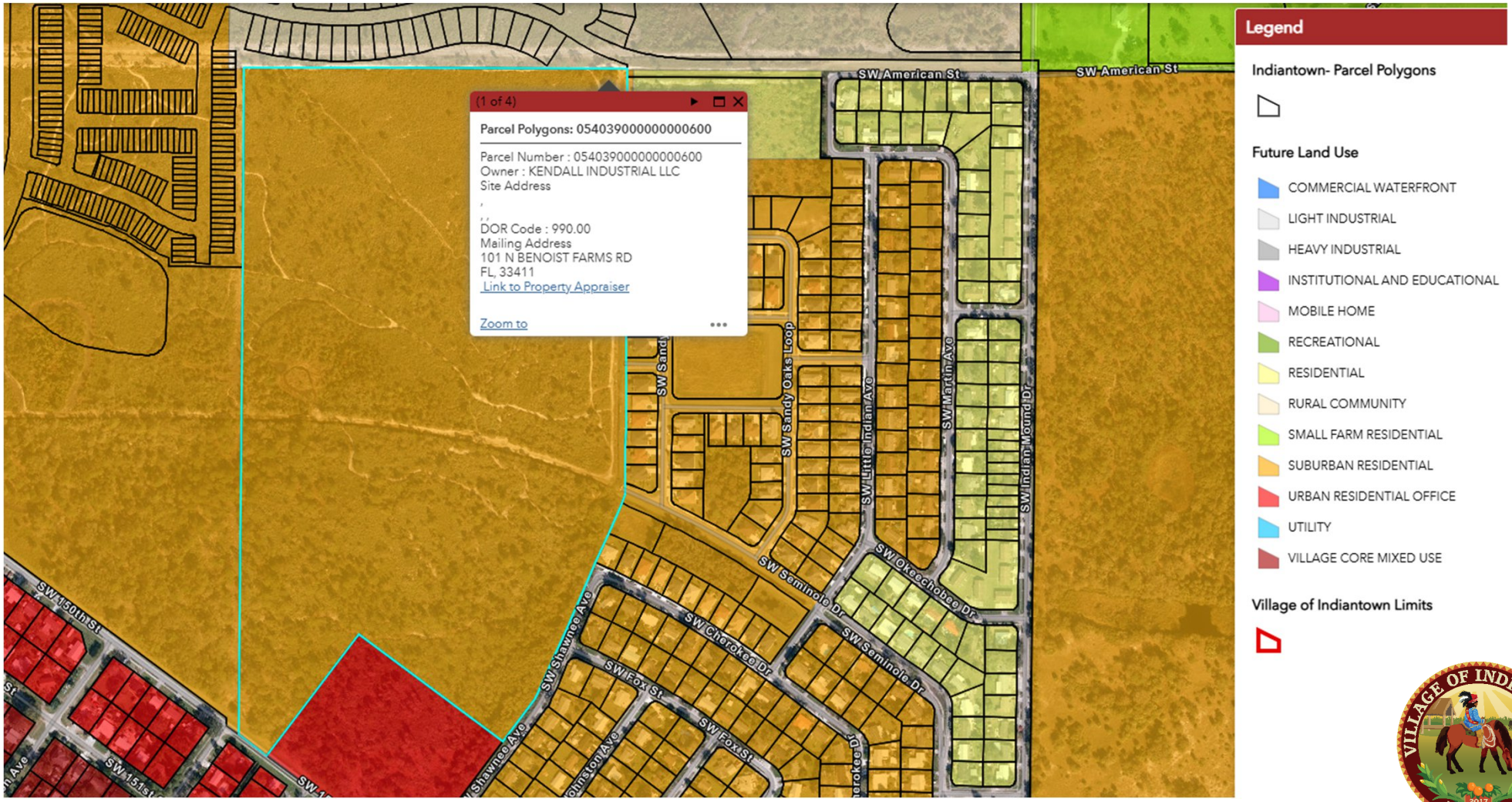
Applicant Request

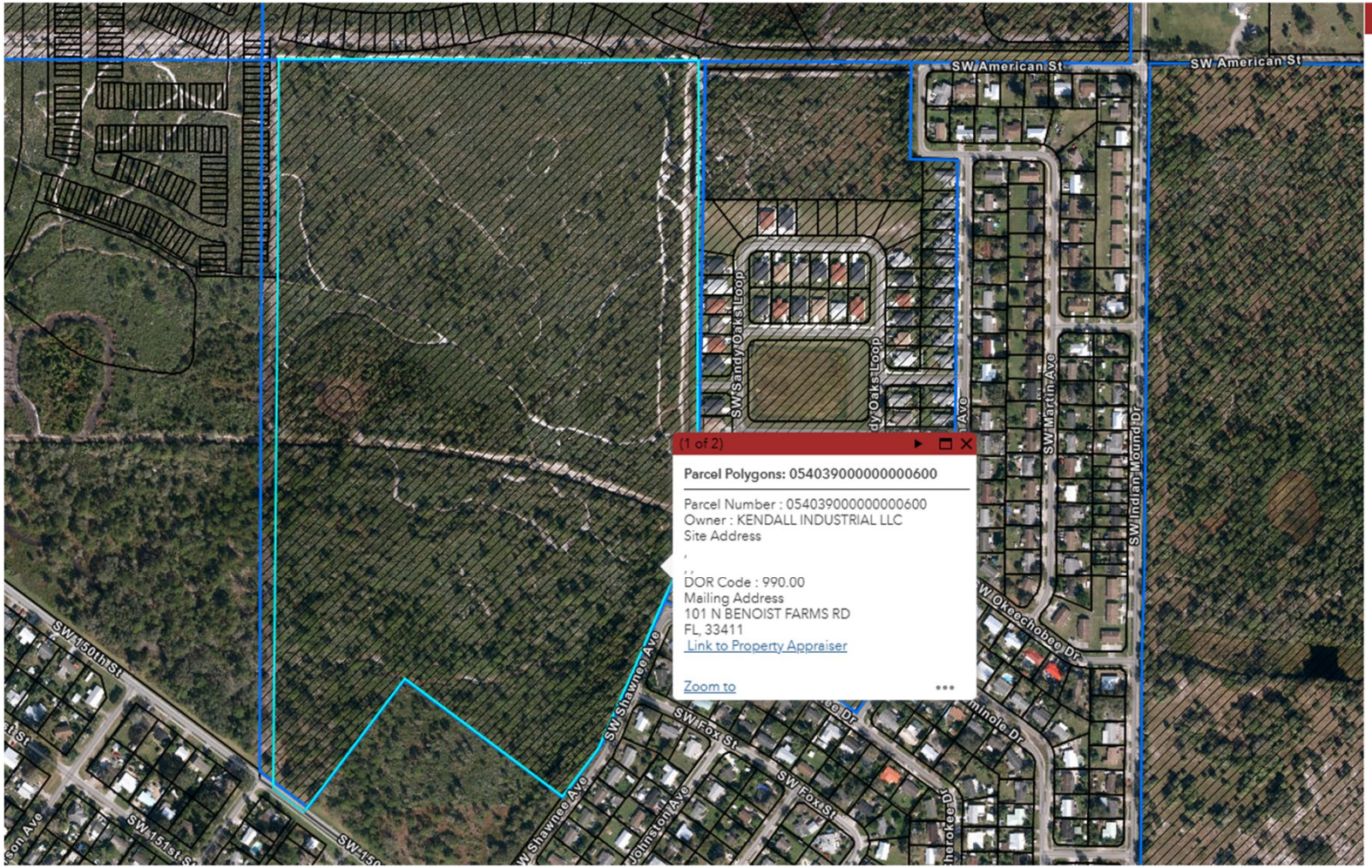
Kendall Industrial, LLC is seeking a recommendation of approval from the Village Council for the 1st amendment to the Osceola Pines PUD Agreement, pursuant to 12 Subsection LDR Sec.12-10. – Planned Unit Developments (PUD) of the Indiantown Land Development Regulations (LDRs).

Application Number: PD-24-055 Osceola Pines PUD Amendment

Property Location




(1 of 4)
Parcel Polygons: 054039000000000600
Parcel Number : 054039000000000600
Owner : KENDALL INDUSTRIAL LLC
Site Address
,
, ,
DOR Code : 990.00
Mailing Address
101 N BENOIST FARMS RD
FL, 33411
Link to Property Appraiser
Zoom to
SW American St
SW American St
SW Sandy Oaks Loop
SW Little Indian Ave
SW Martin Ave
SW Indian Mound Dr
SW Okeechobee Dr
SW Seminole Dr
SW Seminole Dr
SW Cherokee Dr
SW Shawnee Ave
SW Fox St
SW Fox St
SW Johnston Ave
SW 150th St
SW 151st
Legend
Indiantown- Parcel Polygons
Future Land Use
COMMERCIAL WATERFRONT
LIGHT INDUSTRIAL
HEAVY INDUSTRIAL
INSTITUTIONAL AND EDUCATIONAL
MOBILE HOME
RECREATIONAL
RESIDENTIAL
RURAL COMMUNITY
SMALL FARM RESIDENTIAL
SUBURBAN RESIDENTIAL
URBAN RESIDENTIAL OFFICE
UTILITY
VILLAGE CORE MIXED USE
Village of Indiantown Limits



Legend

Planned Unit Development (PUD)

PLANNED UNIT DEVELOPMENT (PUD)

Indiantown- Parcel Polygons

Village of Indiantown Limits

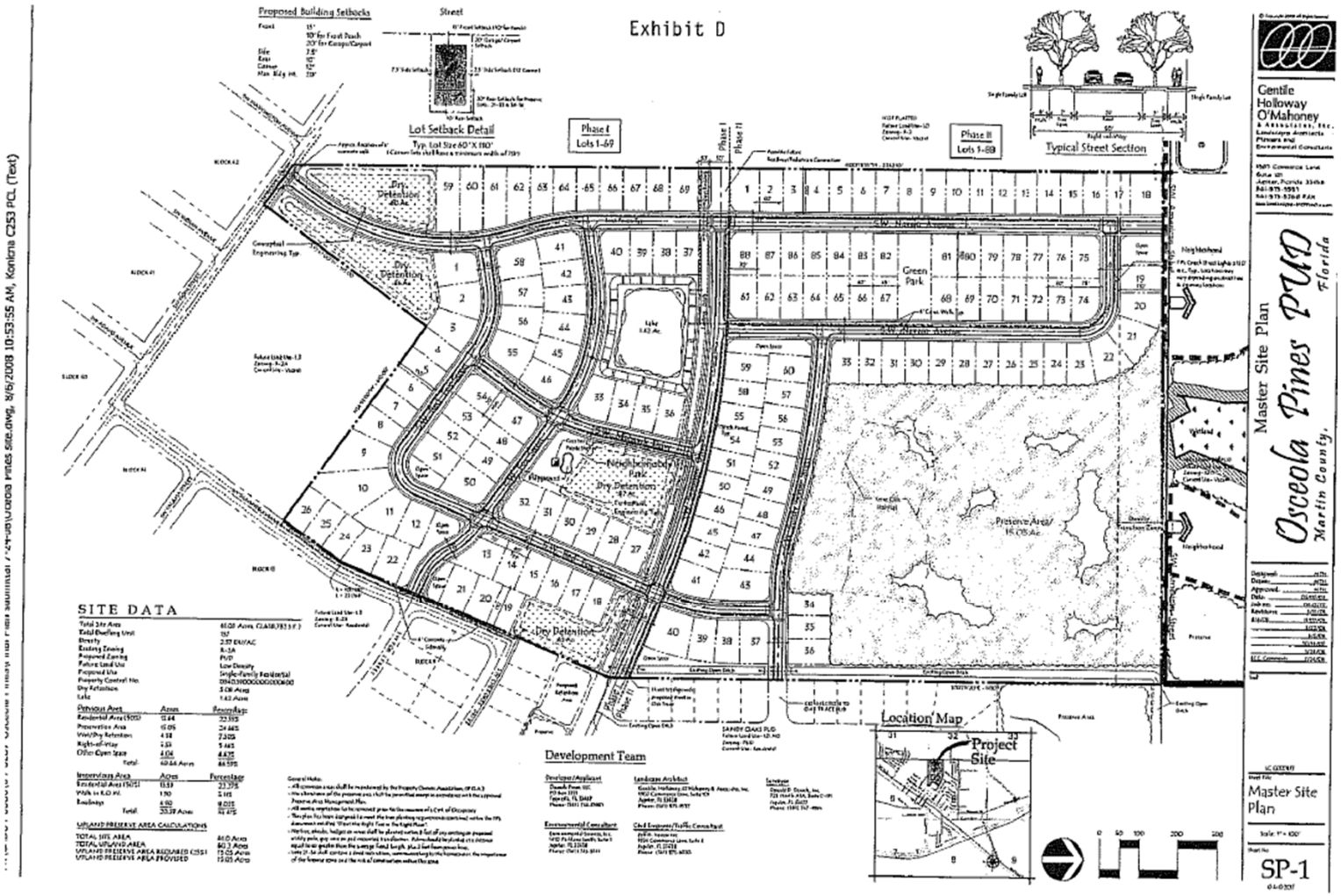
Background

The Osceola Pines PUD zoning agreement, including master site plan, timetable for development, special conditions, and supporting documentation, was approved June 10, 2008.

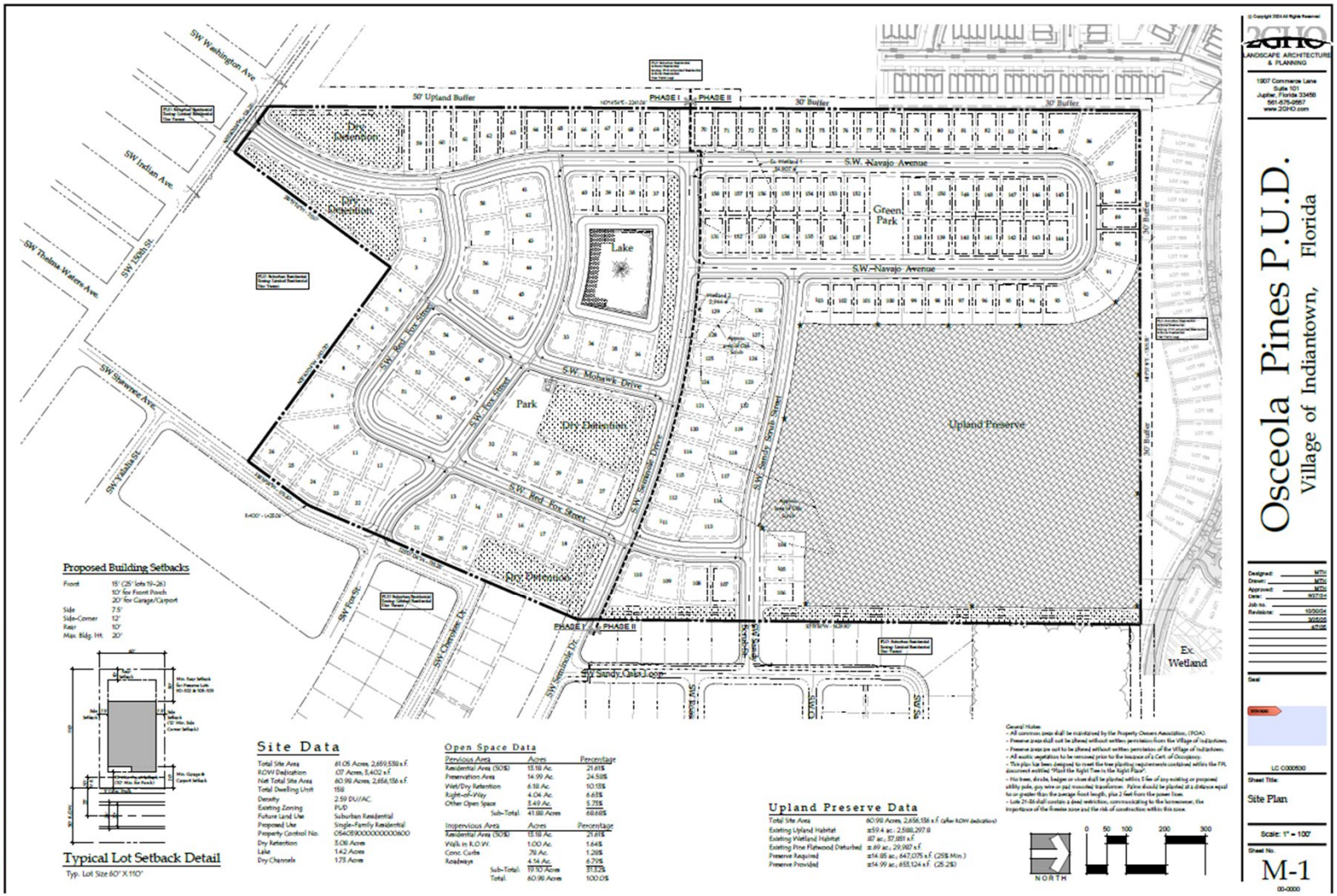
At the time of approval, the project was designed and approved in accordance with Martin County policies and procedures. When the Village of Indiantown incorporated December 31, 2017, the property the subject of the Osceola Pines PUD was included within the jurisdiction of the Village.

Subsection 12-8. (5) outlines the approval criteria for Major Site Plan review.

Approve PUD Master



Proposed PUD Master



Summary of PUD Amendments:

1. Requesting one additional unit/lot: The number of units/lots in the approved Master Plan was 157; whereas there are 158 on the Final Site Plan. One additional lot was added due to the elimination of two “Possible Future Roadway/Pedestrian Connections”. These connections were proposed along the west and north property lines into the future development. However, these roadway connections are no longer required for the current Terra Lago development.

Summary of PUD Amendments:

2. Requesting an increase in density: Density on the approved Master Plan is 2.57 du/ac; whereas the Final Site Plan is requesting 2.29 du/ac; due to the addition of the one unit/lot.

Summary of PUD Amendments:

3. Lot lines, sizes & configurations have been slightly modified and renumbered. The typical lot size and road rights-of-way have NOT changed between the two plans, nor has the configuration of roads or the lot layouts. The numbering of the lots differs, so as to provide a TOTAL number of lots on the Final Site Plan as opposed to numbering the lots 1-69 for phase I and 1-88 for phase II on the Master Plan.

Summary of PUD Amendments:

4. Requesting an increase in Open Space: The open space on the approved Master Plan is 40.64 acres, whereas the open space is 41.88 acres on the proposed Final Site Plan.

5. Requesting elimination of 2 Possible Future Access points: These connections were proposed along the west and north property lines into the future development. However, these roadway connections are no longer required for the current Terra Lago development.

Summary of PUD Amendments:

6. Requesting sidewalk width reduction from 6’ to 5’ and one side of street only: The approved Master Plan had 6’ walks proposed on both sides of the road, whereas the proposed Final Site Plan proposes 5’ walks on one side of the road, like the surrounding and abutting neighborhoods.

7. Requesting modification to the Neighborhood Park: The approved Master Plan provided a Gazebo/Picnic Shelter, whereas the proposed Final Site Plan does not. The owner does not see the need or demand for such improvements.

Summary of PUD Amendments:

8. Ownership changes: All documentation has been modified to update the change in ownership from Osceola Pines, LLC, to Kendall Industrial, LLC.

9. Timetable for Development: Exhibit E, Timetable for Development has been modified to extend the build out timelines as a phased project.

Approval Criteria

The PUD amendment application materials have been reviewed in accordance with Sec. Sec. 12-8. – Major Site Plan, Land development regulations (LDR). The application and public advertising and noticing have been deemed to be consistent and in compliance with the submission and approval criteria.

PUD Recommendations

The PUD Amendment application has been correctly advertised and noticed in accordance with Village of Indiantown code provisions.

The proposal satisfies criteria included in Pursuant to Sec. 12-8. – Major Site Plan, Village Land Development Regulations.

Village Staff recommends approval and the PZAB unanimously recommended approval at a June 5, 2025, public hearing of Application PD-24-055 First Amendment to the Osceola Pines PUD.



QUESTIONS?

N O T I C E

PUBLIC MEETING OF THE VILLAGE OF INDIANTOWN

PLANNING ZONING & APPEALS BOARD/LPA PUBLIC HEARING: June 5, 2025–6:00 PM

VILLAGE COUNCIL PUBLIC HEARING: June 12, 2025 – 6:00 PM

LOCATION: COUNCIL CHAMBER, 15516 SW Osceola Street, Suite C, Indiantown, FL 34956

CASE NAME:	PD-24-055 and SP-24-055
CASE NAME:	Oceola Pines
CASE TYPE:	Osceola Pines First Amendment to the Planned Unit Development and Major Site Plan Application
APPLICANT:	Kendall Industrial, LLC
PROPERTY LOCATION:	Generally located on the North of SW 150th Street and West of SW Shawnee Avenue, Indiantown.
REQUESTS:	Applicant is seeking approval for a request for approval of the First Amendment to the Osceola Pines PUD Zoning Agreement, pursuant to Subsection LDR Subsection 12-10. – Planned Unit Developments (PUD) of the Indiantown Land Development Regulations (LDRs). A request for approval for a Major Site Plan, pursuant to Sec. 12-8. – Major Site Plan of the Indiantown Land Development Regulations (LDRs).

THIS NOTICE HAS BEEN SENT AS A COURTESY TO THE OWNERS/RESIDENTS OF PROPERTY LOCATED WITHIN 300 FEET OF THE PROPERTY IDENTIFIED IN THIS NOTICE.

Bottom portion of this letter intentionally left blank.



Interested parties may appear and be heard at the meeting regarding this public hearing. Information regarding the proposed request may be inspected by the public at: Village of Indiantown Community & Economic Development Department, 15516 SW Osceola Street, Suite B, Indiantown, FL 34956.

FOR QUESTIONS CONCERNING THIS PETITION, PLEASE CONTACT:
Deanna Freeman 772-597-8269, COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COUNCIL/BOARD, WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING/MEETING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR THIS PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, AND WHICH RECORD IS NOT PROVIDED BY THE VILLAGE OF INDIANTOWN. (FS 286.0105)

IN ACCORDANCE WITH THE "AMERICANS WITH DISABILITIES ACT", PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS MAY CONTACT THE CLERK OF THE COUNCIL/BOARD (LISTED BELOW) THREE (3) DAYS PRIOR TO THE MEETING. (FS 286.26)
LaRhonda McBride/Phone: 772-597- 8294
Village of Indiantown/Village Clerk/ 15516 SW Osceola Street, Suite B, Indiantown, FL 34956

VILLAGE OF INDIANTOWN NOTICE OF PUBLIC HEARING

The Village of Indiantown Planning, Zoning, and Appeals Board, meeting as the Local Planning Agency, will hold a Public Hearing on Thursday June 5, 2025, at 6:00 p.m. and the Village Council will hold a Public Hearing on June 12, 2025, at 6:00 p.m. in the Village Council Chambers, 15516 SW Osceola Street, Suite C. Indiantown, Florida 34956 to consider the following agenda items:

1. **APPLICATION NO. PD-24-055;** a request for approval of Osceola Pines PUD First Amendment to Planned Unit Development Zoning Agreement located north of S.W. 150th Street and east of S.W. Shawnee Ave on a parcel approximately 61 acres in size.
2. **APPLICATION NO. SP-24-055;** a request of the Master Site Plan Application for Osceola Pines PUD project comprising 61-acres located north of S.W. 150th Street and east of S.W. Shawnee Ave.



All interested parties are invited to attend and be heard. Written comments may be submitted to Deanna Freeman, CED Director, P.O. Box 398, Indiantown, FL 34956. Copies of all documents pertaining to the proposed request are available in the Community & Economic Development Department, located at Village Hall, 15516 SW Osceola Street, Ste. B, Indiantown, Florida 34956, weekdays between the hours of 8:00 a.m. and 5:00 p.m.

Please be advised that anyone choosing to appeal any decision with respect to any matter discussed by the Village Council or any Board, Committee or Agency thereof will need a record of the proceedings; and may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. All appeals must be filed in accordance with the applicable provisions of the Village of Indiantown Land Development Code.

Pursuant to the provisions of the Americans With Disabilities Act, any person requiring special accommodations to participate in this hearing, because of a disability or physical impairment, should contact the Village Clerk's Office at (772) 597-8294 at least three (3) business days prior to the Hearing. Persons using a TDD device, please call 711 Florida Relay Services for assistance.

LaRhonda McBride,
Village Clerk
Published: May 19, 2025.

TR-41859632


Village of Indiantown
NOTICE OF PUBLIC HEARING
For Applications #PD-24-055 & SP-24-055
Village Council
Date: June 12,2025 Time: 6:00 PM
at 15516 SW Osceola Street Suite C
FOR QUESTIONS CONCERNING THIS APPLICATION
Please call Indiantown Community & Economic
Development Department
at 772-597-8269


Village of Indiantown
NOTICE OF PUBLIC HEARING
For Applications #PD-24-055 & SP-24-055
Village Council
Date: June 12,2025 Time: 6:00 PM
at 15516 SW Osceola Street, Suite C
FOR QUESTIONS CONCERNING THIS APPLICATION
Please call Indiantown Community & Economic
Development Department
at 772-597-8269

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: June 12, 2025

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: APPLICATION NO. SP-24-055 A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, APPROVING APPLICATION NO. SP-25-055 FOR THE MAJOR SITE PLAN FOR AN APPROXIMATELY 61.04-ACRE +/- RESIDENTIAL DEVELOPMENT COMPRISING OF 158 SINGLE-FAMILY DWELLINGS, LOCATED NORTH OF SW 150TH STREET AND WEST OF SW SHAWNEE AVENUE, INDIANTOWN;AND PROVIDING FOR FINDINGS, CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

SUMMARY OF ITEM:

The applicant is seeking approval for a Major Site Plan, pursuant to LDR Subsection Pursuant to Sec. 12-8. – Major Site Plan of the Indiantown Land Development Regulations (LDRs).

FISCAL IMAPCT STATEMENT: N/A

RECOMMENDATION: Village Staff recommend approval of the PUD application SP-024-055.
The PZAB unanimously recommended approval at a public hearing June 5, 2025.
The Village Council are required to make a final determination at a scheduled public hearing on June 12, 2025.

PREPARED BY: Deanna Freeman DATE: 06/05/25

ATTACHMENTS:
Description
A._Staff_Report_VC_Major_Site_Plan_6-5-25.docx
B._Draft_Resolution_005-2025-for_Osceola_Pines FSP.docx
C. VC Presentation Site Plan.pptx
D. Application Materials.pdf

Village of Indiantown
Village Council
Staff Report

Application Number	SP-24-055 Osceola Pines PUD Major Site Plan
Hearing Date	June 12, 2025
Property Owner & Applicant	Kendall Industrial, LLC
Applicant Representatives	2GHO, Inc. M. Troy Holloway
Village Coordinator	Deanna Freeman, Community & Economic Development Director
Village Reviewers	Deanna Freeman, Community & Economic Development Director Tom Jensen, P.E., Kimley-Horn, Inc. Patrick Nolan, Public Works & Utilities Director Chief Doug Killane – Martin County Fire Department Wade Vose, Village Attorney Mark Sechrist, Director of Facilities and Planning, Martin County School Board Arnaud Roux, Arnaud Environmental Consultants, Inc.

Applicant Request

APPLICATION NO. SP-24-055 A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, APPROVING APPLICATION NO. SP-25-055 FOR THE MAJOR SITE PLAN FOR AN APPROXIMATELY 61.04-ACRE +/- RESIDENTIAL DEVELOPMENT COMPRISING 158 SINGLE-FAMILY DWELLINGS, LOCATED NORTH OF SW 150TH STREET AND WEST OF SW SHAWNEE AVENUE, INDIANTOWN;AND PROVIDING FOR FINDINGS, CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

Kendall Industrial, LLC is seeking a recommendation of approval from the Planning, Zoning and Appeals Board (PZAB) for the Osceola Pines PUD Major Site

Plan, pursuant to Subsection LDR Subsection 12-10. – Planned Unit Developments (PUD)of the Indiantown Land Development Regulations (LDRs).

Property Information

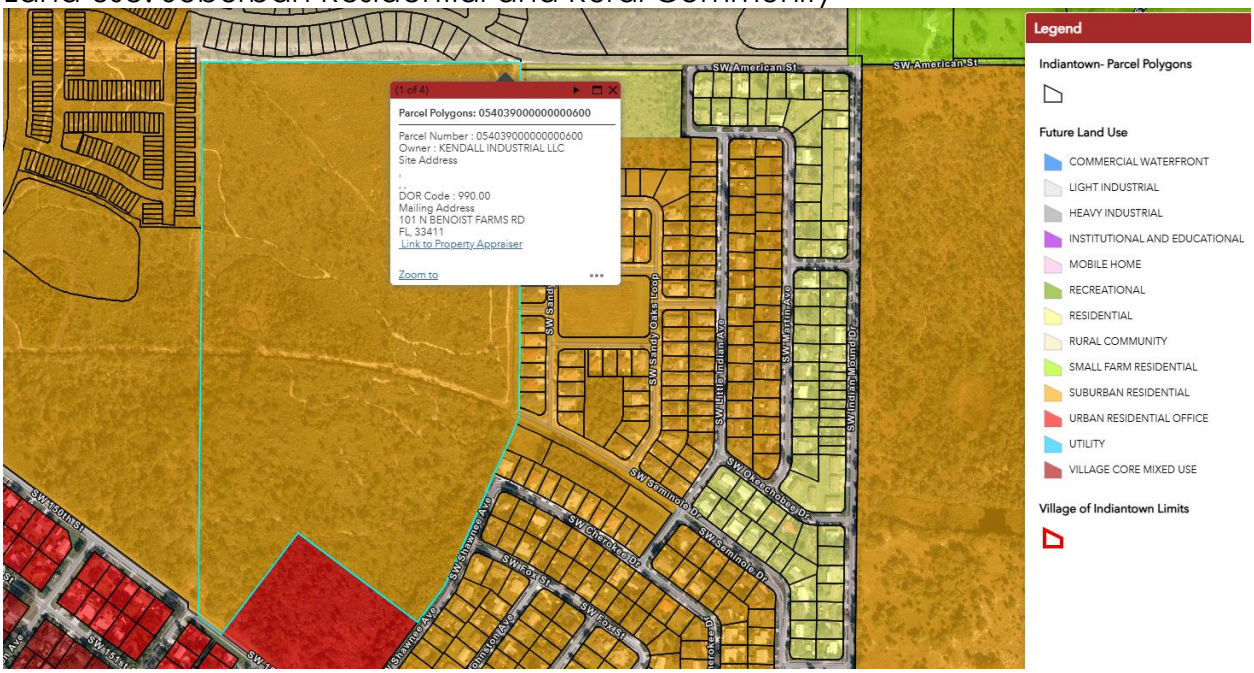
Location:	Unassigned address, vacant parcel Indiantown. North of SW 150th Street and West of SW Shawnee Avenue, Indiantown.
Parcel Size:	61.04-acres
Legal Description:	Attached.
JURISDICTION:	INDIANTOWN, FLORIDA
Parcel Numbers:	05-40-39-000-000-00060-0

Location Map

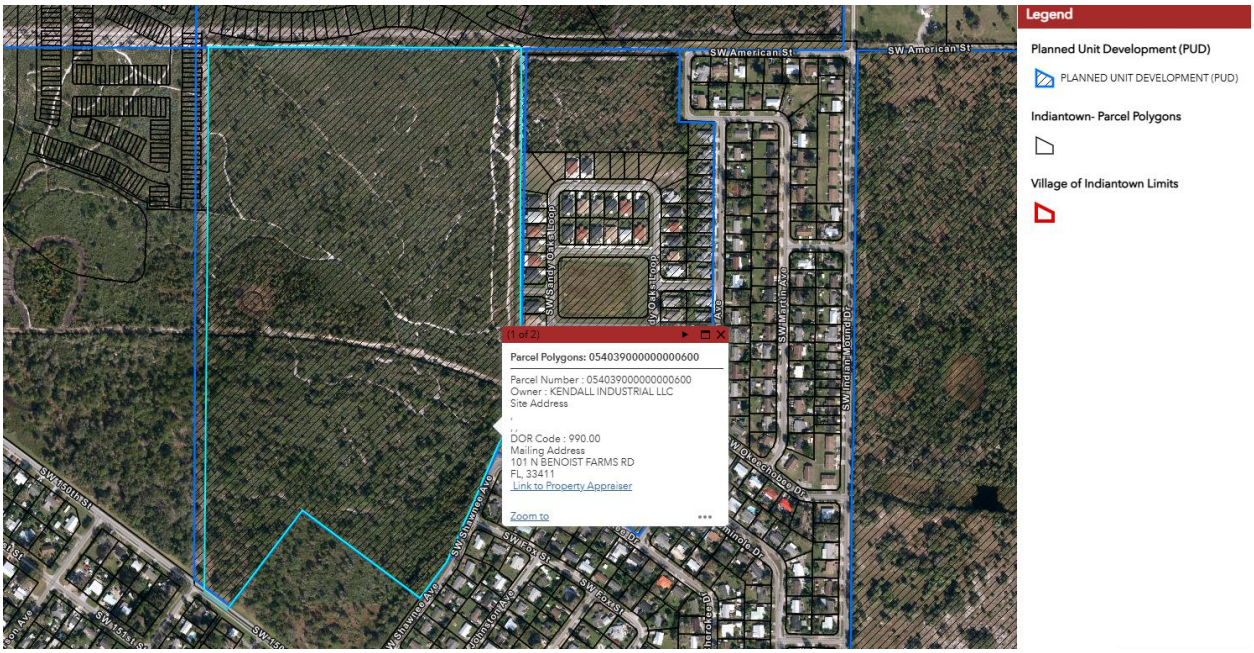


Land Use and Zoning

Land Use: Suburban Residential and Rural Community



Zoning: Planned Unit Development



Background:

The Osceola Pines PUD zoning agreement, including master site plan, timetable for development, special conditions, and supporting documentation, was approved June 10, 2008. Although the property is now located within the Village of Indiantown jurisdiction, at the time of approval the project was designed and approved in accordance with Martin County policies and procedures. When the Village of Indiantown incorporated December 31, 2017, the property the subject of the Osceola Pines PUD was included within the jurisdiction of the Village.

The adopted and recorded PUD Zoning Agreement includes Exhibit E, Timetable for Development. The timelines have been extended in accordance with multiple Legislative Time Extensions through Executive Orders. House and Senate Bills, with documentation confirming the approval is through July 10, 2026. Additional Executive Orders, Senate and House Bills may provide additional timelines extending the project beyond the 2026 dates.

Kendall Industrial, LLC purchased the property on October 23, 2023, from Osceola Pines, LLC, and is applicant and owner of the Osceola Pines subject property. During the review of an application submitted to implement the PUD, the Osceola Pines PUD Major Site Plan application was reviewed and determined to be inconsistent with the Osceola Pines PUD Master Site Plan. The applicant and agents were advised of a requirement to amend the PUD zoning agreement to reflect the changes or defer back to providing a site plan consistent with the PUD master site plan. In response, the applicant prepared and submitted a request for the Osceola Pines PUD 1st Amendment to be considered concurrent with the major site plan application.

The Osceola Pines PUD Major Site Plan has been reviewed in accordance with the details included in the Osceola Pines PUD First Amendment application to ensure consistency. Changes to the PUD Master Site Plan to reflect and be consistent with the PUD Major Site Plan included but are not limited to the following:

1. Requesting one additional unit/lot: The number of units/lots in the approved Master Plan was 157; whereas there are 158 on the Final Site Plan. One additional lot was added due to the elimination of two "Possible Future Roadway/Pedestrian Connections". These connections were proposed along the west and north property lines into the future development. However, these roadway connections are no longer required for the current Terra Lago development.

2. Requesting an increase in density: Density on the approved Master Plan is 2.57 du/ac; whereas the Final Site Plan is requesting 2.29 du/ac; due to the addition of the one unit/lot.

3. Lot lines, sizes & configurations have been slightly modified and renumbered: None of the linework for the approved Master Plan matches the proposed Final Site Plan, beginning with the survey itself. Only one boundary line between the current survey and the survey from 2004 match. They are all very close, but the bearings and distances differ on every property, but one. The typical lot size and road rights-of-way have NOT changed between the two plans, nor has the configuration of roads or the lot layouts. The numbering of the lots differs, so as to provide a TOTAL number of lots on the Final Site Plan as opposed to numbering the lots 1-69 for phase I and 1-88 for phase II on the Master Plan.

4. Requesting an increase in Open Space: The open space on the approved Master Plan is 40.64 acres, whereas the open space is 41.88 acres on the proposed Final Site Plan.

5. Requesting elimination of 2 Possible Future Access points: These connections were proposed along the west and north property lines into the future development. However, these roadway connections are no longer required for the current Terra Lago development.

6. Requesting sidewalk width reduction from 6' to 5' and one side of street only: The approved Master Plan had 6' walks proposed on both sides of the road, whereas the proposed Final Site Plan proposes 5' walks on one side of the road, similar to the surrounding and abutting neighborhoods.

7. Requesting modification to the Neighborhood Park: The approved Master Plan provided a Gazebo/Picnic Shelter, whereas the proposed Final Site Plan does not. The owner does not see the need or demand for such improvements.

8. Ownership changes: All documentation has been modified to update the change in ownership from Osceola Pines, LLC, to Kendall Industrial, LLC.

9. Timetable for Development: Exhibit E, Timetable for Development has been modified to extend the build out timelines as a phased project.

The Major Site Plan PUD application materials have been reviewed in accordance with Sec. 12-8. Major site plan, Land development regulations (LDR). The application and public advertising and noticing have been deemed to be consistent and in compliance with the submission and approval criteria.

Approval Evaluation Criteria

Pursuant to Sec. 12-8. – Major Site Plan, the Applicant has filed an application for Major Site Pan in accordance with this Section.

Subsection 12-8. (5) outlines the approval criteria for Major Site Plan review.

(5) Approval Criteria. The Village Council and Planning, Zoning and Appeals Board shall use the following criteria in making their decision regarding approval or disapproval, or recommendation of approval or disapproval in the case of the Planning, Zoning and Appeals Board, of a site plan review application:

a. The development permitted by the application, if granted, conforms to the growth management plan [Comprehensive Plan], is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered.

Staff Response: The PUD Major Site Plan has been prepared consistent with the proposed changes implemented regarding the PUD Master Plan. The project remains consistent with the intended character of these future land use categories, is compatible with the immediate area, and would provide additional housing choices to the community.

b. The development permitted by the application, if granted, will have a favorable impact on the environmental and natural resources the Village, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development.

Staff Response: The 1st amendment to the PUD Zoning Agreement will not remove any commitments regarding mitigation impacts on the natural environment and will continue to maximize habitat preservation to protect the site's natural assets and create amenities to support community health.

c. The development permitted by the application, if granted, will have a favorable impact on the economy of the Village.

Staff Response: The development will continue to have a favorable impact on the economy of the Village by increasing housing options that will be attractive to a variety of households, increasing tax revenues to the Village, and enhancing the communities' ability to attract new businesses. The Village will also benefit from direct and indirect impacts of construction activity such as permit fees, impact fees, utility fees, etc.; new construction jobs; increased economic activity in development support industries (lending, service providers, etc.)

d. The development permitted by the application, if granted, will efficiently use or not unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed planned and budgeted for construction.

Staff Response: The proposed development will not unduly burden public facilities and services.

e. The development permitted by the application, if granted, will efficiently use or not unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

Staff Response: The proposed development will not unduly burden public transportation facilities. The Phasing plan previously approved remains unchanged with surrounding roadways projected to continue to meet level of service (LOS) standard.

Staff find the Osceola Pines PUD Major Site Plan to be in compliance with the 1st Amendment to the Osceola Pines PUD Zoning Agreement, Village's Land Development Regulations and Comprehensive Plan, subject to the recommended conditions of approval.

STAFF RECOMMENDATION

Village staff have reviewed the Osceola Pines PUD Major Site Plan for compliance with the Village Land Development Regulations and found it to comply. Village Staff recommend approval of Application SP-24-055, subject to the conditions included in the attached draft Resolution.

PZAB RECOMMENDATION

The PZAB heard and recommended approval at a public hearing held June 5, 2025.

VILLAGE COUNCIL

The Village Council are required to hear and make a final decision on the request for approval of the Osceola Pines PUD Major Site Plan.

ATTACHMENTS

Staff Report.
Staff Presentation.

Draft Resolution – Major Site Plan.
Application Materials.
Public Notice Ad.
Signage & Notice Applicant Affidavit.

VILLAGE OF INDIANTOWN, FLORIDA

RESOLUTION NO. 005-2025

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, APPROVING APPLICATION NO. SP-25-055 FOR THE MAJOR SITE PLAN FOR AN APPROXIMATELY 61.04-ACRE +/- RESIDENTIAL DEVELOPMENT COMPRISING 158 SINGLE-FAMILY LOTS, LOCATED NORTH OF SW 150TH STREET AND WEST OF SW SHAWNEE AVENUE, INDIANTOWN; AND PROVIDING FOR REMEDIES, FINDINGS, AND AN EFFECTIVE DATE.

WHEREAS, Kendall Industrial, LLC is seeking approval of Application No. SP-25-055 for a Major Site Plan, pursuant to Village of Indiantown Land Development Regulations ("LDR") Sec. 12-8 – Major Site Plan.; and,

WHEREAS, the property is located within the Osceola Pines Planned Unit Development (PUD); and,

WHEREAS, the property is zoned PUD; and

WHEREAS, the proposed project consists of 158 single-family residential lots; and,

WHEREAS, the property project has an overall density of 2.58 dwelling units per acre; and

WHEREAS, the legal description, attached hereto as Exhibit "A", describes the Subject Property as referenced herein; and,

WHEREAS, Osceola Pines PUD Major Site Plan includes 158 single-family lots, parks, upland preserve area and several retention/vegetative areas, internal roadways, and supporting infrastructure (Exhibit B); and

WHEREAS, Village Planning Staff has reviewed and recommended approval of the proposed Major Site Plan, subject to conditions, to the Planning and Zoning Appeals Board and Village Council; and,

WHEREAS, Village Planning Staff's report concerning the proposed Major Site Plan, related agenda memoranda and materials, and the Application are hereby adopted and incorporated herein; and,

WHEREAS, the Village of Indiantown's Planning, Zoning and Appeals Board held a duly advertised public hearing on June 5, 2025, to consider the proposal, and thereafter recommended approval, subject to conditions, to the Village Council; and,

WHEREAS, the Village Council conducted a duly advertised public hearing on June 12, 2025, concerning the proposed Major Site Plan, and has considered all comments received; and,

WHEREAS, the Village Council finds that Kendall Industrial, LLC has complied with the requirements of applicable law, including the Village Land Development Regulations and the Village Comprehensive Plan, and that the approval of the Major Site Plan, subject to conditions, is in the best interests of the health, peace, safety, and general welfare of the residents, businesses, and property owners of the Village of Indiantown.

NOW, THEREFORE BE IT RESOLVED, BY THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, AS FOLLOWS:

SECTION 1. RECITALS. The above recitals and "Whereas" clauses are hereby included as findings by the Village Council of the Village of Indiantown and are otherwise fully incorporated herein.

SECTION 2. APPROVAL WITH CONDITIONS. The Village Council, after reviewing competent substantial evidence in the record and a duly noticed public hearing, hereby approves the Application subject to conditions and finds that the Application meets the requirements for Major Site Plan approval as set forth in Section 12-8 of the Village Land Development Regulations. Conditions are as follows:

1. That the plans associated with this approval be substantially in accordance with those submitted for public hearing, and may be examined, in the Village Clerk's Office and are entitled "Osceola Pines PUD Site Plan", dated 6-27-2024 with latest revisions dated 4-7-2025.
2. Provide the following as part of building permit set submittal:
   a. Submit evidence that a property address has been assigned to the property in accordance with the Village address assignment procedures.
   b. All sign dimensions and materials must be provided for approval.
3. No permits for construction or development activity shall be issued until all

required documents, plans, and fees are received and approved as required by Chapter 12, Land Development Regulations of the Village of Indiantown.

4. Failure to submit the required documents, plans and fees as required by Chapter 12, Land Development Regulations of the Village of Indiantown, shall render approval of the Major PUD Site Plan, for the project null and void.
5. All other applicable State or Federal permits must be obtained before commencement of the development pursuant to Section 166.033, Florida State Statutes.
6. The Applicant shall submit a Plat Application for the development.
7. All signs shall be consistent with Sec. 3-4.15. – Signage, of the Village Land Development Code.
8. The Applicant agrees to the payment of Engineering Permit and Inspection Fees (1/2% of total value for all site improvements) per Resolution 017-2021.
9. That the Applicant agrees to the payment of Clearing Permit Fees ($100/acres) pursuant to Resolution 017-2021.
10. That the Applicant submits an executed Utility Developer's Agreement and payment for capacity charges (when applicable).
11. The Engineer of record will demonstrate code compliance that the Development is capable of meeting Needed Fire Flow requirements. Where no adequate or reliable water distribution system exists, Martin County Fire Prevention may permit alternative compliance for commercial and residential structures requiring all inhabitable structures, greater than 1,000 square feet shall be provided with an automatic fire sprinkler system in accordance with the requirements of the National Fire Protection Association NFPA 13, NFPA 13R, NFPA 13D standards, or an alternative to be identified and presented to staff for review and approval.

SITE PLAN APPROVAL TIMETABLE

A. The timetable for development shall be in accordance with Exhibit , Timetable for Development, included in the Osceola Pines PUD 1st Amendment zoning agreement as a phased development. Initially 40 residential lots can be built in accordance with reservation of available reservation of water capacity at the time of approval of the First Amendment to the Osceola Pine PUD. The infrastructure associated with Phase 1 is to be completed in its entirety with the initial 40 units planned to be constructed based on the reservation of capacity. The remaining 19 units, including in Phase 1, are to be completed when additional ERCs become available.

RECORDED RESOLUTION

This Resolution shall be recorded at the applicant's expense in the Public Records of Martin County, Florida. A certified copy shall be forwarded to the applicant by the Community & Economic Development Department following recordation.

AMENDMENTS, PHASING, EXPANSIONS

A. Any future applications for this site shall comply with the Village of Indiantown's Land Development Regulations in existence at the time of submittal.

SECTION 3. VIOLATION. Failure to adhere to the terms of any approval shall be considered a violation of the Village Land Development Regulations. Penalties for such violation shall be as prescribed by the Village Code of Ordinances, which include, but are not limited to, the revocation of the approval granted by this Resolution.

SECTION 4. EFFECTIVE DATE. In accordance with the Village Code of Ordinances and Land Development Regulations this approval shall become effective upon adoption.

ADOPTED the ____ day of _____, 2025.

ATTEST:

_____
LARHONDA MCBRIDE
VILLAGE CLERK

VILLAGE OF INDIANTOWN, FLORIDA

_____
CARMINE DIPAOLO
MAYOR

REVIEWED FOR FORM AND
CORRECTNESS:

_____
WADE C. VOSE
VILLAGE ATTORNEY

Exhibit "A"
Subject Property

Legal Description:

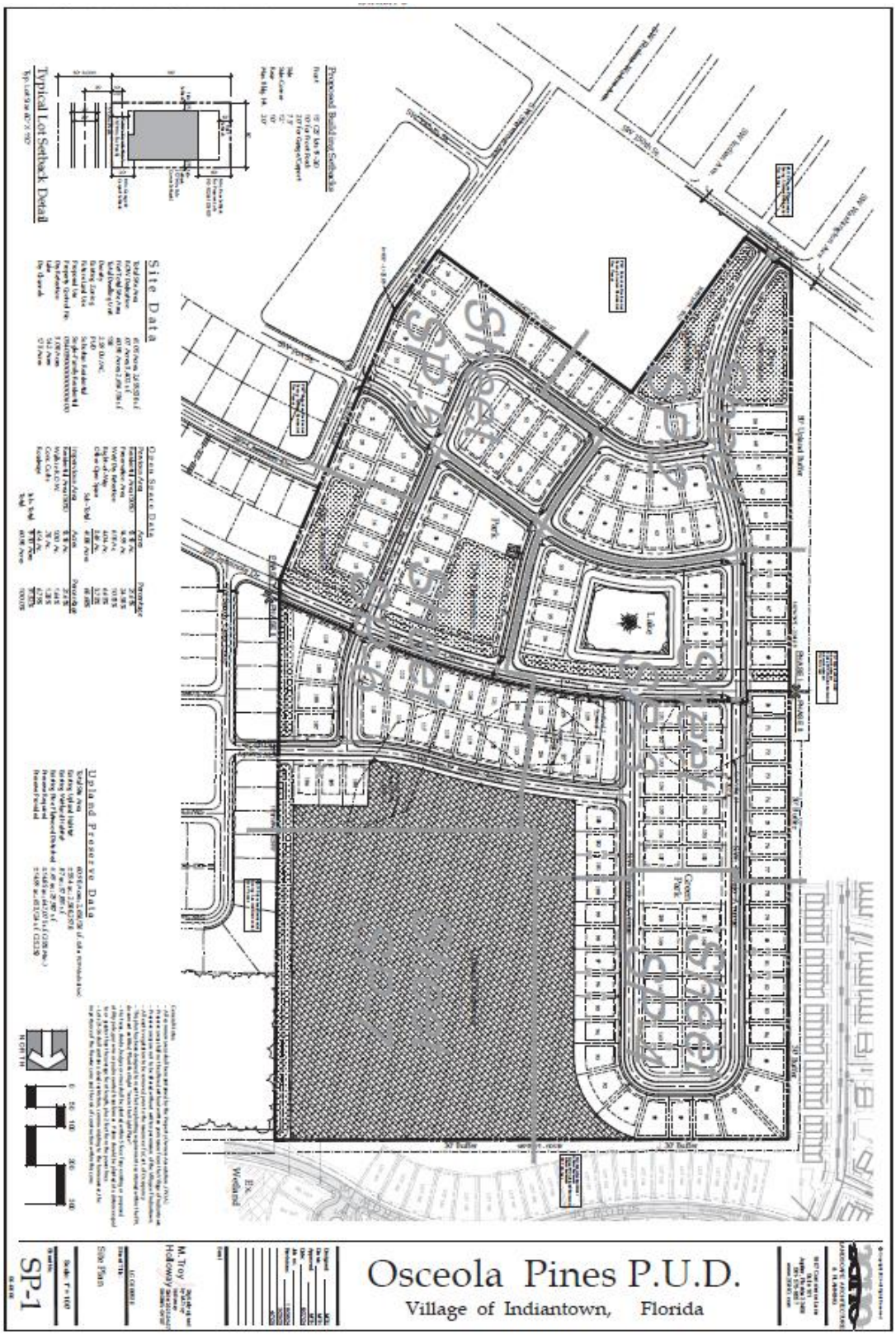
PER OFFICIAL RECORDS BOOK 3401, PAGE 1044:
A PARCEL OF LAND IN THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 5, TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST (NE) CORNER OF SAID NORTHWEST ONE-QUARTER (NW 1/4) BEAR SOUTH 80°20'20" WEST, ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 5, A DISTANCE OF 681.63 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE THIRD ADDITION TO INDIANTOWN PARK, AS RECORDED IN PLAT BOOK 5, PAGE 21, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE CONTINUE SOUTH 80°20'20" WEST, ALONG SAID NORTH LINE A DISTANCE OF 658.46 FEET TO THE POINT OF BEGINNING;

THENCE RUN SOUTH 00°01'20" EAST, ALONG THE WEST LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 540, PAGE 1310, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 1,429.90 FEET TO A POINT; THENCE RUN SOUTH 22°34'08" WEST, ALONG THE WEST LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 540, PAGE 1303, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND ALONG THE WEST LINE OF THE 2ND ADDITION TO INDIANTOWN PARK, AS RECORDED IN PLAT BOOK 3, PAGE 101, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AA DISTANCE OF 733.28 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGE OF 13°12'52"; THENCE A CLOCKWISE DIRECTION ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.06 FEET TO A POINT; THENCE RUN SOUTH 35°47'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 175.20 FEET TO A POINT; THENCE RUN NORTH 54°13'00" WEST, A LONG THE NORTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 612, PAGE 2334, OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA, A DISTANCE OF 610.00 FEET TO A POINT; THENCE RUN SOUTH 35°47'00" WEST, ALONG THE WEST LINE OF THE AFORESAID PARCEL A DISTANCE OF 515.00 FEET TO A POINT; THENCE RUN NORTH 54°13'00" WEST, ALONG THEE NORTH LINE OF PLAT "A", AS RECORDED IN PLAT BOOK 1, PAGE 68, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 126.23 FEET TO A POINT; THENCE RUN NORTH 00°18'58" WEST, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 2,241.51 FEET TO THE NORTHWEST CORNER OF SAID SECTION 5, THENCE RUN NORTH 80° 20''20" EAST ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 1305.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,659,538 SQUARE FEET OR 61 ACRES, MORE OR LESS.

Exhibit "B"
OSCEOLA PINES PUD SITE PLAN



Osceola Pines

Major Site Plan

Village of Indiantown, Florida

Village Council Meeting 6-12-2025

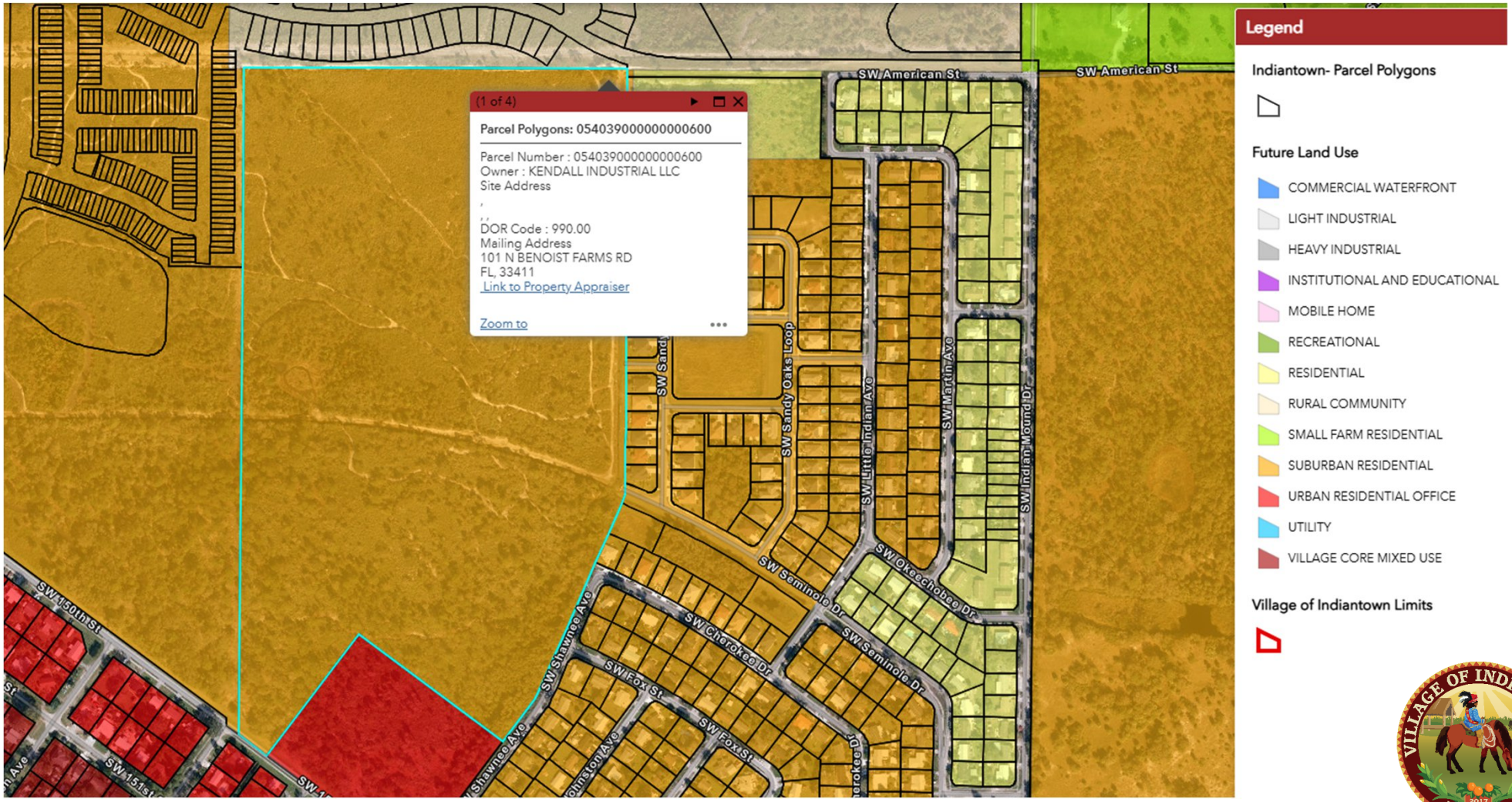
Applicant Request

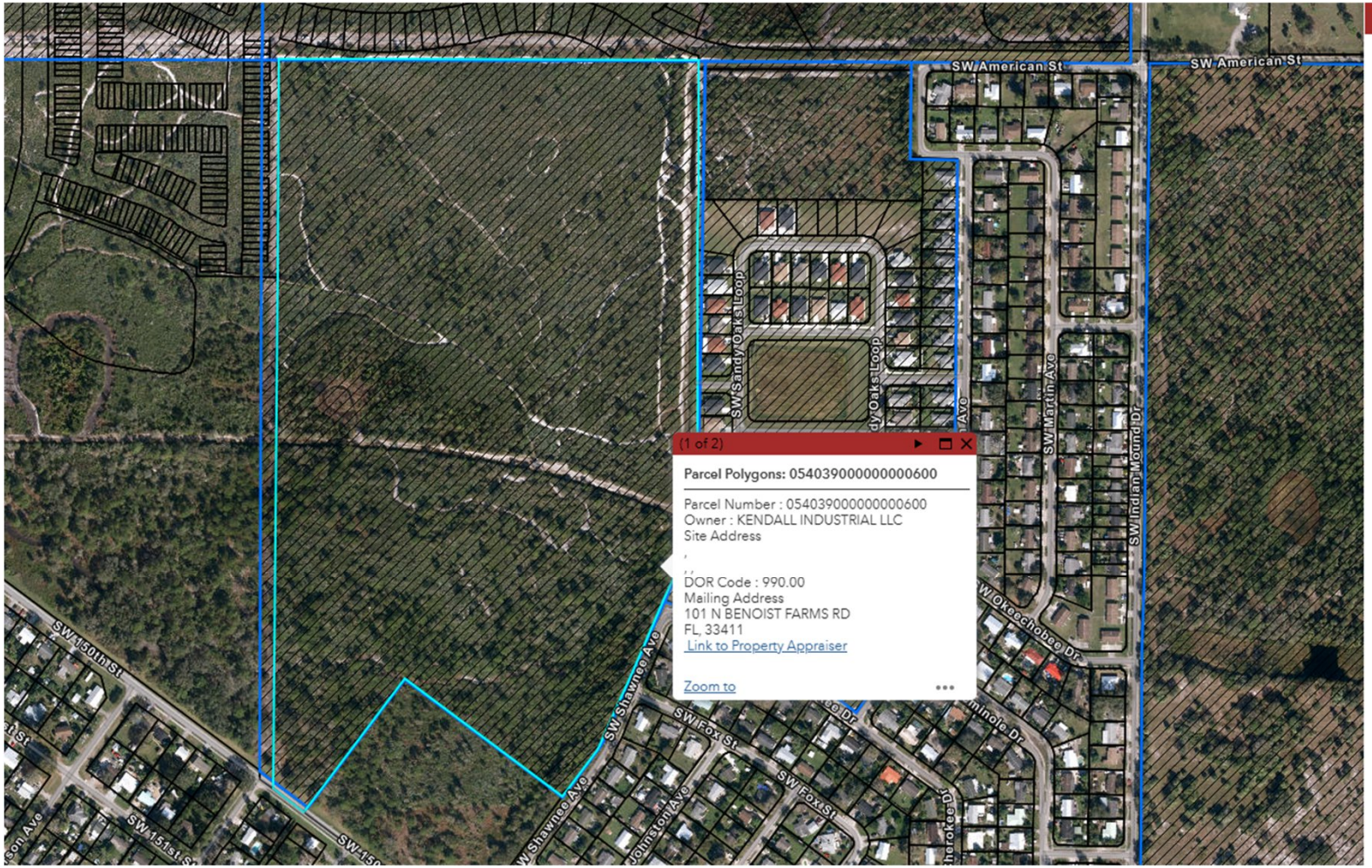
Kendall Industrial, LLC is seeking a recommendation of approval from the Planning, Zoning and Appeals Board for the Osceola Pines PUD Major Site Plan, pursuant to 12 Subsection LDR Sec.12-8. – Major Site Plan of the Indiantown Land Development Regulations (LDRs).

Application Number: SP-24-055 Osceola Pines PUD Major Site Plan

Property Location




(1 of 4)
Parcel Polygons: 054039000000000600
Parcel Number : 054039000000000600
Owner : KENDALL INDUSTRIAL LLC
Site Address
,
, ,
DOR Code : 990.00
Mailing Address
101 N BENOIST FARMS RD
FL, 33411
Link to Property Appraiser
Zoom to
SW American St
SW American St
SW Sandy Oaks Loop
SW Little Indian Ave
SW Martin Ave
SW Indian Mound Dr
SW Okeechobee Dr
SW Seminole Dr
SW Seminole Dr
SW Cherokee Dr
SW Shawnee Ave
SW Fox St
SW Fox St
SW Johnston Ave
SW 150th St
SW 151st
Legend
Indiantown- Parcel Polygons
Future Land Use
COMMERCIAL WATERFRONT
LIGHT INDUSTRIAL
HEAVY INDUSTRIAL
INSTITUTIONAL AND EDUCATIONAL
MOBILE HOME
RECREATIONAL
RESIDENTIAL
RURAL COMMUNITY
SMALL FARM RESIDENTIAL
SUBURBAN RESIDENTIAL
URBAN RESIDENTIAL OFFICE
UTILITY
VILLAGE CORE MIXED USE
Village of Indiantown Limits



Legend

Planned Unit Development (PUD)

PLANNED UNIT DEVELOPMENT (PUD)

Indiantown- Parcel Polygons

Village of Indiantown Limits

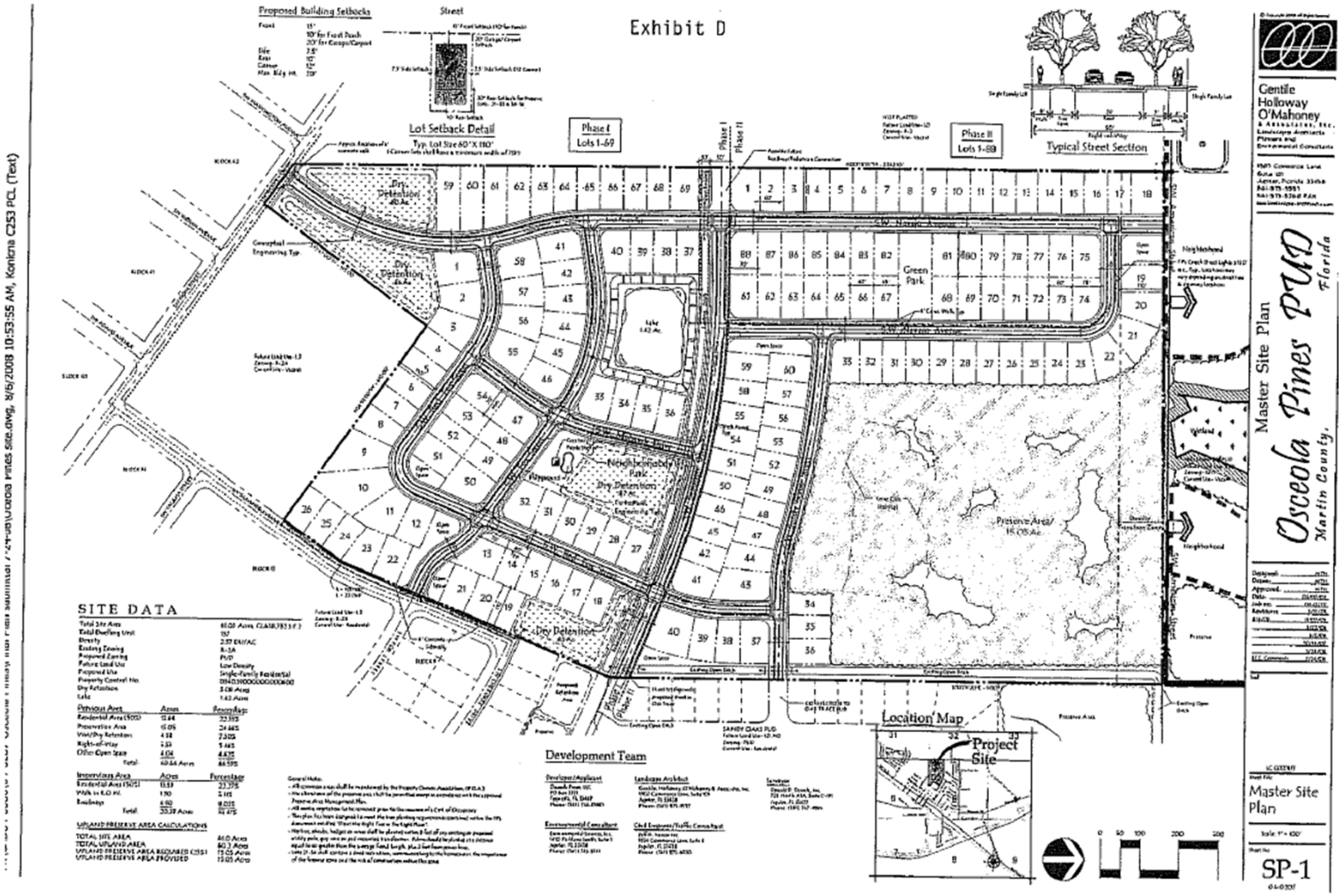
Background

The Osceola Pines PUD zoning agreement, including master site plan, timetable for development, special conditions, and supporting documentation, was approved June 10, 2008.

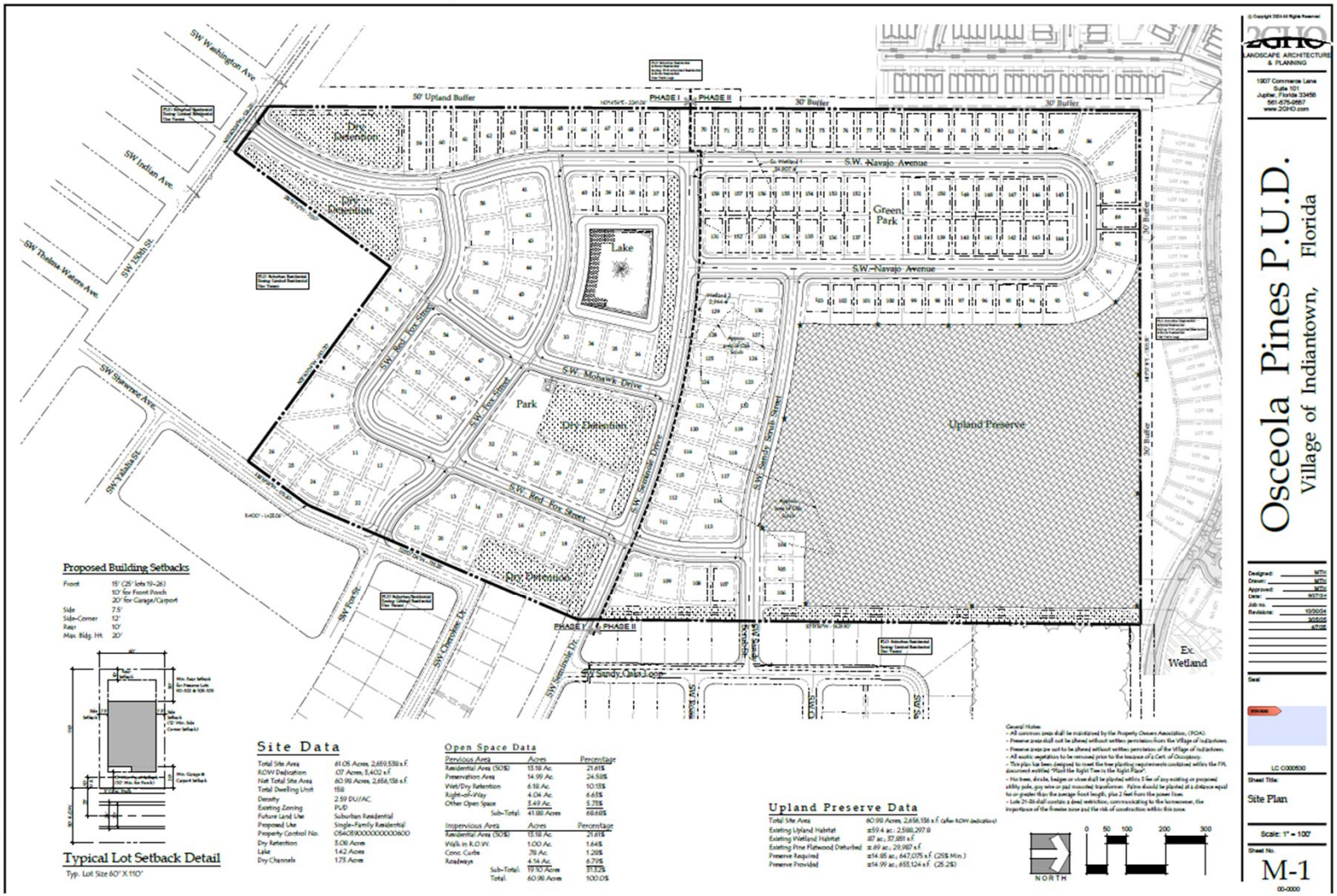
At the time of approval, the project was designed and approved in accordance with Martin County policies and procedures. When the Village of Indiantown incorporated December 31, 2017, the property the subject of the Osceola Pines PUD was included within the jurisdiction of the Village.

Subsection 12-8. (5) outlines the approval criteria for Major Site Plan review.

Approve PUD Master



Proposed PUD Master



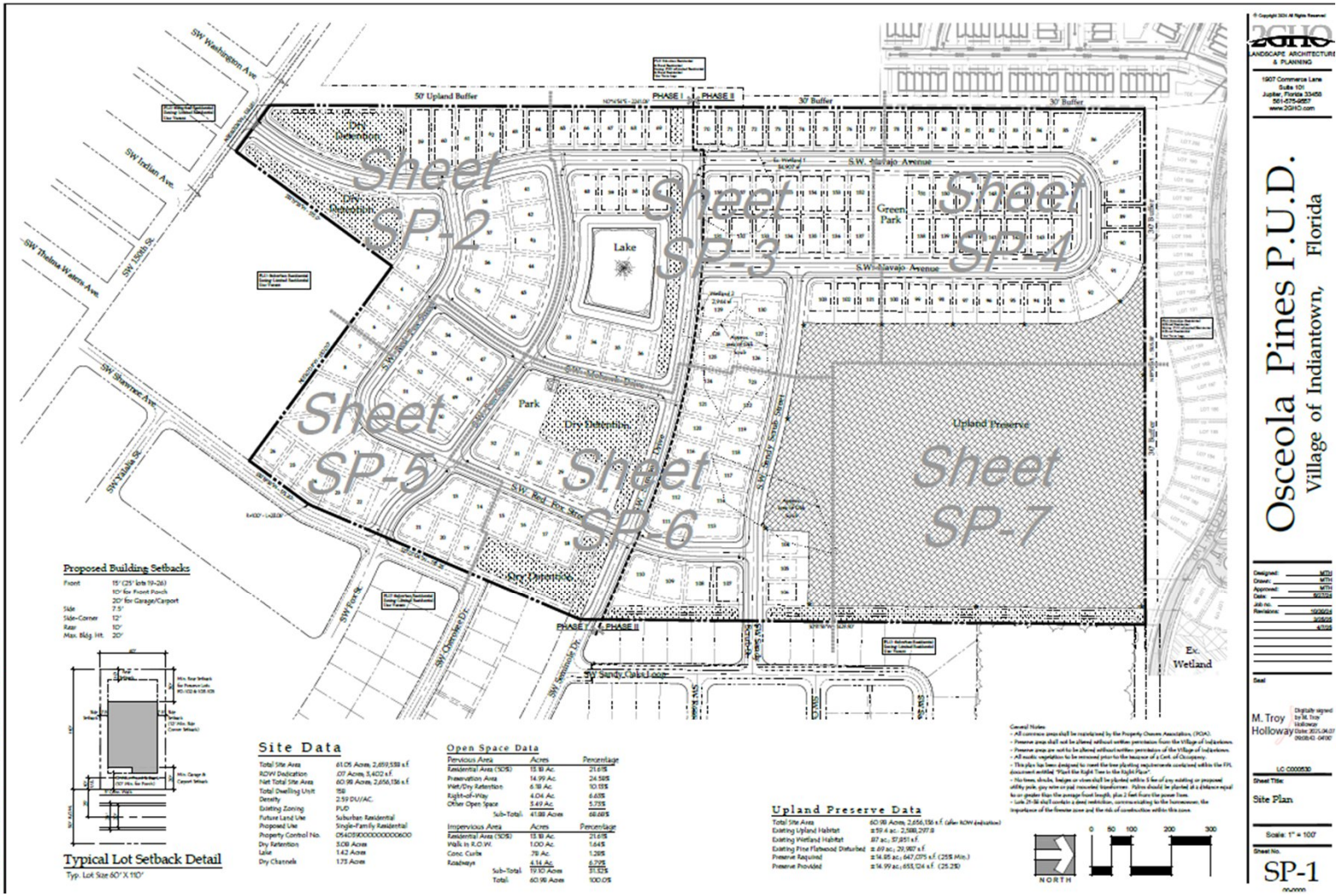
Summary of PUD Amendments:

1. Requesting an increase in density
2. Requesting one additional unit/lot
3. Lot lines, sizes & configurations have been slightly modified and renumbered
4. Requesting an increase in Open Space
5. Requesting elimination of 2 Possible Future Access points
6. Requesting sidewalk width reduction from 6’ to 5’ and one side of street only

Summary of PUD Amendments:

7. Requesting modification to the Neighborhood Park
8. Ownership changes
9. Timetable for Development

Proposed PUD Major Site Plan



Approval Criteria

The Major Site Plan application materials have been reviewed in accordance with Sec. Sec. 12-8. – Major Site Plan, Land development regulations (LDR). The application and public advertising and noticing have been deemed to be consistent and in compliance with the submission and approval criteria.

PUD Recommendations

The Major Site Plan application has been correctly advertised and noticed in accordance with Village of Indiantown code provisions.

The proposal satisfies criteria included in Pursuant to Sec. 12-8. – Major Site Plan, Village Land Development Regulations.

Village Staff recommends approval to the PZAB of Application SP-24-055 Osceola Pines PUD Site Plan.

PZAB recommended approval at a public hearing held June 5, 2025.

Request a final decision from Village Council based on the recommendations and information provided.



QUESTIONS?

Community & Economic Development Department
15516 SW Osceola Street, Indiantown, FL 34956
Tel: (772) 597-8269
www.IndiantownFL.gov

DEVELOPMENT APPLICATION

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING APPLICATION AND **ALL ATTACHMENTS TO THE APPLICATION AND THAT THE FACTS STATED IN IT ARE TRUE.**

INITIALS

A	INSTRUCTIONS	B	OFFICE USE ONLY
☑	Please print or type all information. The application must be filled out accurately and completely. Answer all questions including criteria where an item might not be applicable, in which case write N/A (Not Applicable).	Main Project Application No.	Application Received Date
☑	Please refer to the appropriate Submittal Checklist for all additional documents, in conjunction with this application, due at time of first submittal.	Escrow No.	

2 APPLICATION TYPE (Check all the applicable development applications)

	Abandonment/Vacation of Right-of-Way or Easement		Land Use Plan Map Amendment
	Administrative Variance	✓	Major Site Plan / Site Plan Amendment
	Alcohol Beverage License		Minor Administrative Site Plan / Site Plan Amendment
	Annexation or Contraction		Minor Site Plan/ Site Plan Amendment
	Appeal	✓	Planned Development
	Conditional Use		Plat / Plat Exemption / Plat Waiver
	Comprehensive Plan Text Amendment		Research
	Dedication of Right-of-Way or Easement		Rezoning
	Development Agreement / Amendment		Special Exception
	Dry Run Plan Review		Variance
	Flood Plain Variance		Vested Rights
	Land Development Code Amendment		Zoning Interpretation / Verification Letter

3 PROJECT DESCRIPTION

Project Location — Parcel ID Number(s):

05-40-39-000-000-00060-0 - proposed access from SW 150th and Shawnee

Development / Project Name	Osceola Pines
Development / Project Address	TBD
	Indiantown Florida
Valuation of Proposed Development	
Current Use(s) of Property	Vacant
Proposed Use(s) of Property	Residential
Residential Use(s) / Unit Type(s)	single family
Number of Residential Units	157 units
Non-residential Total Building Gross SF	
Site Area (SF & Acres)	61.04 acres

3 TEAM MEMBERS CONTACT INFORMATION (Combination of multiple titles is permitted, e.g. Agent & Architect)

Select Title: (Agent) / (Planner) / Architect / (Landscape Architect) / Engineer / Land Use Attorney / Other:	
Name: M. Troy Holloway	Company: 2GHO, Inc.
Telephone No.: 561-575-9557	E-mail: troy@2gho.com/pat@2gho.com
Select Title: Planner / (Architect) / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name:	Company:
Telephone No.:	E-mail:
Select Title: Planner / Architect / Landscape Architect / (Engineer) / Land Use Attorney / Other:	
Name: Todd McLeod	Company: McLeod McCarthy
Telephone No.: 561-689-9500	E-mail: todd@mcleodmccarthy.com
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name:	Company:
Telephone No.:	E-mail:
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name:	Company:
Telephone No.:	E-mail:
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name:	Company:
Telephone No.:	E-mail:

4 PROPERTY OWNER INFORMATION

Name: Eugene Francavilla - Kendall Industrial LLC	Signature:
Telephone No.: See Agent Info	E-mail: See Agent Info
Address: See Agent info	

NOTARIZATION

STATE OF FLORIDA /COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization,

this 27th day of May, 2025, by Eugene Francavilla (name of person acknowledging)

(Print, Type, or Stamp Commissioned Name of Notary Public) Patricia Y Lentini

Personally Known ☑ OR Produced Identification _____ Type of Identification Produced

PATRICIA Y LENTINI
Notary Public - State of Florida
Commission # HH 191720
My Comm. Expires Oct 27, 2025
Bonded through National Notary Assn.

AGENT AUTHORIZATION FORM

Parcel Id(s) 05-40-39-000-000-00060-0

Subject Site Address TBD

Property Owner Kendall Industrial LLC

The undersigned, registered property owners of the subject site, do hereby authorize

M. TROY HOLLOWAY (Contractor / Agent), of 2GHO, INC. (Name of consulting firm)

to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this application and all standard and special conditions associated.

Agent Address 1907 COMMERCE LANE SUITE 101 JUPITER FL 33458

Business Phone 561-575-9557 Mobile _____

E-mail TROY@2GHO.COM/PAT@2GHO.COM

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.

Owner Signature

Agent Signature (to accept authorization)

STATE OF FLORIDA:
COUNTY OF PALM BEACH

Sworn and subscribed before me this 27th day of May, 2025.

Signature of Notary Public
Notary Public for the State of Florida

My Commission Expires

PATRICIA Y LENTINI
Notary Public - State of Florida
Commission # HH 191720
My Comm. Expires Oct 27, 2025
Bonded through National Notary Assn.

APPLICANT'S AFFIDAVIT FORM

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I/WE), Eugene Francavilla, being first duly sworn, depose and say that (I am/We are) the ☐ owner ☐ tenant of the property described, and which is the subject matter of the proposed project and any related public hearing.

Signature and Date

Signature and Date

Sworn to and subscribed to before me this 2nd day of May, 2025

Notary Public

Commission Expires

PATRICIA Y LENTINI
Notary Public - State of Florida
Commission # HH 191720
My Comm. Expires Oct 27, 2025
Bonded through National Notary Assn.

DISCLOSURE OF INTEREST FORM

If the property, which is the subject of the Application, is owned or leased by a **CORPORATION**, list the Principal Stockholders and the percentage of stock owned by each. NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

Kendall Industrial LLC

Corporation Name

Name, Address and Office	Percentage of stock
Kendall Industrial LLC	
12893 SW Impact Drive	

If the property, which is the subject of the Application, is owned or leased by a **TRUSTEE**, list the Principal Stockholders and the percentage of stock owned by each. NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

Trust Name

Name, Address and Office	Percentage of stock

If the property, which is the subject of the Application, is owned or leased by a **PARTNERSHIP or LIMITED PARTNERSHIP**, list the Principal Stockholders and the percentage of stock owned by each. NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

Name, Address and Office	Percentage of stock
Ron Kendall	
Eugene Francavilla	

Signature

STATE OF FLORIDA
COUNTY OF Palm Beach

Sworn and subscribed before me this 27th day of May, 2025

Signature of Notary Public
Notary Public, for the State of Florida

PATRICIA Y LENTINI
Notary Public - State of Florida
Commission # HH 191720
My Comm. Expires Oct 27, 2025
Bonded through National Notary Assn.

My Commission Expires

Sec. 12-2(8) Cost Recovery.

COST RECOVERY AFFIDAVIT

I hereby acknowledge and consent to the payment of **all applicable fees** involved as part of my application process. These fees include but are not limited to application fees, postage, advertising, attorney fees and any outside contractors, agents or consultants **regardless of the outcome of the public hearing**.

Please type or print the following:

Date: _____

Full Name: Kendall Industrial LLC

Current Address: 12893 SW Impact Drive City: Indiantown

State: FL Zip: 34956

Telephone Number (_____) _____ Email: _____

_____
Signature

STATE OF FLORIDA:
COUNTY OF PALM BEACH

Sworn and subscribed before me this 27th day of May, 2025

_____
Signature of Notary Public
Notary Public, for the State of Florida

PATRICIA Y LENTINI
Notary Public - State of Florida
Commission # HH 191720
My Comm. Expires Oct 27, 2025
Bonded through National Notary Assn.

My Commission Expires

_____

Pursuant to Chapter 12, Sec. 12-2(8) Cost Recovery of the Village of Indiantown Land Development Regulations.

Sec. 12-2 (11). – Withdrawal of Development Applications and Refund of Fees.
Pursuant to Chapter 12(11) of the Village Land Development Code (LDR), an application for development review may be withdrawn at any time. For applications filed in accordance with the LDR and subsequently withdrawn, the applicant may request a fee refund. The refund request must be made on a form provided by the Village. The amount of refund will be based on the point in time of the review process when the application withdrawal is initiated by the applicant. The refund schedule is as follows: a. 75 percent prior to staff review or legal advertisement (whichever comes first). b. 25 percent prior to drafting of the staff report. c. 15 percent 10 business days prior to the village council hearing on the application. d. No refund shall be granted if an applicant withdraws the application at the village council meeting in which the application is scheduled to be heard.

I _____, have read and understand the refund policy related to Land Development Fees in the Village of Indiantown.

APPLICANTS, PLEASE

----------DO NOT WRITE BELOW THIS LINE----------

Received Date:_____

Fee Paid: Yes [ ] No [ ] **Amount Paid:**_____ Cash [ ] Check [ ] #_____

Received by: _____

Application Number: _____

Application Number: _____

Application Number: _____

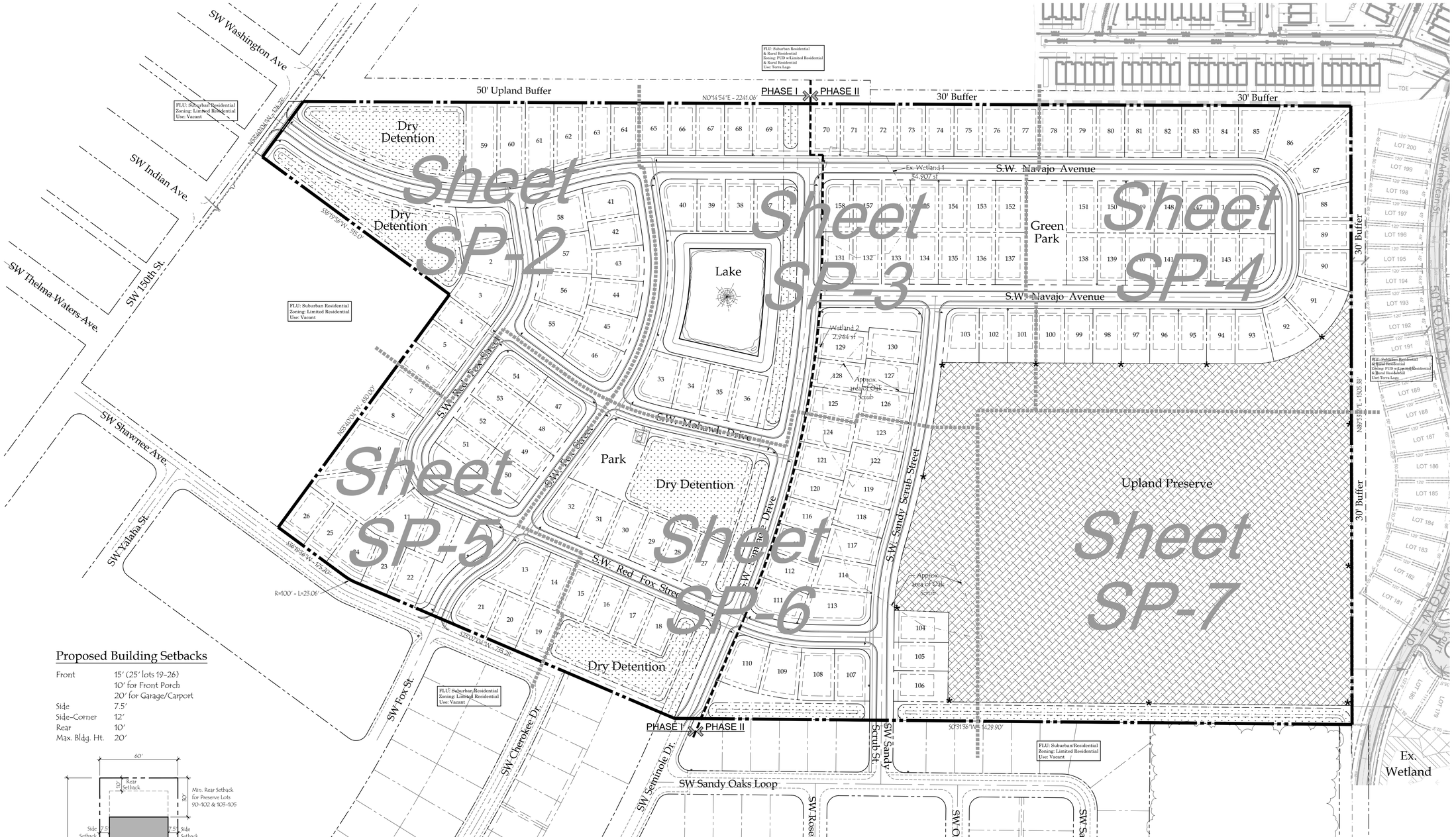
Application Number: _____

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2GHO
LANDSCAPE ARCHITECTURE & PLANNING
1907 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
www.2GHO.com

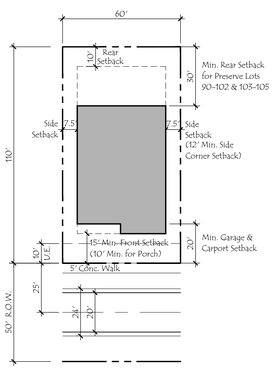
Osceola Pines P.U.D.

Village of Indiantown, Florida



Proposed Building Setbacks

Front	15' (25' lots 19-26) 10' for Front Porch 20' for Garage/Carport
Side	7.5'
Side-Corner	12'
Rear	10'
Max. Bldg. Ht.	20'



Typical Lot Setback Detail

Typ. Lot Size 60' X 110'

Site Data

Total Site Area	61.05 Acres; 2,659,538 s.f.
ROW Dedication	.07 Acres; 3,402 s.f.
Net Total Site Area	60.98 Acres; 2,656,136 s.f.
Total Dwelling Unit	158
Density	2.59 DU/AC.
Existing Zoning	PUD
Future Land Use	Suburban Residential
Proposed Use	Single-Family Residential
Property Control No.	05403900000000600
Dry Retention	3.08 Acres
Lake	1.42 Acres
Dry Channels	1.73 Acres

Open Space Data

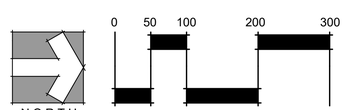
Pervious Area	Acres	Percentage
Residential Area (50%)	13.18 Ac.	21.61%
Preservation Area	14.99 Ac.	24.58%
Wet/Dry Retention	6.18 Ac.	10.13%
Right-of-Way	4.04 Ac.	6.63%
Other Open Space	3.49 Ac.	5.73%
Sub-Total:	41.88 Acres	68.68%

Impervious Area	Acres	Percentage
Residential Area (50%)	13.18 Ac.	21.61%
Walk in R.O.W.	1.00 Ac.	1.64%
Conc. Curbs	.78 Ac.	1.28%
Roadways	4.14 Ac.	6.79%
Sub-Total:	19.10 Acres	31.32%
Total:	60.98 Acres	100.0%

Upland Preserve Data

Total Site Area	60.98 Acres; 2,656,136 s.f. (after ROW dedication)
Existing Upland Habitat	±59.4 ac.: 2,588,297.8
Existing Wetland Habitat	.87 ac.; 37,851 s.f.
Existing Pine Flatwood Disturbed	±.69 ac.; 29,987 s.f.
Preserve Required	±14.85 ac.; 647,075 s.f. (25% Min.)
Preserve Provided	±14.99 ac.; 653,124 s.f. (25.2%)

General Notes:
- All common areas shall be maintained by the Property Owners Association, (POA).
- Preserve areas shall not be altered without written permission from the Village of Indiantown.
- Preserve areas are not to be altered without written permission of the Village of Indiantown.
- All exotic vegetation to be removed prior to the issuance of a Cert. of Occupancy.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled "Plant the Right Tree in the Right Place".
- No trees, shrubs, hedges or vines shall be planted within 5 fee of any existing or proposed utility pole, guy wire or pad mounted transformer. Palms should be planted at a distance equal to or greater than the average front length, plus 2 feet from the power lines.
- Lots 21-36 shall contain a deed restriction, communicating to the homeowner, the importance of the firewise zone and the risk of construction within this zone.



Designed:	MTH
Drawn:	MTH
Approved:	MTH
Date:	6/27/24
Job no.	
Revisions:	10/30/24
	3/25/25
	4/7/25

Seal

LC C000530

Sheet Title:

Site Plan

Scale: 1" = 100'

Sheet No.

SP-1

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Osceola Pines P.U.D.

Village of Indiantown, Florida

SW Washington Ave

SW 150th St.

FLU: Suburban Residential
Zoning: Limited Residential
Use: Vacant

FLU: Suburban Residential
& Rural Residential
Zoning: PUD w/Limited Residential
& Rural Residential
Use: Terra Lago

50' Upland Buffer

5' Conc. Walk, Typ.

ROW Dedication — 3,402 s.f.

N87°40'00"W 126.28'

65' UE, ROW

Dry Detention
.80 Ac.±, 35,082 s.f.

5' Conc. Walk, Typ.

S.W. Navajo Ave.

50' ROW

10' UE

15'

S86°19'54"W 515.0'

Dry Detention
.74 Ac.±, 30,880 s.f.

FLU: Suburban Residential
Zoning: Limited Residential
Use: Vacant

Refer to Sheet SP-3

Refer to Sheet SP-5

S.W. Red Fox St.

S.W. Fox St.

S.W. Mohawk Dr.

60' Typ.

65'

10'

7.5'

12.5'

110' Typ.

45' Min.

FPL Street Light, Typ.

1 2 3 4 5 6 7 41 42 43 44 45 46 55 56 57 58 59 60 61 62 63 64

NORTH

0 20 40 80 120

Designed: MTH
Drawn: MTH
Approved: MTH
Date: 6/27/24
Job no.
Revisions: 10/30/24
3/25/25

Seal

LC C000530

Sheet Title:

Site Plan

Scale: 1" = 40'

Sheet No.

SP-2

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Osceola Pines P.U.D.

Village of Indiantown, Florida

FLU: Suburban Residential & Rural Residential
~~Zoning: PUD w/Limited Residential~~ & Rural Residential
Use: Terra Lago

50' Upland Buffer

30' Buffer

Phase I
Phase II

N0°14'54"E - 2241.06'

Refer to Sheet SP-2

Refer to Sheet SP-4

Dry Channel

Open Space

S.W. Navajo Ave.

S.W. Fox St.

S.W. Seminole Dr.

S.W. Sandy Scrub St.

S.W. Mohawk Dr.

Lake
1.4 Ac.

Littoral Shelf

Approx. area of Oak Scrub

Upland Preserve

Preserve Area Signage, Typ.

FPL Street Light, Typ.

5' Conc. Walk, Typ.

Refer to Sheet SP-6

NORTH

0 20 40 80 120

Designed:	MTH
Drawn:	MTH
Approved:	MTH
Date:	6/27/24
Job no.	
Revisions:	10/30/24
	3/25/25
	4/7/25

Seal

LC C000530

Sheet Title:

Site Plan

Scale: 1" = 40'

Sheet No.

SP-3

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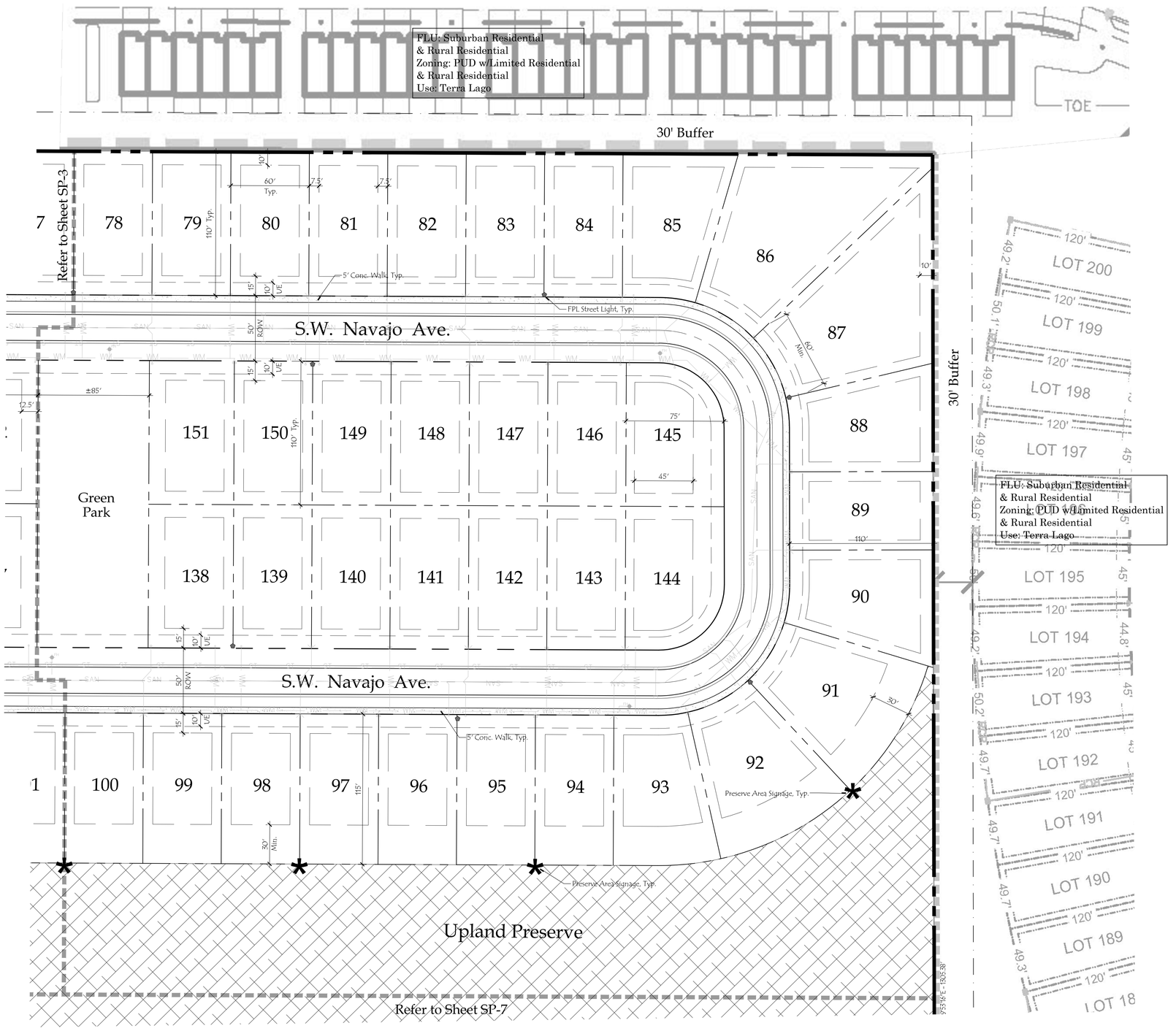
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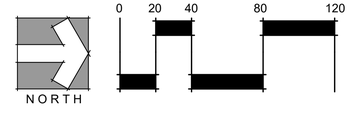
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Village of Indiantown, Florida





Designed: MTH
Drawn: MTH
Approved: MTH
Date: 6/27/24
Job no.
Revisions: 10/30/24
3/25/25
4/7/25

Seal

LC C000530

Sheet Title:

Site Plan

Scale: 1" = 40'

Sheet No.

SP-4

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Village of Indiantown, Florida



NORTH

0 20 40 80 120

Designed:	MTH
Drawn:	MTH
Approved:	MTH
Date:	6/27/24
Job no.	
Revisions:	10/30/24
	3/25/25

Seal

LC C000530

Sheet Title:

Site Plan

Scale: 1" = 40'

Sheet No.

SP-5

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Osceola Pines P.U.D.

Village of Indiantown, Florida

S.W. Mohawk Dr.
S.W. Fox St.
Neighborhood Park
Lift Station
Dry Detention
.88 Ac., 38,466 s.f.
Dry Channel
S.W. Seminole Dr.
S.W. Sandy Scrub St.
Refer to Sheet SP-3
Refer to Sheet SP-5
Refer to Sheet SP-7
S.W. Red Fox St.
5' Conc. Walk, Typ.
FPL Street Light, Typ.
Upland Preserve
Approx. area of Oak Scrub
Preserve Area Signage, Typ.
Preserve Area Signage, Typ
Dry Detention
.59 Ac., 25,597 s.f.
Existing Dry Detention
Open Space
Dry Channel
Dry Channel
Phase I
Phase II
Approx. end of pavement
Tie new sidewalk into ex. walk
Tie new walk into ex. walk
Ex. Open Ditch
SW Seminole Dr.
SW Sandy Scrub St.
SW Sandy Oaks Loop
S0°31'36"W - 1429.90'
FLU: Suburban Residential
Zoning: Limited Residential
Use: Vacant
FLU: Suburban Residential
Zoning: Limited Residential
Use: Vacant
NORTH
0 20 40 80 120

Designed:	MTH
Drawn:	MTH
Approved:	MTH
Date:	6/27/24
Job no.	
Revisions:	10/30/24
	3/25/25
	4/7/25

Seal

LC C000530

Sheet Title:

Site Plan

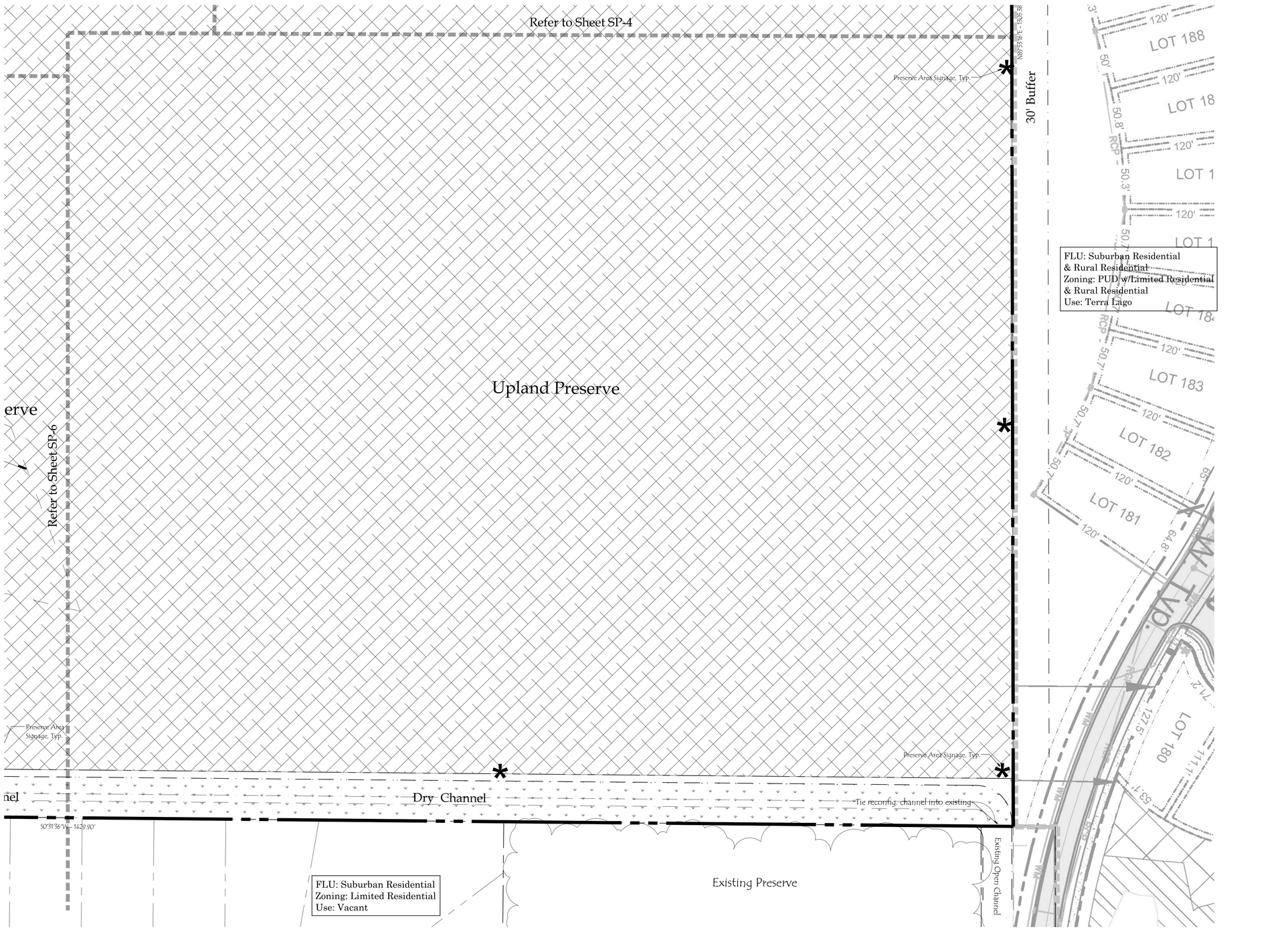
Scale: 1" = 40'

Sheet No.

SP-6

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Osceola Pines P.U.D.

Village of Indiantown, Florida

Designed: MTH
Drawn: MTH
Approved: MTH
Date: 6/27/24
Job no.
Revisions: 10/30/24
3/25/25
4/7/25

Seal

LC C000530

Sheet Title:

Site Plan

Scale: 1" = 40'

Sheet No.

SP-7

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VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: June 12, 2025

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: Waiver Per Sec. 112.313(12), Fla. Stat. of Potential Requirements of Sec. 112.313(3) & (7), Fla. Stat. re: Walton & Hersham Football Academy Facility Use Agreement

SUMMARY OF ITEM: As the Council will recall, at its May 22, 2025 meeting, the Village Council unanimously approved a Facility Use Agreement with Walton & Hersham Football Academy for the use of the portions of Big Mound Park facilities to host an innovative hybrid education and soccer program.

Christopher Corey, President of Up The Swans, LLC, the entity that operates the Walton & Hersham Football Academy, was present at the meeting and extensively answered questions from the Council about the program. As the Council knows, Mr. Corey, an expert in soccer and youth sports programs, has also generously volunteered his time to serve as a valued member of the Village's new Parks and Recreation Advisory Board.

After that Council meeting, the Village received an inquiry about whether there were any concerns relating to Sec. 112.313(3), Fla. Stat. (Doing Business With One’s Agency) and/or Sec. 112.313(7), Fla. Stat. (Conflicting Employment or Contractual Relationship), in light of Mr. Corey's service on the Village's Parks and Recreation Advisory Board.

Upon receiving this inquiry, the Village Attorney conferred with the General Counsel's Office for the Florida Commission on Ethics. The ultimate conclusion of that review was that while these provisions do generally apply to even advisory board members, the fact the PRAB had no involvement in the recommendation or approval of the Facility Use Agreement would likely lead the Florida Commission on Ethics to conclude that there is no concern under Sec. 112.313(3) and (7), Fla. Stat., based on the application of another section of the Ethics Code, Sec. 112.316, Fla. Stat., and the large body of Commission on Ethics opinions reaching similar conclusions.

Nevertheless, in the case of advisory board members, Sec. 112.313(12), Fla. Stat. (Exemption), provides an even more straightforward way to make crystal clear that there are no such concerns, by allowing the appointing authority for an advisory board member (here, the Village Council) the opportunity to waive the application of Sec. 112.313(3) and (7), Fla. Stat.

As such, in an abundance of caution, and in order to avoid any hypothetical concerns relating to this exciting program and a valued advisory board member, this agenda item seeks the Village Council's waiver per Sec. 112.313(12), Fla. Stat., of the potential application of Sec. 112.313(3) and (7), Fla. Stat. to Mr. Corey and the Facility Use Agreement with Walton & Hersham Football Academy. Related to this, attached to this item is a completed Commission on Ethics Form 4a.

FISCAL IMAPCT STATEMENT: N/A

RECOMMENDATION: Staff recommends that the Village Council approve the waiver per Sec. 112.313(12), Fla. Stat., of the potential application of Sec. 112.313(3) and (7) to Mr. Corey and the Facility Use Agreement with Walton & Hersham Football Academy, and that the Council ratify the Facility Use Agreement.

PREPARED BY: Wade C Vose Esq DATE: 06/04/25

ATTACHMENTS:
Description
Completed Form4a - Christopher Corey - Walton & Hersham Football Academy Facility Use Agreement reduced.pdf

FORM 4A DISCLOSURE OF BUSINESS TRANSACTION, RELATIONSHIP OR INTEREST

LAST NAME - FIRST NAME - MIDDLE INITIAL			OFFICE / POSITION HELD
Corey, Christopher			Board Member
MAILING ADDRESS			AGENCY OR ADVISORY BOARD
6155 SW Leighton Farm Ave			Village of Indiantown Parks and Recreation Advisory Board
CITY	ZIP	COUNTY	ADDRESS OF AGENCY
Palm City, FL	34990	Martin	15516 SW Osceola St., Suite B, Indiantown, Florida 34956

HOW TO COMPLETE AND FILE THIS FORM:

Parts A and B of this form serve two different purposes. Part A is for advisory board members who wish to use an exemption in the ethics laws that is applicable only to advisory board members. Part B is for public officers and employees who wish to use a separate exemption that is applicable when the business entity involved is the sole source of supply within the political subdivision. In order to complete and file this form:

- **Fill out** Part A or Part B, as applicable.
- **Sign** and date the form on the reverse side.
- **File Part A** with the appointing body or person that will be waiving the restrictions of 112.313(3) or (7), Fla. Stat., prior to the waiver.
- **File Part B** with the governing body of the political subdivision in which the reporting person is serving, prior to the transaction.

PART A - DISCLOSURE OF TRANSACTION OR RELATIONSHIP CONCERNING ADVISORY BOARD MEMBER

WHO MUST COMPLETE THIS PART:

Sections 112.313(3) and 112.313(7), Florida Statutes, prohibit certain business relationships on the part of public officers and employees, including persons serving on advisory boards. See Part III, Chapter 112, Florida Statutes, and/or the brochure entitled "A Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees" for more details on these prohibitions. However, Section 112.313(12), Florida Statutes, permits the appointing official or body to waive these requirements in a *particular instance* provided: (a) waiver by the appointing body must be upon a two-thirds affirmative vote of that body; or (b) waiver by the appointing person must be effected after a public hearing; *and* (c) in either case the advisory board member must fully disclose the transaction or relationship which would otherwise be prohibited by Subsections (3) of (7) of Section 112.313, Florida Statutes. This Part of Form 4A has been prescribed by the Commission on Ethics for such disclosure, *if and when applicable* to an advisory board member.

PLEASE COMPLETE THE FOLLOWING:

1. The partnership, directorship, proprietorship, ownership of a material interest, position of officer, employment, or contractual relationship which would otherwise violate Subsection (3) or (7) of Section 112.313, Florida Statutes, is held by [please check applicable space(s)]:

   (X) The reporting person;

   ( ) The spouse of the reporting person, whose name is _____; or

   ( ) A child of the reporting person, whose name is _____.

2. The particular transaction or relationship for which this waiver is sought involves [check applicable space]:

   (X) Supplying the following realty, goods, and/or services: Facility Use Agreement.

   (X) Regulation of the business entity by the governmental agency served by the advisory board member.

3. The following business entity is doing business with or regulated by the governmental agency:

   Up The Swans, LLC, d/b/a Walton & Hersham Football Academy.

4. The relationship of the undersigned advisory board member, or spouse or child of the advisory board member, to the business entity transacting this business is [check applicable spaces]:
   (X) Officer; ( ) Partner; ( ) Associate; ( ) Sole proprietor; (X) Stockholder; (X) Director; (X) Owner of in excess of 5% of the assets of capital stock in such business entity; ( ) Employee; ( ) Contractual relationship with the business entity; ( ) Other, please describe:

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PART B - DISCLOSURE OF INTEREST IN SOLE SOURCE OF SUPPLY

WHO MUST COMPLETE THIS PART:

Sections 112.313(3) and 112.313(7), Florida Statutes, prohibit certain employment and business relationships on the part of public officers and employees. See Part III, Chapter 112, Florida Statutes, and/or the brochure entitled "A Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees" for more details on these prohibitions. However, Section 112.313(12)(e), Florida Statutes, provides an exemption from the above-mentioned restrictions in the event that the business entity involved is the only source of supply within the political subdivision of the officer or employee. In such cases the officer's or employee's interest in the business entity must be fully disclosed to the governing body of the political subdivision. This Part of Form 4A has been prescribed by the Commission on Ethics for such disclosure, *if and when applicable.*

PLEASE COMPLETE THE FOLLOWING:

1. The partnership, directorship, proprietorship, ownership of a material interest, position of officer, employment, or contractual relationship which would otherwise violate Subsection (3) or (7) of Section 112.313, Florida Statutes, is held by [please check applicable space(s)]:

   ( ) The reporting person;

   ( ) The spouse of the reporting person, whose name is _____; or

   ( ) A child of the reporting person, whose name is _____.

2. The following are the goods, realty, or services being supplied by a business entity with which the public officer or employee, or spouse or child of such officer or employee, is involved is:

   _____.

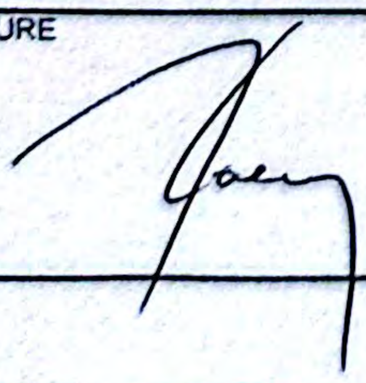
3. The business entity which is the only source of supply of the goods, realty, or services within the political subdivision is:

   _____

   (NAME OF ENTITY) (ADDRESS OF ENTITY)

4. The relationship of the undersigned public officer or employee, or spouse or child of such officer or employee, to the business entity named in Item 3 above is [check applicable spaces]:
   ( ) Officer; ( ) Partner; ( ) Associate; ( ) Sole proprietor; ( ) Stockholder; ( ) Director; ( ) Owner of in excess of 5% of the assets or capital stock in such business entity; ( ) Employee; ( ) Contractual relationship with the business entity; ( ) Other, please describe:

SIGNATURE

SIGNATURE	DATE SIGNED	DATE FILED
	6.4.25	June 4, 2025

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES s. 112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED $10,000.

[CONTINUED FROM FIRST SIDE]

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: June 12, 2025

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: Consideration for Acquisition of Property Located Behind Village Hall

SUMMARY OF ITEM: The Village of Indiantown (Village) Manager was approached by the owners of the property that is located directly behind Village Hall to determine if the Village would be interested in acquiring that parcel from the owners. Staff received approval to proceed and to have an appraisal performed on the property to be able to negotiate with the owners accordingly.

An Appraisal was received which listed the value of the roughly 0.45 acres of vacant land to be $160,000. The appraiser does take into account what the value of the property is based upon knowledge of previously approved development, but the appraiser does not know what other related expenditures the owners incurred to receive the approvals that they did. The project began prior to the incorporation of the Village and was referred to as Park View Apartments and Live/Work Units. Initially, it was approved by Martin County (County) for twenty-four apartments and eight live/work units.

The project was partnering with the County's Community Redevelopment Area (CRA) and planning was based upon regulations established within the Indiantown CRA. Once the Village was incorporated, the Indiantown CRA was no longer in effect, the Village was in the process of developing and approving the Comprehensive Growth Management Plan (COMP Plan), Land Development Regulations (LDRs) and zoning designations with the established uses that would be allowed. Under Village zoning, this parcel is within the Downtown Zoning District and Village Core Mixed Use Future Land Use. The project name has been changed to Park View Apartments. Initial submittals to Village staff began in early 2020 as pre-application meetings. To be prepared for a pre-application meeting, the property owner would need to have a site plan, which would require a

survey for the property, a professional land planner to develop a site plan that would meet the Village setbacks, parking, traffic analysis, engineering for drainage and stormwater management, and all other code requirements in order to be in compliance and move forward for Council review and approval. This project went through numerous Village reviews, each requiring additional professional services to be incurred by the applicant, who also devoted a lot of time to receive project approval in late 2022.

The Village has received an offer, via email, that the owners would sell to the Village the half-acre land for the price of $375,000. The price being proposed is a firm, best offer, which includes relinquishing ownership and the cost of the land, their time, and labor of several years of work, as well as their costs for due diligence to get the project approved, which provided them with a level of entitlements.

FISCAL IMAPCT STATEMENT:

Last year, the voters in Martin County approved a one-half cent infrastructure sales tax to acquire conservation lands. Municipalities are recipients of a portion of the proceeds from that sales tax and are not restricted to utilize it for conservation land, but it does have to be for infrastructure related projects (capital projects).

Beginning in January 2025, the Village began receiving their portion of the sales tax which fluctuates from month to month, but to date have should average about $65,000 to $75,000 per month, as it is dependent upon the collection of sales tax and populations within the County and distributed quarterly. The Village anticipates receiving roughly $900,000 annually (it is for ten years) and remaining proceeds will be included as a funding source when the Village considers adopting a Capital Improvement Plan (CIP).

RECOMMENDATION: The Council discuss and provide direction to staff.

PREPARED BY: Taryn Kryzda DATE: 06/06/25

ATTACHMENTS:
Description

appraisal for property to the rear of office revised.pdf

AN APPRAISAL OF

THE 0.45± ACRES OF VACANT LAND LOCATED ON THE NORTH SIDE OF SW 153RD STREET, 100' WEST OF MADISON AVENUE IN THE VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA

FILE #25-86651-2

PREPARED FOR

VILLAGE OF INDIANTOWN

AS OF

APRIL 8, 2025

BY

STEPHEN D. SHAW, MAI, AI-GRS
CALLAWAY & PRICE, INC.

Callaway & Price, Inc.

Real Estate Appraisers and Consultants
Licensed Real Estate Brokers
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s.neill@callawayandprice.com

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1120 Palmetto Avenue
Suite 1
Melbourne, FL 32901
Phone (321) 726-0970

Curtis L. Phillips, MAI
Cert Gen RZ2085
c.phillips@callawayandprice.com

CENTRAL FLORIDA
111 North Orange Avenue
Suite 800
Orlando, FL 32801
Phone (321) 726-0970

Curtis L. Phillips, MAI
Cert Gen RZ2085
c.phillips@callawayandprice.com

May 22, 2025

Taryn Kryzda
Village of Indiantown
Village Manager
P.O Box 39
15516 SW Osceola Street, Suite B
Indiantown, FL 34956

Dear Ms. Kryzda:

We have made an investigation and analysis of the 0.45 ± acres of vacant land (See Limiting Condition 5) located on the north side of SW 153rd Avenue, approximately 100' west of SW Madison Avenue in the Village of Indiantown, Martin County, Florida. The Subject Property will be further described both narratively and legally within the Appraisal Report. The purpose of this investigation and analysis was to provide our opinion of the Market Value of the Fee Simple Estate Subject Property as of April 8, 2025.

This report has been prepared for our client and intended user, Village of Indiantown. The intended use of this appraisal is for internal decision making relative to the possible purchase of the Subject Property. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

The scope of work performed included a complete analysis of the Subject Property. A detailed scope of work description can be found in the body of this report.

Based upon the scope of the assignment, our investigation and analysis of the information contained within this report, as well as our general knowledge of real estate valuation procedures and market conditions, it is our opinion that:

The Market Value of the
Fee Simple Estate of the
Subject Property
as of April 8, 2025 was: **$160,000**

A description of the property appraised, together with an explanation of the valuation procedures utilized, is contained in the body of the attached report. For your convenience, an Executive Summary follows this letter. Your attention is directed to the Limiting Conditions and underlying assumptions upon which the value conclusions are contingent.

Respectfully submitted,

CALLAWAY & PRICE, INC.

Stephen D. Shaw, MAI, AI-GRS

Digitally signed by Stephen D. Shaw, MAI, AI-GRS
DN: cn=Stephen D. Shaw, MAI, AI-GRS, o=Cert Gen RZ1192, ou, email=s.shaw@callawayandprice.com, c=US
Date: 2025.05.22 13:54:19 -04'00'

Stephen D. Shaw, MAI, AI-GRS
Cert Gen RZ1192

Joe M. Merritt

Digitally signed by Joe M. Merritt
DN: cn=Joe M. Merritt, o=Cert Gen RZ672, ou, email=j.merritt@callawayandprice.com, c=US
Date: 2025.05.22 13:54:58 -04'00'

Joe M. Merritt, Associate Appraiser
Cert Gen RZ672

SDS/JMM/js/25-86651-2
Attachments

PROPERTY TYPE	:	Vacant Land
LOCATION	:	The Subject Property is located on the north side of SW 153rd Avenue, approximately 100' west of SW Madison Avenue. The Subject Property has not been assigned a street address number and is simply addressed as 0 SW 153rd Street, Indiantown, FL 33956 by the Martin County Property Appraiser.
DATE OF VALUATION	:	April 8, 2025.
DATE OF REPORT	:	May 22, 2025 - Revised
PROPERTY DESCRIPTION:		
LAND	:	The Subject site has a rectangular shape and contains an estimated 0.45 ± acres (19,602 square feet). See Limiting Condition #5.
IMPROVEMENTS	:	The Subject Property consists of vacant land with no site or building improvements.
ZONING	:	D, Downtown, by the Village of Indiantown.
LAND USE PLAN	:	VCMU, Village Core Mixed Use, by the Village of Indiantown.
HIGHEST AND BEST USE	:	Mixed-Use Development.
MARKET VALUE OF THE FEE SIMPLE ESTATE OF THE SUBJECT PROPERTY AS OF APRIL 8, 2025	:	$160,000

Page No.

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ADDENDA

Qualifications and State Certifications:
Stephen D. Shaw, MAI, AI-GRS
Joe M. Merritt, Associate Appraiser

CERTIFICATION

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved.

4. We have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this appraisal report within the three-year period immediately preceding the agreement to perform this assignment.

5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

8. The analyses, opinions, and conclusion were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and The Interagency Appraisal and Evaluation Guidelines, December 10, 2010.

9. Joe M. Merritt made a personal inspection of the property that is the subject of this report. Stephen D. Shaw, MAI, AI-GRS is signing this report having not inspected.

10. No one provided significant real property appraisal assistance to the persons signing this certification.

11. The use of this report is subject to the requirements of the State of Florida relating to review by the Florida Real Estate Appraisal Board.

12. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

13. The reported analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

14. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

15. As of the date of this report, Stephen D. Shaw, MAI, AI-GRS has completed the continuing education program for Designated Members of the Appraisal Institute.

Joe M. Merritt

Digitally signed by Joe M. Merritt
DN: cn=Joe M. Merritt, o=Cert Gen RZ672, ou, email=j.merritt@callawayandprice.com, c=US
Date: 2025.05.22 13:54:58 -04'00'

Stephen D. Shaw, MAI-AI-GRS
Cert Gen RZ1192

Joe M. Merritt

Digitally signed by Joe M. Merritt
DN: cn=Joe M. Merritt, o=Cert Gen RZ672, ou, email=j.merritt@callawayandprice.com, c=US
Date: 2025.05.22 13:54:58 -04'00'

Joe M. Merritt, Associate Appraiser
Cert Gen RZ672

GENERAL ASSUMPTIONS

1. Unless otherwise stated, the value appearing in this appraisal represents the opinion of the Market Value or the Value Defined AS OF THE DATE SPECIFIED. Market Value of real estate is affected by national and local economic conditions and consequently will vary with future changes in such conditions.

2. The value opinion in this appraisal report is gross, without consideration given to any encumbrance, restriction or question of title, unless specifically defined.

3. It is assumed that the title to the premises is good; that the legal description is correct; that the improvements are entirely and correctly located on the property described and that there are no encroachments on this property, but no investigation or survey has been made.

4. No responsibility is assumed for matters legal in nature, nor is any opinion of title rendered. No right to expert testimony is included unless other arrangements have been originally completed. In the performance of our investigation and analysis leading to the conclusions reached herein, the statements of others were relied on. No liability is assumed for the correctness of these statements; and, in any event, the appraiser's total liability for this report is limited to the actual fee charged.

5. No rights to expert witness testimony, pre-trial or other conferences, depositions, or related services are included with this appraisal. If as a result of this appraisal process Callaway and Price, Inc., or any of its principals, its appraisal consultants or experts are requested or required to provide any litigation services, such shall be subject to the provisions of the engagement letter or, if not specified therein, subject to the reasonable availabilty of Callaway and Price, Inc. and/or said principals or appraisers at the time and shall further be subject to the party or parties requesting or requiring such services paying the then applicable professional fees and expenses of Callaway and Price, Inc. either in accordance with the engagement letter or arrangements at the time, as the case may be.

6. Any material error in any of the data relied upon herein could have an impact on the conclusions reported. We reserve the right to amend conclusions reported if made aware of such error. Accordingly, the client-addressee should carefully review all assumptions, data, relevant calculations, and conclusion within 30 days of delivery of this reported and should immediately notify us of any questions or errors.

7. The market value reported herein assumes that all taxes and assessments have been paid and assumes a fee simple interest unless otherwise reported. The body of the report will define the interest appraised if it differs.

8. Neither all nor any part of the contents of this report (especially any conclusions, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or any of its designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without our prior written consent and approval.

9. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or the engineering which might be required to discover these factors.

10. Our opinion of value was based on the assumption of competent marketing and management regarding the property. If there is no competent marketing and management, then the market value opinion herein may not apply.

LIMITING CONDITIONS

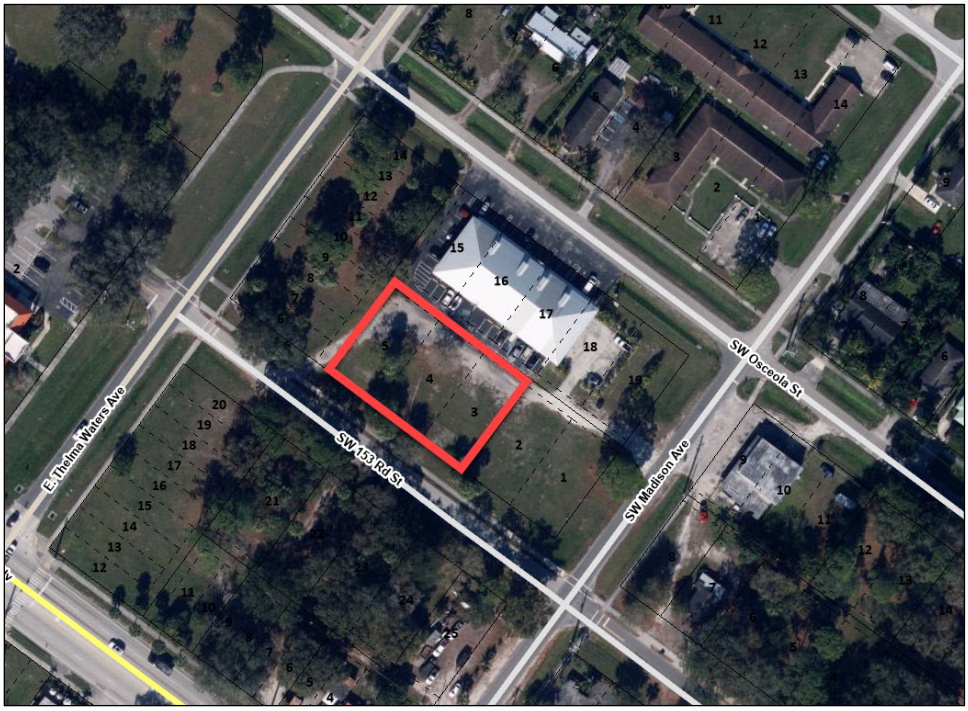
1. No hypothetical conditions are part of this appraisal assignment.

2. No extraordinary assumptions are part of this assignment.

3. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation stachybotrys chartarum (mold), asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, was not called to the attention of, nor did the appraisers become aware of such during their inspection. The appraisers have no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraisers, however, are not qualified to test for such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such proximity thereto that would cause a loss in value. We are unaware of very wet conditions that may have existed for days or weeks which are required to grow mold. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

4. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraisers have no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.

5. We have relied upon a survey of the Subject and the adjoining parcel which shows the site to contain 0.45 acres or 19,602 square feet. We have relied on this site size in our analysis.



AERIAL VIEW OF SUBJECT



SOUTHWEST VIEW OF THE SUBJECT PROPERTY FROM SW MADISON AVENUE



SOUTHEAST VIEW FROM THE NORTHWEST CORNER OF THE SUBJECT PROPERTY



NORTHEAST VIEW OF THE SUBJECT PROPERTY FROM SE 153RD STREET

DEFINITION OF THE APPRAISAL PROBLEM

Purpose, Date of Value, and Interest Appraised

The purpose of this investigation and analysis was to provide our opinion of the Market Value of the Fee Simple Estate Subject Property as of April 8, 2025.

Intended User and Use of Appraisal

This report has been prepared for our client and intended user, Village of Indiantown. The intended use of this appraisal is for internal decision making relative to the possible purchase of the Subject Property. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

Market Value

"As defined in the Agencies' appraisal regulations, the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

a. Buyer and seller are typically motivated;

b. Both parties are well informed or well advised, and acting in what they consider their own best interests;

c. A reasonable time is allowed for exposure in the open market;

d. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

e. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Source: The Interagency Appraisal and Evaluation Guidelines, Federal Register, Volume 75, No. 237, December 10, 2010, Pgs. 61-62.

Fee Simple Estate

The Dictionary of Real Estate Appraisal, Seventh Edition 2022, by the Appraisal Institute, defines Fee Simple Estate on page 73 as follows:

> "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Exposure Time

The Dictionary of Real Estate Appraisal, Seventh Edition 2022, by the Appraisal Institute, defines Exposure Time on pages 67 - 68 as follows:

1. "The time a property remains on the market."

2. "An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal."

There is a requirement under Standard Two to report exposure time according to the latest USPAP publication. "Exposure Time" is different for various types of property under different market conditions.

We have reviewed the exposure time on the sales used in the Sales Comparison Approach of this appraisal, as well as other sales within our database and current listings in the market. Based on these indications, as well as discussions with local brokers active in the market, and with consideration of the current overall economic and real estate market conditions, it is our opinion that the Subject would have an exposure time of up to 18 months.

Marketing Time

The Dictionary of Real Estate Appraisal, Seventh Edition 2022, by the Appraisal Institute, defines Marketing Time on page 116 as follows:

> "An opinion of the amount of time to sell a property interest at the concluded market value or at a benchmark price during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which precedes the effective date of an appraisal."

"Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time."

As in most markets, properties that are priced competitively and marketed professionally will sell before others which are not. Based on this, the Subject should have a marketing time of up to 18 months, provided adequate financing is available, the property is listed for sale at market value and is marketed by a competent brokerage firm.

Legal Description

A specific legal description of the Subject Property was not available as of the appraisal date. Based on the Martin County Property Appraiser website, the Subject Property may be described as follows:

Lots 3, 4 and 5, Block 22, PLAT "B", INDIANTOWN, according to the plat thereof filed the 10th day of November, 1927, recorded in Plat Book 1, page 79, public records of Martin County, Florida.

The Subject Property may also be described as the southeast portion of Martin Property Appraiser Property Identification No. 05-40-39-006-022-00030-5.

Source: Our client and the Martin County Property Appraiser.

SCOPE OF WORK

According to the 15th Edition of The Appraisal of Real Estate, page 75, "In the valuation process, the identification of the assignment elements leads directly into the determination of the scope of work of an assignment, i.e., the type and extent of research needed to solve an appraisal problem. Professional valuation standards place the responsibility for determining the appropriate scope of work in an appraisal assignment squarely on the shoulders of the appraiser. The scope of work for an assignment is acceptable if it leads to credible assignment results, is consistent with the expectations of parties who are regularly intended users for similar assignments and is consistent with what the actions of an appraiser's peers would be in the same or a similar assignment.

The first step in the appraisal process is the identification of the appraisal problem which includes the purpose and date of value, determining the interest being appraised, intended use and user of the appraisal, and identifying the real estate (legal description). This step also determines if the appraisal is subject to any extraordinary assumptions or hypothetical conditions.

The next step involved inspection of the Subject Property in April 2025 by Joe M. Merritt. The inspections allowed us to understand the physical components of the Subject Property. In addition to the inspections of the Subject Property, we also began the data-collection process and, subsequently, an analysis of the factors that affect the market value of the Subject Property, including a property data analysis. We gathered and reviewed information from our client, the Martin County Property Appraiser's Office, the Village of Indiantown Planning and Zoning Department, as well as discussions with local brokers and other market participants to understand and describe the Subject Property and its surroundings.

The third step in the process is a market area analysis and neighborhood analysis to determine the Highest and Best Use of the Subject Property. Through the Highest and Best Use analysis, we determine the issues that have an effect on the final opinion of value. To determine the Highest and Best Use, we rely on information obtained from the data-collection process.

The fourth step was the application of the appropriate approaches to value. Three conventional approaches to value are typically utilized in the valuation of real estate. They are the Cost, Sales Comparison and Income Capitalization Approaches. *No approaches were specifically omitted from this appraisal by the client.*

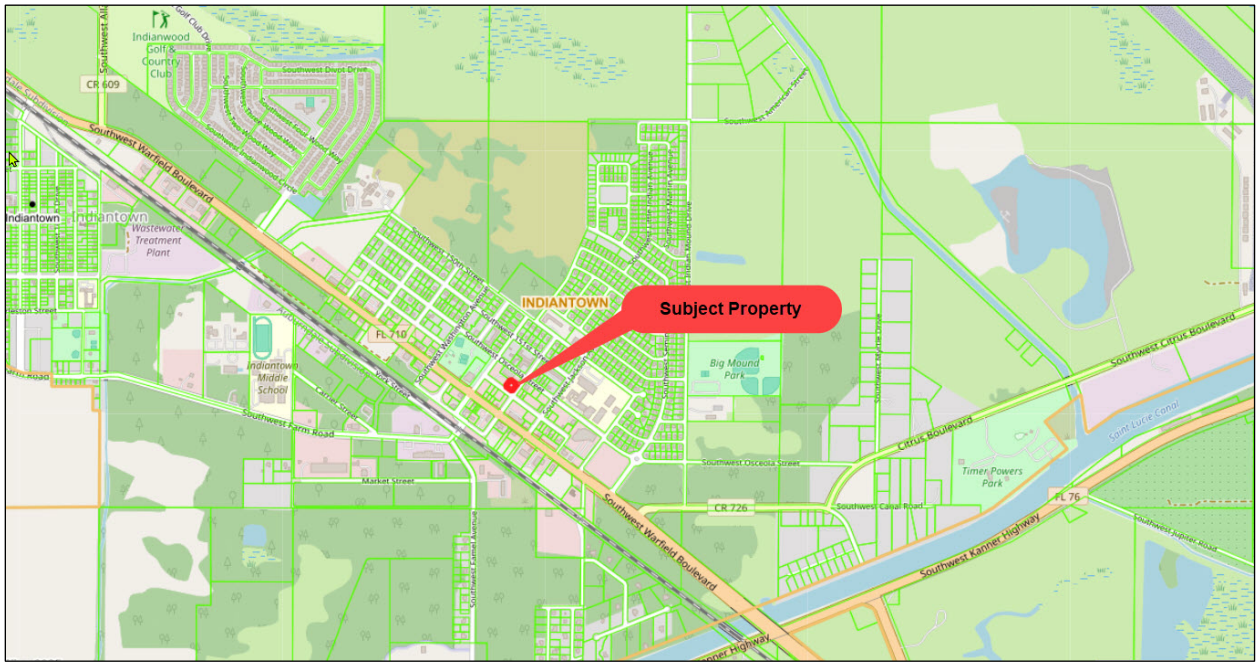
The Subject consists of 0.45 ± acres (See Limiting Condition 5) of vacant land located in the Village of Indiantown, Martin County, Florida.

The most reliable way to estimate land value is by the Sales Comparison Approach and this procedure is performed in the following Land Value Analysis.

NEIGHBORHOOD DATA

The relationship of the Subject Property with surrounding properties forms the basis of neighborhood analysis. The Appraisal of Real Estate, 15th Edition on page 141 states: "The boundaries of market areas, neighborhoods, and districts identify the areas that influence a subject property's value. These boundaries may coincide with observable changes in land use or demographic characteristics. Physical features such as structure types, street patterns, terrain, vegetation, and lot sizes help to identify land use districts. Transportation arteries (highways, major streets, and railroads), bodies of water (rivers, lakes, and streams), and changing elevation (hills, mountains, cliffs, and valleys) can also be significant boundaries."

Neighborhood Map



The Subject Neighborhood is considered to include the western portion of Martin County known as the Village of Indiantown. It was officially voted to be incorporated as a municipality in November 2017 and was the first new town in Martin County in over 57 years.

Indiantown is a small, quiet town just outside the South Florida metropolitan area. It is a newly incorporated part of Martin County, about 15 miles west of Stuart, and about eight miles north of the Palm Beach County line, surrounded by citrus groves and cattle ranches. It is governed by a five-member village council and has a village manager and attorney. Home to approximately 6,000 residents, Indiantown is a culturally and ethnically diverse community, surrounded by a rural greenbelt consisting mainly of agriculture. Its location, history, demographics, and residents make it unique. The community envisions Indiantown as an ethnically diverse, clean, safe, and friendly small town with rural character. The community is balanced with a commercial, agricultural, corporate, and commercial base providing jobs, services, and products available for all its residents. The main thoroughfare through Indiantown is SW Warfield Boulevard (aka Beeline Highway or State Road 710). More than 80% of the town's commercial services are located along this roadway.

Conclusion

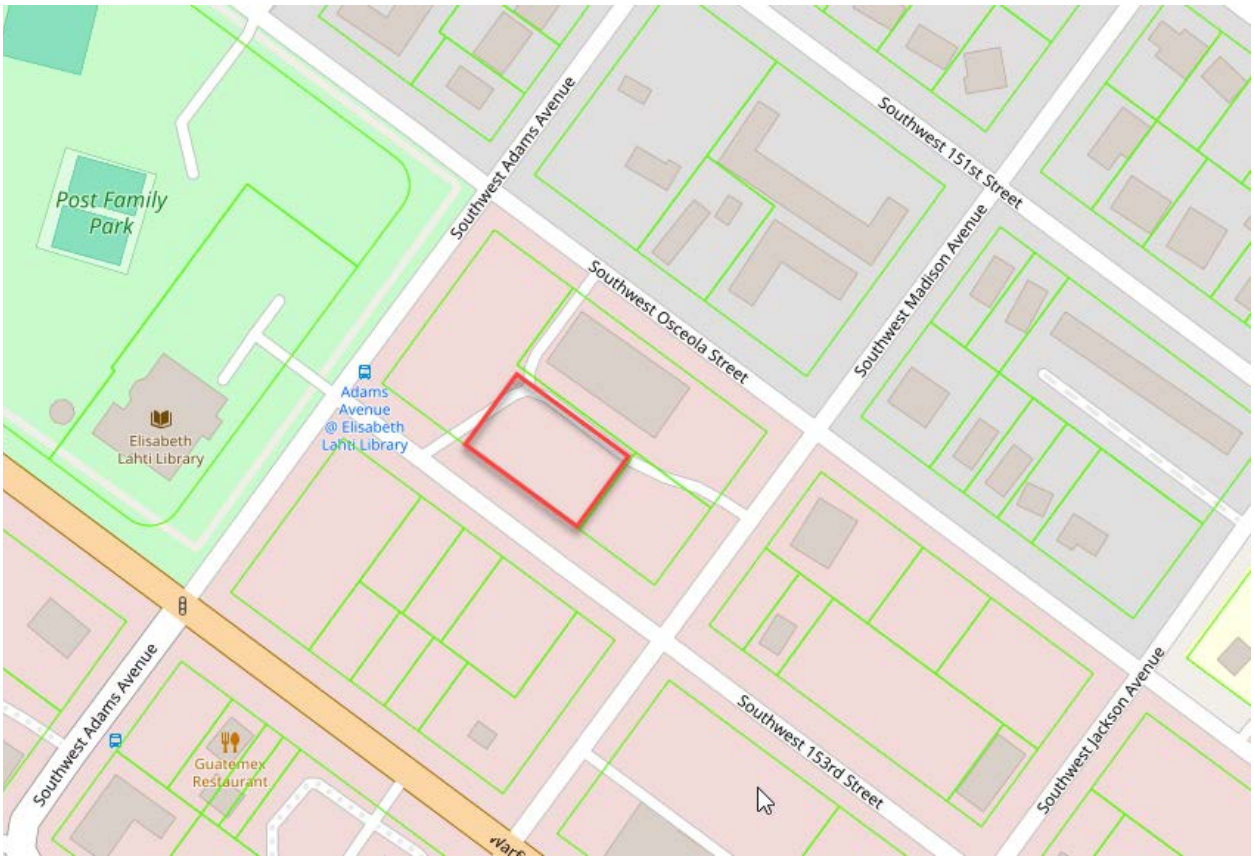
The Subject neighborhood (The Village of Indiantown) is the only established municipality located in western Martin County. It is developed with a wide variety of commercial and residential uses. There is a significant amount of vacant land remaining that is suitable for future commercial, residential or mixed-use development. Real estate market activity has been recently active as the community continues to grow. This trend is expected to continue during the foreseeable. Future.

PROPERTY DATA

Location

The Subject Property is located on the north side of SW 153rd Avenue, approximately 100' west of SW Madison Avenue in the Village of Indiantown, Martin County, Florida. The Subject Property has not been assigned a street address number and is simply addressed as 0 SW 153rd Street, Indiantown, FL 33956 by the Martin County Property Appraiser.

Subject Property Location Map



Zoning

The Subject is zoned, D, Downtown District, by the Village of Indiantown. The Downtown zoning district is intended to provide for a dense, mixed-use and walkable district to serve as the business, cultural, social and geographic center of the Village. Allowable uses in this zoning district include a variety of complementary and integrated uses that are walkable, including office, retail, entertainment, dining and employment centers together with a full array of dwelling types and civic amenities.

Land-Use Plan

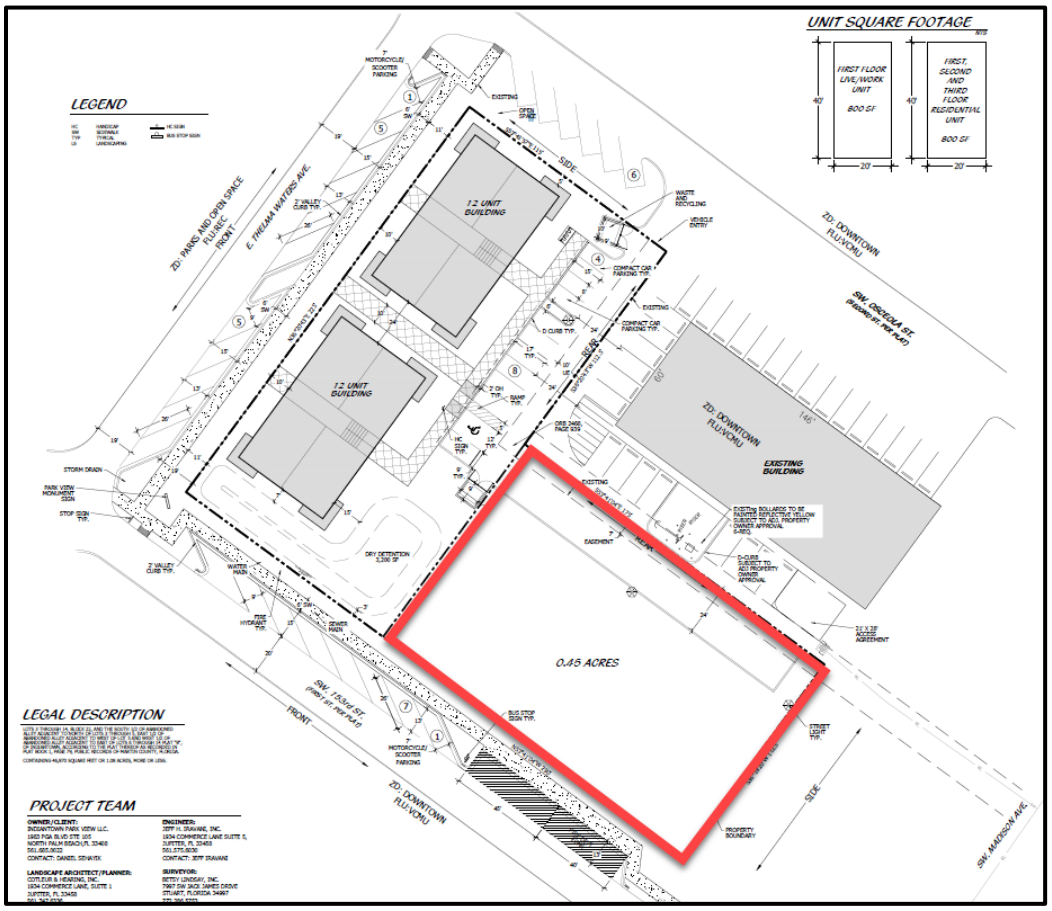
The Subject Property is designated Village Core Mixed Use by the Village of Indiantown, which is consistent with the current zoning.

Easements and Deed Restrictions

The Subject does not appear to have any adverse easements or deed restrictions, as far as we could determine.

Site Size, Shape and Access

As shown below, the Subject Property has a rectangular shape and contains an estimated 0.45 acres or 19,602 square feet (See Limiting Condition 5). The site has access from two asphalt paved city streets. SW Madison Avenue extends along the east boundary and SW 153rd Avenue along the south boundary.



Subject Outlined in Red

Utilities

All public utilities are available to the Subject Property. Water and sewer service is provided by the Village of Indiantown, electricity by Florida Power & Light and telephone by numerous providers.

Topography

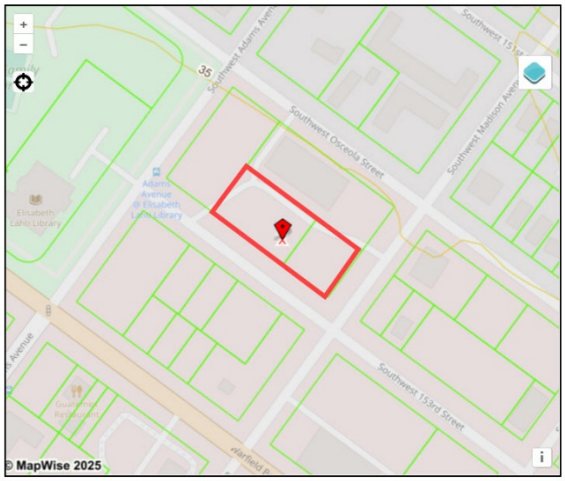
The Subject site is level and at the approximate grade of the adjacent lands and streets. No obvious drainage problems were noted during our inspections.

Flood Hazard Zone

As shown below, the Subject Property is designated Flood Zone “X”, which includes areas outside of the floodplain.

FEMA Flood Report by MapWise

Address (from parcels)	0 SW 153 RD
FEMA Data Source	DFIRM - Digital Flood Information Rate Map
Inside Special Flood Hazard Area?	OUTSIDE SPECIAL FLOOD HAZARD AREA
Risk Level	MODERATE TO LOW RISK AREAS
Flood Zone(s)	X
Description(s)	X = OUTSIDE FLOODPLAIN
Base Flood Elevation	N/A
NFIP Community Name	Martin County
County	MARTIN
State	Florida
NFIP Community Number	120161
NFIP Map Number or Community Panel Number	12085C0265G
Inside CBRA?	FALSE
CBRA Type	N/A
Map Panel Effective Date	2015-03-16 00:00:00-04
LOMA/LOMR (yes/no)	UNKNOWN - check map
LOMA/LOMR Date	UNKNOWN - check map



Assessed Value and Taxes

The Subject Property includes approximately 0.45 acres of Parcel ID # 05-40-39-006-022-00030-9. The 2024 assessed value and taxes for the entire parcel were as shown below.

		2024 Assessed Value			2024	2024	2024
Parcel ID#	Acres	Land	Improvements	Total	Value Not Taxed	Assessed Value	Taxes
05-40-39-006-022-00030-5	1.0460	$334,800	$0	$334,800	$201,378	$133,422	$3,484.94

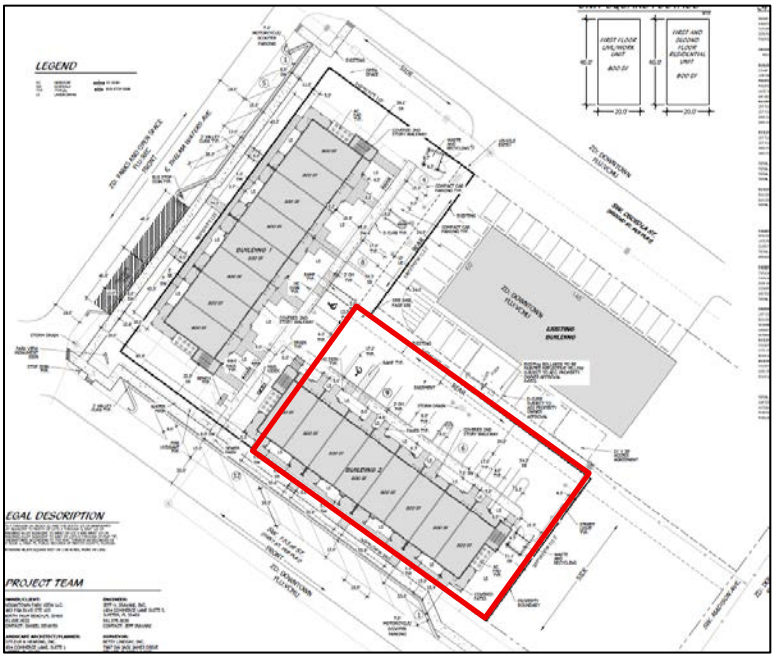
According to the Martin County Tax Collector, the 2024 real estate taxes were paid on November 30, 2024. No delinquent taxes were indicated from previous years.

Property History

According to the Martin County Property Appraiser's Office, the current owner of record for the Subject Property (Parcel ID # 05-40-39-006-022-00030-5) is Indiantown Park View, LLC. It has been under this ownership since December 27, 2019. To our knowledge, the Subject Property was not listed for sale or under contract as of the appraisal date.

Improvements

The Subject Property consists of vacant land with no site or building improvements. The entire Subject Property does have site plan approval for two apartment buildings as shown below.



HIGHEST AND BEST USE

The Dictionary of Real Estate Appraisal, Seventh Edition 2022, by the Appraisal Institute defines Highest and Best Use on pages 88 - 89 as follows:

> "The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

To estimate the Highest and Best Use of the Subject, we have considered those uses which are legally permissible, physically possible, financially feasible, and maximally productive. Consideration was given to individual features of the land such as size, shape, location, access to roadways, and the availability of utilities. Consideration was also given to the surrounding land uses and the demand for property in the current real estate market.

Highest and Best Use Conclusion

It is our opinion that the Highest and Best Use of the Subject Property would be for mixed-use development based on the reasons discussed below.

Legally Permissible

The Subject Property is zoned, D, Downtown District, by the Village of Indiantown. The Downtown Zoning district is intended to provide for a dense, mixed-use and walkable district to serve as the business, cultural, social and geographic center of the Village. Allowable uses in this zoning district include a variety of complementary and integrated uses that are walkable, including office, retail, entertainment, dining and employment centers together with a full array of dwelling types and civic amenities. In addition, the Subject Property is designated Village Core Mixed Use by the Village of Indiantown, which is consistent with the current zoning.

Physically Possible

The Subject Property has a rectangular shape and contains an estimated 0.45 acres or 19,602 square feet (See Limiting Condition 5). The site has excellent access with frontage on an asphalt paved city street and is situated in the Downtown Area of the Village of Indiantown. The Subject Property is cleared, leveled all upland and useable. It would be physically suitable for a wide variety of mixed uses (retail/commercial/residential).

Financially Feasible

The Village of Indiantown vacant land market has been active and is relatively strong and stable given the current state of the overall economy. In summary, it is our opinion that the long-term outlook for the mixed-use development in the Village of Indiantown remains favorable into the foreseeable future. A variety of uses (retail, commercial and/or residential) use could be considered financially feasible at this time.

Maximally Productive

The maximally productive use of a site is that use of those which are financially feasible, which generates the highest rate of return to the underlying land. It is our opinion that the maximally productive use of the Subject site as of the date of this report is for mixed use (retail, commercial and/or residential) development. The most probable buyer would be an owner/user or developer.

LAND VALUE ANALYSIS

According to the 15th Edition of The Appraisal of Real Estate on page 35, developing an opinion of land value can be considered a separate step in the valuation model or an essential technique for applying certain approaches to value, depending on the defined appraisal problem and on the highest and best use analysis. The relationship between highest and best use and land value may indicate whether an existing use is the highest and best use of the land.

An appraiser can use several techniques to obtain an indication of land value:

- Sales Comparison
- Extraction
- Allocation
- Subdivision Development
- Land Residual
- Ground Rent Capitalization

The most common way to develop an opinion of land value is by sales comparison. When few sales are available, however, or when the value indications produced through sales comparison need additional support, procedures like extraction or allocation may be applied. In the case of the Subject Property, the only approach used was the sales comparison approach.

Sales Comparison Approach

In order to estimate the value of the Subject Property, a search was made for the most recent sales of vacant properties purchased for development. Our search was concentrated on sites similar to the Subject located within the Village of Indiantown. We analyzed the Subject Property and the comparables on a price per square foot of land area basis, which is the unit of comparison most commonly used by participants in this market sector. All the comparables were considered with regard to property rights appraised, financing, conditions of sale, time or market conditions, location, access & exposure, site size and zoning/future land use plan.

Discussion of Vacant Land Sales

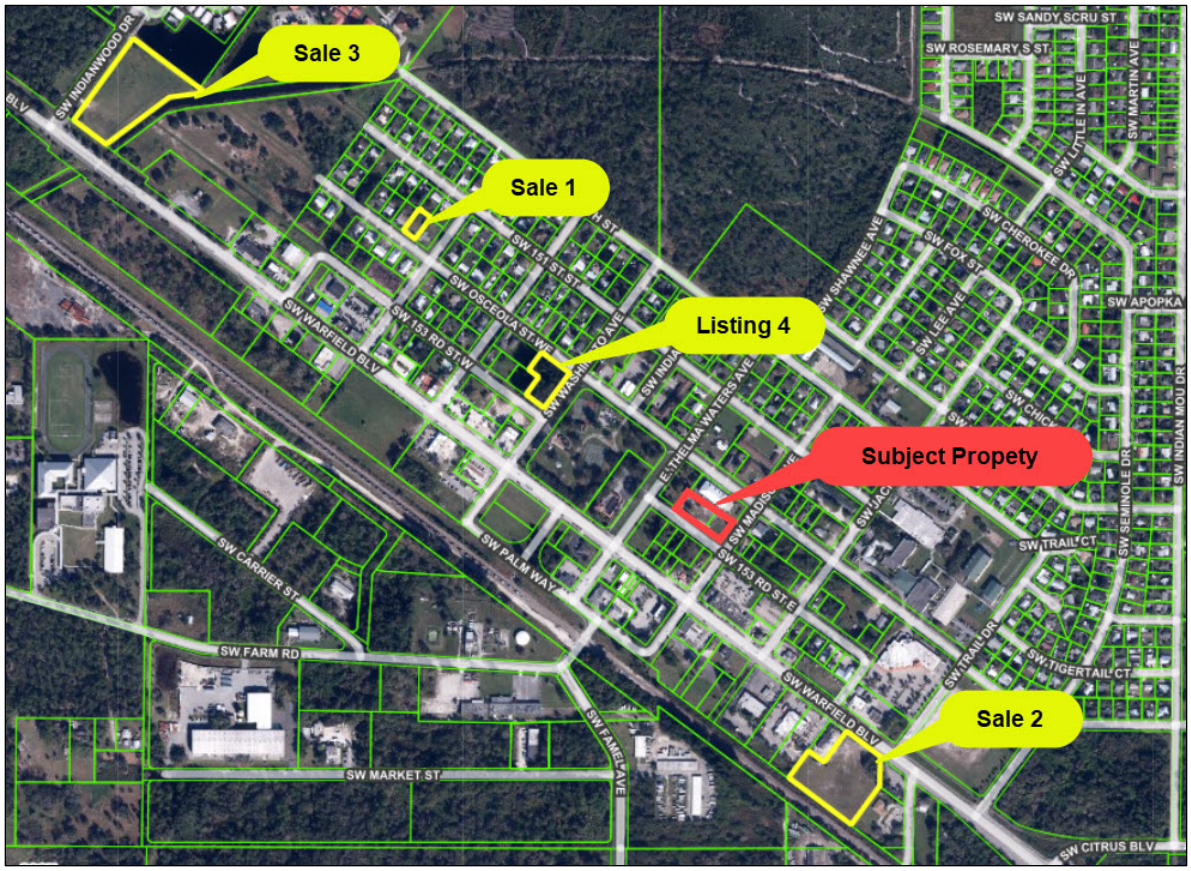
Our search revealed three recent sales and one current listing of vacant properties located in the Village of Indiantown that we considered to be suitable for direct comparison to the Subject. As shown below, the comparable sales indicated non-adjusted values ranging from $5.67 to $8.24 per square foot. The Current Listing indicated a non-adjusted value of $11.42 per square foot.

VACANT LAND LAND SALES
Callaway & Price, Inc. # 25-86651

Sale Number	Subject Property	1	2	3	4
ORBK/PG		3437/1678	3448/325	3399/645	Listing
Address	Unassigned	15885 SW Osceola Street	15388 SW Warfield Boulevard	Unassigned	Unassigned
Location	Northwest corner of SW Madison Avenue and SW 153rd Avenue	North side of SW Osceola Street West, 125 feet west of SW Monroe Avenue	Southwest side of SW Warfield Boulevard, 125 feet east of SW Tyler Avenue	Northeast corner of SW Warfield Boulevard and SW Indianwood Drive	Southwest corner of SW Osceola Street West and SW Washington Avenue
Municipality	Indiantown	Indiantown	Indiantown	Indiantown	Indiantown
County	Martin	Martin	Martin	Martin	Martin
Folio Numbers	05-40-39-006-022-00010-9 05-40-39-006-022-00030-5	05-40-39-005-028-00020-5	05-40-39-000-000-00110-0	06-40-39-000-000-00012-0	05-40-39-005-023-00010-8
Owner/Grantor	Andres Ramirez and Josefina Ramirez & Indiantown Park View, LLC	Robert Haven Mounts, Jr. Individually and as Trustee	Francis L. Rines & James H. Rines, Family Limited Partmenership	Indian Plaza, LLC	Douglas R. Holladay
Grantee		Luis M. Garcia Gomez and Adelina Olivares Davalos	Farmer & Associates, Inc.	Kendall Industrial, LLC	N/A
Date of Sale		Nov-24	Jul-24	Sep-23	Apr-25
Sale Price		$60,000	$850,000	$1,300,000	$379,000
Size - Acres	0.45	0.24	2.93	3.62	0.76
Size - Square Feet	19,602	10,585	127,631	157,687	33,193
Price/Square Foot		**$5.67**	**$6.66**	**$8.24**	**$11.42**
Zoning	D, Downtown	D, Downtown	VMU, Village Mixed Use	VMU, Village Mixed Use	D, Downtown
Future Land Use Plan	Village Core Mixed Use	Village Core Mixed Use	Village Core Mixed Use	Village Core Mixed Use	Village Core Mixed Use
Conditions of Sale		0%	0%	0%	-30%
Market Condition Adj.		0%	0%	0%	0%
Adjusted Price Per Acre		**$5.67**	**$6.66**	**$8.24**	**$7.99**
Physical Adjustments					
Location		0%	0%	0%	0%
Access & Exposure		0%	-5%	-5%	0%
Site Size		0%	0%	0%	0%
Zoning/Approvals		10%	10%	10%	10%
Total Physical Adjustment		10%	5%	5%	10%
Adjusted Price Per Acre		**$6.24**	**$6.99**	**$8.66**	**$8.79**

Low	**$6.24**
High	**$8.79**
Average	**$7.67**

Vacant Land Sales Map



Property Rights Transferred

All of the comparable sales used in this analysis involved ownership transfer on a Fee Simple Estate basis, with the buyers receiving full property rights. We are also unaware of any adverse deed restrictions or any other property rights limitations which would have affected the sales. Therefore, no adjustments were necessary for property rights transferred.

Terms of Financing

The transaction price of one property may differ from that of a similar property due to atypical financing arrangements. In a case where favorable financing is established, a cash equivalency adjustment is often necessary. All of the comparable sales analyzed herein involved either market financing terms or cash to the Grantor. Therefore, no terms of financing adjustments were made, nor any cash equivalency performed.

Conditions of Sale

Adjustments for conditions of sale usually reflect the motivations of the buyer and seller at the time of conveyance. Within the confirmation process, detailed attention was made to ensure the conditions of each sale. All of the comparable sales were arm's length transactions and they required no adjustments for conditions of sale. Current Listing 4 received a downward conditions of sale adjustment due to the fact that properties typically sell for less than the listing price. This property has been listed at this price for over one year (376 days), which indicates that it is priced above the current market. This factor was taken into consideration in estimating the magnitude of the downward conditions of sale adjustment that was applied.

Time or Changes in Market Conditions

Market conditions generally change over time and may be caused by inflation, deflation, fluctuations in supply and demand, or other factors. The comparable sales occurred from September 2023 to November 2024 with Listing 4 being current as of the appraisal date. The available market data indicates that values for this property type were stable during the time that the sales occurred. Therefore, no adjustments were made for time or changes in market conditions.

Location

The Subject Property is considered to have a good general location within the central portion of the Village of Indiantown. All of the comparables are located within the Village of Indiantown and considered to be similar to the Subject as to overall general location. Therefore, no location adjustments were made.

Access & Exposure

The Subject is located on secondary type streets in the Village of Indiantown. Sales 2 and 3 are both located on the primary roadway in the Village, SW Warfield Boulevard. Both had superior access and exposure and they have been adjusted downward accordingly.

Site Size

The Subject Property contains 0.45± acres (See Limiting Condition 5). The comparables range from 0.24 to 3.62 acres. It is typical in real estate for a small site to sell at a higher price per square foot than a large site, when all other characteristics are equal and vice versa. However, for mixed use vacant properties in this size range, the adjustment is offset because the development flexibility of a site increases in relationship to its size. Therefore, no size adjustments were made.

Zoning/Approvals

The Subject Property is zoned D, Downtown, by the Village of Indiantown and designated Village Core Mixed Use by the Village of Indiantown Future Land Use Plan. All of the comparables have zoning and future land use plan designations that are generally similar to the Subject as to overall development potential. However, the Subject did have site plan approval as part of a larger site which was approved for two apartment buildings. None of the comparables had site plan approval and we have adjusted all the comparables upward for this factor.

Conclusion – Land Value Analysis

As can be seen on the chart displayed earlier, the comparable sales indicated a relatively tight range of adjusted values from $6.24 to $8.66 per square foot with an average of $7.30 per square foot. Including Listing 4, the comparables indicated adjusted values ranging from $6.24 to $8.79 per square foot with an average of $7.67 per square foot. All of the comparables were considered to offer reasonable indications of value of the Subject Property.

Therefore, based on the available market data and preceding discussion, it is our opinion that the Market Value of the Fee Simple Estate of the Subject Property as of April 8, 2025 was $8.00 to $8.50 per square foot of land area calculated as follows:

19,602	Square Feet	X	$8.00	Per Square Foot	=	$156,816
19,602	Square Feet	X	$8.50	Per Square Foot	=	$166,617
(0.45 Acres)					**Say**	**$160,000**

ADDENDA

QUALIFICATIONS

Professional Designations\Licenses\Certifications
Member, Appraisal Institute, MAI Designation #10461
Member, Appraisal Institute, AI-GRS
State-certified general real estate appraiser RZ1192
Florida State Licensed Real Estate Salesman 0495422

Professional Experience
Principal, Callaway & Price, Inc., since January 1999
Senior Appraisal Consultant, Callaway & Price, Inc., since July 1997 – December 1998
Appraisal Consultant, Callaway & Price, Inc., since April 1994
Associate Appraiser, Pinel & Carpenter, Inc., Orlando, April 1992 - March 1994
Appraiser/Researcher, Callaway & Price, Inc., September 1987 - March 1992
Special Magistrate Palm Beach County 1996-2012
Special Magistrate, Martin County, 2009

Qualified as an Expert Witness
Palm Beach County, Florida
Martin County, Florida
Broward County, Florida
Sarasota County, Florida
Miami-Dade County, Florida

Education
Bachelor of Science Degree, Business Administration, Major in Real Estate and Finance, University of Florida
Appraisal Institute:
- Course 101 - An Introduction to Appraising Real Property, 1992
- Course 201 - Principles of Income Producing Properties, 1991
- Course 2-1 - Case Studies in Real Estate Valuation, 1992
- Course 540 - Report Writing and Valuation Analysis, 1993
- Course 2-3 - Standards of Professional Practice Parts A & B, 1991
- Review Theory - General

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- Hospitals
- Hotels
- Marinas
- Medical Office Buildings
- Medical Office Condominiums
- Medical Campus Sites
- Medical Office Sites
- Surgery Centers
- Self-Storage Facilities
- Office Buildings
- Office/Warehouses
- Retail Buildings
- Restaurants
- Special Purpose Properties
- Shopping Centers
- Vacant Commercial Land
- Vacant Industrial Land
- Vacant Multifamily Pods
- Vacant Residential Land
- Vacant Single-Family Subdivisions
- Warehouses

Organizations and Affiliations

Appraisal Institute:

- Experience Review Committee
- Ethics & Counseling Committee
- South Florida Chapter Board of Directors
- Business Development Board Palm Beach County, Member

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

SHAW, STEPHEN DAY

1639 FORUM PLACE
SUITE 5
WEST PALM BEACH FL 33401

LICENSE NUMBER: RZ1192

EXPIRATION DATE: NOVEMBER 30, 2026

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Professional Designations\Licenses\Certifications

State-certified general real estate appraiser RZ672

Professional Experience

Staff Appraiser, First Federal Savings & Loan Association of Delray Beach, 1977-1982
Associate Appraiser, Callaway & Price, Inc., since September 1982

Qualified As An Expert Witness

Circuit Court of Palm Beach County, Florida

Education

Florida Real Estate Commission, Course 1, 1977
Appraisal Institute:
- Course 101 - An Introduction to Appraising Real Property, 1978
- Course 201 - Principles of Income Property Appraising, 1978
- Narrative Report Writing Seminar & R-2 Examination, 1978
- Course 1A-1 - Real Estate Appraisal Principles, 1987
- Course 1A-2 - Basic Valuation Procedures, 1987
- USPAP Core Law for Appraisers, 1994
- Appraisal Review, 1994

Numerous Continuing Education Courses and Seminars by:
- Appraisal Institute
- Gold Coast Professional Schools
- Bert Rodgers Schools
- McKissock Appraisal School
- South Florida Water Management District

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Warehouses
Marinas
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Regional Malls
Retail Buildings
Self Storage Facilities
Shopping Centers
Sovereignty Submerged Land
Special Purpose Properties
Commercial Land
Industrial Land
Residential Land

Ron DeSantis, Governor

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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

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MERRITT, JOE M

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