VILLAGE OF INDIANTOWN
AGENDA
REGULAR VILLAGE COUNCIL MEETING

February 12, 2026
6:00 PM
15516 SW Osceola Street Suite C. Indiantown, Florida 34956

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

Proclamation for Black History Month

Presentation of Apprenticeship Completion Certificate to Rafael Sanchez, Village Water & Wastewater Technician, by Katherine Van Zant, PE, Florida Rural Water Association.

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

APPROVAL OF AGENDA

APPROVAL OF CONSENT AGENDA

Authorization of Purchase Order Under City of West Palm Beach Piggyback Agreement with M&M Asphalt, LLC d/b/a All County Paving â€“ Proposal No. 2026-812809,in a total anticipated amount of $117,687.30.
The Village Staff recommends that the Council approve the purchase order for the Asphalt Maintenance & Striping to M&M Asphalt, LLC d/b/a All County Paving, in a total anticipated amount of $117,687.30, and authorize the Village Mayor to execute the proposal agreement.

RESOLUTION NO. 002-2026 - A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, ADOPTING THE 2025 MARTIN COUNTY LOCAL MITIGATION STRATEGY; AND PROVIDING AN EFFECTIVE DATE.
Approve and acknowledge the updated 2025 Martin County Local Mitigation Strategy (LMS), as approved by the Florida Division of Emergency Management

and adopted by the Martin County Board of County Commissioners, to maintain eligibility for federal mitigation grant funding.

January 22, 2026 Minutes - Village Council Meeting

REGULAR AGENDA

Approval for the award of Solicitation 100-2024SM (CDBG Contract No. 22DB-OP-10-53-02-N05) to PRP Construction Group, LLC (PRP) in a total anticipated contract amount of $844,474.50.

Motion to approve the award of Solicitation 100-2024SM (CDBG Contract No. 22DB-OP-10-53-02-N05) to PRP Construction Group, LLC, in a total anticipated contract amount of $844,474.50, and to authorize the Village Mayor to execute the contract and all necessary documents to effectuate the award.

Approval of Contract No. 2026-02 for Village Hall Building Renovations with Hooks Construction Company, LLC in a Total Anticipated Contract Amount of $577,033.00.

Motion to approve the award of Contract No. 2026-02, Village Hall Building Renovations, to Hooks Construction Company, LLC, in a total anticipated contract amount of $577,033.00., subject to the terms and conditions set forth in the contract documents, and to authorize the Village Mayor to execute the contract agreement on behalf of the Village.

SECOND READING ORDINANCES

ORDINANCE NO. 01-2026 - AN ORDINANCE OF THE VILLAGE OF INDIANTOWN, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TOTALING 5,722.30 +/-ACRES IN SIZE, LOCATED NORTH AND SOUTH OF SW KANNER HIGHWAY AND WEST OF WARFIELD BLVD, AND IMMEDIATELY SOUTH OF THE EXISTING BOUNDARIES OF THE VILLAGE OF INDIANTOWN, PARCEL IDS Â 32-39-38-001-006-00000-7, 32-39-38-001-012-00000-5, 32-39-38-001-018-00001-1, 32-39-38-001-024-00010-8, 32-39-38-001-029-00010-7, 32-39-38-001-034-00011-6, 32-39-38-001-039-00001-7, 09-40-38-000-000-00030-1, 03-40-38-000-000-00050-9, 10-40-38-000-000-00020-1, 15-40-38-000-000-00010-2, 22-40-38-000-000-00010-8, 27-40-38-000-000-00010-7, 11-40-38-000-000-00020-9, 14-40-38-000-000-00010-5, 23-40-38-000-000-00010-6, 26-40-38-000-000-00010-9, 03-40-38-000-000-00011-0, WHICH PROPERTY IS CONTIGUOUS TO THE VILLAGE OF INDIANTOWN IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES, AND OTHER CONTROLLING LAW; REDEFINING THE BOUNDARIES OF THE VILLAGE OF INDIANTOWN TO INCLUDE SAID PROPERTY; PROVIDING FOR LEGAL DESCRIPTION AND A MAP; PROVIDING FOR IMPLEMENTATION AND NOTICE TO APPROPRIATE AGENCIES; AND PROVIDING FOR FINDINGS, CONFLICTS, NON-CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

Staff recommends approval of the Voluntary Annexation.

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: February 12, 2026

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: Proclamation for Black History Month

SUMMARY OF ITEM:

FISCAL IMAPCT STATEMENT:

RECOMMENDATION:

PREPARED BY: DATE:

ATTACHMENTS:
Description
260212 - Proclamation for Black History Month.pdf

Village of Indiantown

Indiantown, Florida

Proclamation

WHEREAS, Black History Month is observed each February to honor the rich heritage, achievements, and contributions of African Americans, whose endurance, creativity, and leadership have shaped the United States and strengthened the global community; and

WHEREAS, the story of Black Americans is inseparable from the story of America itself—marked by struggle and resilience in the face of slavery, segregation, discrimination, and ongoing inequities, as well as by extraordinary accomplishments in science, politics, education, business, medicine, literature, sports, the arts, and civil rights; and

WHEREAS, pioneers such as Harriet Tubman, Frederick Douglass, Ida B. Wells, Thurgood Marshall, Rosa Parks, Dr. Martin Luther King Jr., Maya Angelou, John Lewis, and countless others have advanced the cause of freedom and equality, inspiring future generations to continue the pursuit of justice; and

WHEREAS, Black History Month provides an opportunity to acknowledge both the triumphs and the trials of the past, to celebrate the vibrancy of Black culture, and to recognize the ongoing work required to ensure equity and opportunity for all; and

WHEREAS, the Village of Indiantown is strengthened by its diversity, and we affirm our commitment to creating spaces where every individual is valued, respected, and empowered to succeed.

NOW, THEREFORE, be it proclaimed that the Village of Indiantown do hereby proclaim **February 2026** as "**Black History Month**" in the Village and encourage all residents, students, employees, and community members to honor this month through learning, reflection, and participation in events that recognize the legacy and ongoing contributions of Black Americans.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Village of Indiantown to be affixed this ___ day of February, 2026.

ATTEST

LaRhonda McBride
Village Clerk

Carmine Dipaolo
Mayor

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE:	February 12, 2026
MEETING TYPE:	Regular Village Council Meeting
AGENDA ITEM TITLE:	Presentation of Apprenticeship Completion Certificate to Rafael Sanchez, Village Water & Wastewater Technician, by Katherine Van Zant, PE, Florida Rural Water Association.
SUMMARY OF ITEM:	Katherine Van Zant, PE, of the Florida Rural Water Association, will formally present a Certificate of Completion for the Apprenticeship Program to Rafael Sanchez, Water & Wastewater Technician, Village of Indiantown.
FISCAL IMAPCT STATEMENT:	This item is for updated information only.
RECOMMENDATION:	
PREPARED BY:	Katina Joy DATE: 01/27/26

ATTACHMENTS:
Description

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: February 12, 2026

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: Authorization of Purchase Order Under City of West Palm Beach Piggyback Agreement with M&M Asphalt, LLC d/b/a All County Paving – Proposal No. 2026-812809,in a total anticipated amount of $117,687.30.

SUMMARY OF ITEM: On July 25, 2024, the Village Council approved a piggyback agreement for services contracted by the City of West Palm Beach with M&M Asphalt, LLC d/b/a All County Paving ("All County"). The City of West Palm Beach executed the original contract on May 21, 2024, with an initial term of thirty-six (36) months and the option to renew for two (2) additional twelve (12) month terms.

All County has previously provided the Village Public Works Department with satisfactory and successful roadway, sidewalk, and safety marking services. Under this agreement, All County will continue to perform repairs and improvements at the following Village locations:

- SW Magnolia Street & SW 170th Avenue
- SW Palm Beach Street & SW 173rd Avenue
- SW Palm Beach Street & SW Dr. Martin Luther King Jr. Drive
- SW Charleston Street & SW 170th Avenue
- SW Palm Beach Street & SW 169th Avenue
- SW Monroe Avenue & SW Osceola Street
- SW Fox Street
- SW Yahala Street & SW Johnston Avenue
- SW Jackson Avenue & SW Yahala Street
- SW Jackson Avenue & SW 151st Street
- SW Seminole Drive & SW Yahala Street
- SW Famel Avenue & SW Market Street
- SW Famel Avenue
- 15790 SW Famel Avenue

The scope of this project includes mobilization, traffic maintenance, asphalt repairs, and safety markings and striping, designed to upgrade and improve Village roadways, sidewalks, and streets.

FISCAL IMAPCT STATEMENT:	The total value of the purchase order shall not exceed $117,687.30. Funding for this purchase order will be provided from the Public Works Department's Infrastructure-0001-540-541000-00-6300-00.
RECOMMENDATION:	The Village Staff recommends that the Council approve the purchase order for the Asphalt Maintenance & Striping to M&M Asphalt, LLC d/b/a All County Paving, in a total anticipated amount of $117,687.30, and authorize the Village Mayor to execute the proposal agreement.
PREPARED BY:	Katina Joy DATE: 01/27/26

ATTACHMENTS:
Description
All County-Proposal #2026-812809.pdf
Piggyback Agreement - All County Paving - 07-25-2024.pdf

ALL COUNTY
NATIONAL PAVEMENT MANAGEMENT SOLUTIONS

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

PROJECT INFORMATION:

Village of Indiantown #006
Misc Locations
Inidantown,FL 34956
01 / 16 / 2026
PROPOSAL NUMBER: 2026-812809

SCOPE OF WORK:

ADVANCED MOT:
1. Set up advanced MOT to include lane closures, flagman, and signage.

MILL ENTIRE SECTION:
1. Mill entire section
2. Any risers needed for underground utilities will be billed in addition to the contract amount.
3. Haul away all debris.

ASPHALT PAVING:
1. Tack areas with DOT approved primer tack.
2. Level any hot plant mixed asphalt SP-9.5
3. Roll and compact areas using a steel drum and rubber tire roller.
4. Remove any related debris from site

THERMOPLASTIC PAVEMENT MARKINGS
1. Clear away loose dirt and debris.
2. Pour thermoplastic road marking materials to include:all markings in newly paved areas per existing.
3. Thermoplastic will be applied at a rate of 90 wet mils.
4. Glass beads will be incorporated in the material for retro-reflectivity.

*Project bid with typical industry and municipal standards. City specifications, permit and code requirements are subject to change without notice.

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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					
3	Mobilization (not to exceed 10% of work items total amount)	10%	1	$ 99,735.00	$ 9,973.50
4	Maintenance of Traffic (not to exceed 8% of work items total amount)	8%	1	$ 99,735.00	$ 7,978.80
ROADWAY ITEMS					
12	Sawcut Existing Concrete or Pavement up to 12"	LF	885	$ 5.50	$ 4,867.50
25	Mill Existing Asphalt up to 2"	SY	250	$ 4.85	$ 1,212.50
26	Mill Existing Asphalt 2" - 4"	SY	2190	$ 6.00	$ 13,140.00
27	Misc. Asphalt (0 - 50 Ton Orders) (Incl. Tack Coat)	TN	50	$ 185.00	$ 9,250.00
30	Superpave Asphaltic Concrete (SP - 9.5 Traffic Level C) (> 200 Ton Orders)	TN	345	$ 165.00	$ 56,925.00
EQUIPMENT ITEMS					
181	Dump Truck 15 - 28 CY - Day	EA	6	$ 800.00	$ 4,800.00
SIGNING AND MARKING ITEMS					
197	6" Solid White Thermoplastic Striping	LF	250	$ 6.00	$ 1,500.00
201	6" Double Yellow Thermoplastic Striping	LF	250	$ 12.00	$ 3,000.00
203	12" Solid White Thermoplastic Striping	LF	180	$ 12.00	$ 2,160.00
205	24" Solid White Thermoplastic Striping	LF	120	$ 24.00	$ 2,880.00
				TOTAL	$ 117,687.30

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Cc: Leonardo Jimenez <ljimenez@indiantownfl.gov>
Subject: Road Paving

Good morning

Here is a list of areas for the new fiscal year that could use some road paving.

Booker Park

SW Palm Beach and SW 173rd	10'x21'
SW Famel and SW Market Street	33'x48'
SW Famel St	198'x20'
SW Palm Beach and SW MLK	3'x30'
SW Charleston and SW 170th	5'x5'
SW Palm Beach and SW 169th	10'X5'
SW Magnolia and SW 170th	8'x5'

Uptown

SW Monroe and SW Osceola	30'x15'
SW Jackson and SW 151st	66'x20'
	10'x353' SW side of road
SW Jackson and SW Yalaha	20'x35'
	35'x10'
SW Seminol and SW Yalaha	41'x18'
	90'x10'
SW Yalaha and SW Johnston	84'x20'
	18'x64'
	34'x10'
Sw Fox street	182'x10'
	70'x14'

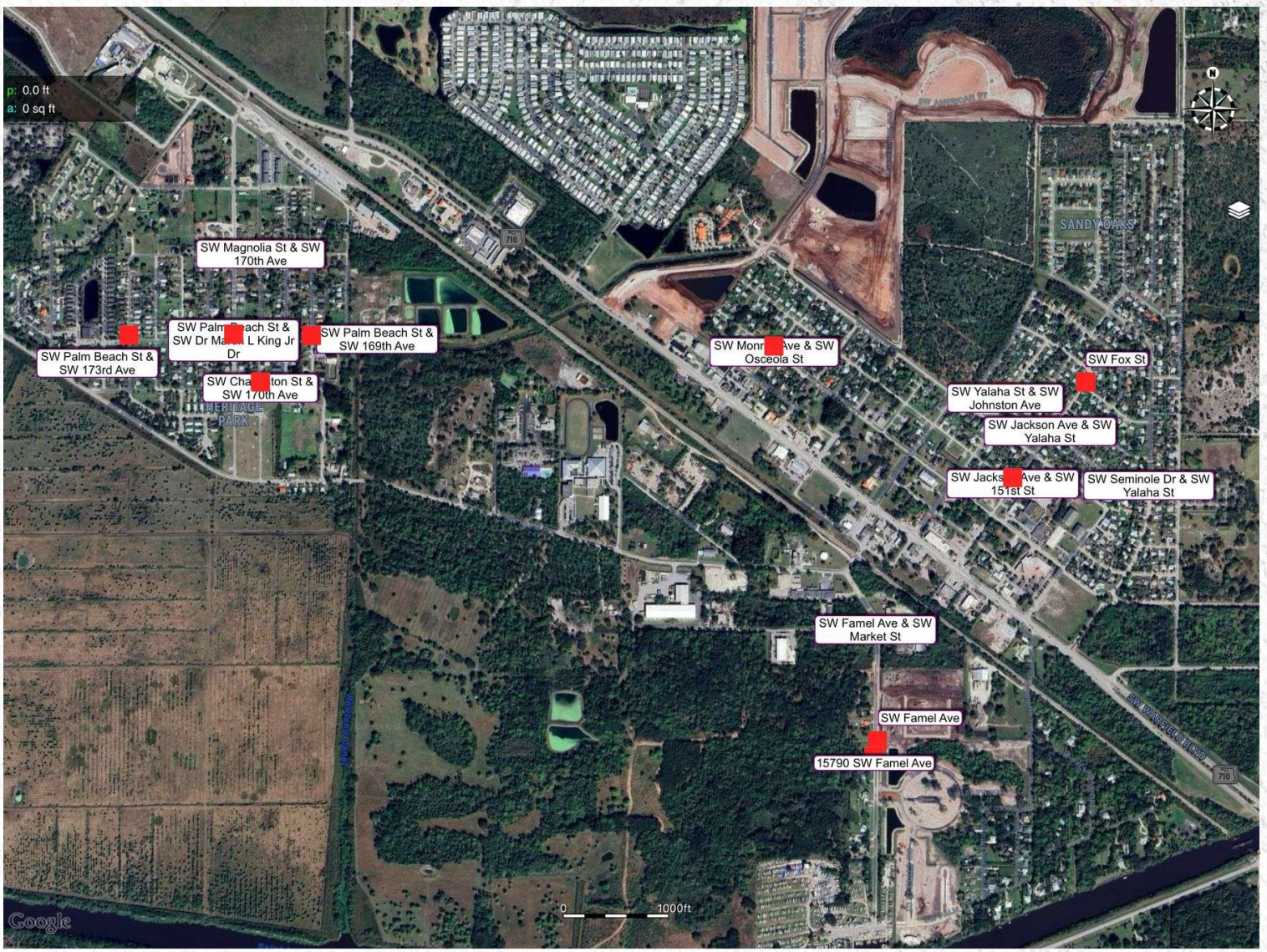
thanks

3

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PRE-JOB PHOTOS & SITE MAPS



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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:

$ 117,687.30

** 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

Joshua Marfleet

Josh Marfleet

Paving Advisor Printed Name

01 / 16 / 2026
Date

Village of Indiantown

Signature of Approval by Customer

Printed Name & Title/Position

Date

☐ Please select if billing information differs from above.

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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. There will be a charge of $47.50 above the Contract amount to dispose of used materials at an approved environmentally compliant waste facility.
29. Due to the fluctuations in the petroleum markets, All County Paving will impose a fuel surcharge
30. 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:	February 12, 2026
MEETING TYPE:	Regular Village Council Meeting
AGENDA ITEM TITLE:	RESOLUTION NO. 002-2026 - A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, ADOPTING THE 2025 MARTIN COUNTY LOCAL MITIGATION STRATEGY; AND PROVIDING AN EFFECTIVE DATE.
SUMMARY OF ITEM:	The 2025 update to Martin County's Local Mitigation Strategy (LMS) has been approved by the Florida Division of Emergency Management and adopted by the Martin County Board of County Commissioners. The LMS Plan is required to maintain the County's eligibility for federal mitigation funding, including Hazard Mitigation Grant Program (HMGP), Building Resilient Infrastructure and Communities (BRIC), and Community Development Block Grant (CDBG) programs. Adoption of the updated plan ensures continued access to these funding opportunities and supports the County's ongoing hazard mitigation and resilience efforts.
FISCAL IMAPCT STATEMENT:	No immediate fiscal impact is associated with adoption of the LMS Plan; however, maintaining an approved plan preserves access to significant external funding sources that support future mitigation projects and infrastructure improvements throughout Martin County.
RECOMMENDATION:	Approve and acknowledge the updated 2025 Martin County Local Mitigation Strategy (LMS), as approved by the Florida Division of Emergency Management and adopted by the Martin County Board of County Commissioners, to maintain eligibility for federal mitigation grant funding.
PREPARED BY:	Katina Joy DATE: 01/29/26

ATTACHMENTS:
Description
2025 Martin County LMS.pdf
Resolution No. 002-2026 - Adopting the 2025 Martin County Local Mitigation Strategy.pdf
2025 Martin LMS_Attachments.pdf
FDEM.Martin.APALetter.12-2-2025-Revised.pdf

Letter of LMS Adoption_Indiantown.pdf
Martin County 2025 LMS Adoption 01.06.2026.pdf

MARTIN COUNTY
LOCAL MITIGATION STRATEGY
2025



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RECORD OF CHANGES

This Record of Changes is used to record all published changes. All major changes will be electronically routed to plan holders within 90 days of the promulgation of the change. In addition, *SOG PL-001- Review and Maintenance of MCEMA Plans*, establishes a policy and procedures for the review and maintenance of all Emergency Management plans.

Table 1: Record of Changes

Change Number	*Notes*	*Date*	*Posted By*
1	The 2015 Plan was updated to reflect any changes in the County and/or jurisdictions/district's processes and procedures	10/08/2020	Sonji Hawkins
2	Added municipal resolutions	03/04/2021	Sonji Hawkins
3	Added municipal resolutions	06/09/2021	Sonji Hawkins
4	Added municipal resolution	10/13/2021	Sonji Hawkins
5	Added municipal resolution	11/16/2021	Sonji Hawkins
6	Updated the 2020 Plan and reflected changes in the County and updates in hazards, mitigation goals, and strategies.	TBD	Amy Heimberger Lopez

PROMULGATION STATEMENT

With this notice, we are pleased to promulgate the 2025 Martin County *Local Mitigation Strategy* (LMS). This is one of the many documents published by the Martin County Emergency Management Agency. The LMS is the basis for countywide hazards, vulnerabilities, and mitigation strategy activities. It is the intent of the LMS to provide a structure for identifying hazards and vulnerabilities, assist municipalities and the County in planning for those hazards and vulnerabilities, and mitigating those hazards through the use of local, state, and federal funding sources, making our county more resilient.

The Martin County Emergency Management Agency shall be responsible for coordinating the preparation and updating of the LMS through the work of the LMS Committee, and other sub-committees, and will ensure that this document is consistent with similar federal, state, and municipal plans. The 2025 LMS will become effective upon official adoption by the Martin County Board of County Commissioners (BOCC) and effective for municipalities upon their individual adoption.

John Duchock
LMS Committee Chair
Martin County Local Mitigation Strategy

Sally Waite
Director
Martin County Emergency Management Agency

HISTORICAL ADOPTION OF THE PLAN

Table 2: Historical Adoption of the Plan

FDEM Approval Date	*Jurisdiction*	*Date Adopted*	*Resolution Number*
10/08/2020	Martin County	11/17/2020	20-11.21
10/08/2020	City of Stuart	01/15/2021	09-2021
10/08/2020	Village of Indiantown	02/11/2021	008-2021
10/08/2020	Town of Sewall's Point	02/12/2021	899
10/08/2020	Town of Jupiter Island	04/15/2021	862
10/08/2020	Town of Ocean Breeze	10/11/2021	320-2021
10/08/2025	Martin County School District	10/19/2021	2021-006
12/10/2015	Martin County	12/01/2015	15-12.11
12/10/2015	Town of Ocean Breeze	12/14/2015	232-15
12/10/2015	Martin County School District	11/17/2015	15-001
12/10/2015	Town of Sewall's Point	01/26/2016	823
12/10/2015	City of Stuart	11/30/2015	110-2015
12/10/2015	Town of Jupiter Island	01/12/2015	766
12/09/2010	Martin County	11/09/2010	10-11.4
12/09/2010	City of Stuart	01/10/2011	03-2011

I. INTRODUCTION

This is a multi-jurisdictional hazard mitigation plan, and the planning effort has been conducted through the coordinated, cooperative effort of several local governments and community partners within Martin County. These local governments and agencies include Martin County, the City of Stuart, the Town of Jupiter Island, the Town of Sewall's Point, the Town of Ocean Breeze, the Village of Indiantown, Martin County School District, and public and private partners. All agencies have provided vulnerability and mitigation strategies to culminate the publication of this 2025 update of the *Martin County Local Hazard Mitigation Strategy*. Our current plan was approved by the State and Federal Emergency Management Agency (FEMA) approved Local Mitigation Strategy, which expires on December 9, 2025.

For this 2025 update, a review and update of the hazards was considered to include changes in the methodology of assessing the risk from each one, based on new information.

A final draft has been presented to the Local Mitigation Strategy (LMS) Committee for review and comment. Once all concerns have been addressed, a public comment and public presentation will be held. After two weeks of public comment, all concerns will be returned to the LMS Committee to be addressed.

This update has also been submitted to the Florida Division of Emergency Management (FDEM), who has the authority to review the document on behalf of the FEMA, for review in comparison to the requirements from the Local Mitigation Strategy (FDEM, 2023). Once notified that this draft adequately addresses all requirements of the 44 CFR §201.6 (Local Mitigation Plans), the final draft plan will be submitted to the governing bodies of the participating jurisdictions for final approval and adoption. Consistent with the normal practices of the participating jurisdictions, which conduct meetings in accordance with Florida's open meetings statutes, the public will have an opportunity to comment upon each jurisdiction's adoption of the plan during public meetings. In accordance with Federal practice, the participating local jurisdictions have one year from the date of State approval of the plan to complete the formal adoption.

Martin County has a State and FEMA approved LMS, which expires on December 9, 2025. This plan will continue to be updated in the future to ensure it addresses changing conditions in the participating jurisdictions, experiences with disasters that occur and any changes in the characteristics of the hazards that threaten the involved communities. This updating process and future editions of the local mitigation strategy will also be used to inform and involve the public, and other interested groups, to elicit their participation in making the community more resilient to the impacts of future disasters.

A. PURPOSE

In 2000, the FEMA's recognition of the growing costs of responding to and recovering from disasters materialized in the Disaster Mitigation Act of 2000 (DMA 2000). DMA 2000 created a new Pre-Disaster Mitigation (PDM) program aimed at reducing the cost of disasters as well as risk through comprehensive planning before disasters occur. DMA 2000 requires that all communities, tribes, and states have a FEMA-approved hazard mitigation plan consistent with the DMA 2000 requirements in place to retain eligibility for PDM project funds and post-disaster Hazard Mitigation Grant Program funds.

Florida is one of the most hazard prone states in the nation. The state is susceptible to several hazards including flooding, hurricanes, tornados, wildland fire, and severe thunderstorms, etc. In Florida, the goals of the PDM program are being achieved through the LMS process. The LMS is a pre-disaster mitigation planning initiative of the FDEM and is intended to reduce the disrupting effects of natural disasters on the economic and social fabric of the community. Pre-disaster mitigation is defined as "sustained action that reduces or eliminates long-term risk to people and property from hazards and their effects" as part of the FEMA's *National Mitigation Framework* (FEMA, 2016).

This definition generally distinguishes between actions that have a long-term impact from those that are more closely associated with preparedness for, immediate response to, and short-term recovery from a specific hazard event. The intent of the LMS is to focus on practices that have cumulative benefits over time and ensure that fewer of the state's residents and communities are victims of disasters. One of the most important elements is the idea that the resulting mitigation practices are instituted prior to the disaster occurring.

Mitigation practices can be applied to strengthen homes so that people and their belongings are better protected from hurricanes, tropical storms, and inland floods. Pre-disaster mitigation planning can be used to identify and protect at-risk critical facilities, such as hospitals and fire stations, so they can remain operational or reopen quicker after a hazard has occurred. Mitigation planning allows communities to consider the vulnerability of land that is currently undeveloped but may be developed in the future, as well as the risk to people and property on existing developed land. The consideration of the potential for damage to properties in vulnerable areas and the implementation of actions to reduce the impact can go a long way towards eliminating the disruption a disaster occurrence creates in the community.

The purpose of the Martin County LMS is to develop a unified approach among County and municipal governments for dealing with identified hazards and hazard management problems in the Martin County area. This strategy will serve as a framework to support the County and municipal governments in their ongoing efforts to reduce their vulnerabilities to impacts produced by natural, technological, and societal hazards to which southeast Florida is exposed. The strategy will also help establish funding priorities for currently proposed mitigation projects and eligibility for such disaster assistance funds as may be made available for disaster mitigation activities.

This LMS is intended to represent the following jurisdictions:

- Martin County
- City of Stuart
- Town of Jupiter Island
- Town of Ocean Breeze
- Town of Sewall's Point
- Village of Indiantown
- Martin County School District

This plan will be adopted by each of these jurisdictions and copies of the adopted resolutions will be a part of this plan. Adoption of this strategy will provide the following benefits to both County and municipal governmental entities:

- Compliance with Administrative Rules 27P-22, Florida Administrative Code (F.A.C.), requirements for local comprehensive emergency management plans to identify problem

areas and planning deficiencies relative to severe and repetitive weather phenomenon, and to identify pre- and post-disaster strategies for rectifying identified problems.
- Compliance with the FEMA's DMA 2000 and thus, eligibility for FEMA pre- and post-disaster funding programs.
- Credit from the National Flood Insurance Program's Community Rating System (CRS) Program for developing a Floodplain Management Program, which will help further reduce flood insurance premium rates for property owners.
- Access to FEMA's Flood Mitigation Assistance (FMA) Grant Program, which provides funding for pre-disaster mitigation projects and activities.
- Identification and prioritization of projects for funding under the State of Florida's Residential Construction Mitigation Program, to help reduce losses from properties subject to repetitive flooding damage.
- Eligibility for local governments funds from the Emergency Management Preparedness and Assistance (EMPA) Competitive Grant Program.

B. Authorities and References

§201.6(b)(3)	Review and incorporation, if appropriate, of existing plans, studies, reports, and technical information.
P6 (A4)	The plan must document what existing plans, studies, reports, and technical information were reviewed and how they were incorporated, if appropriate, into the development/update of the plan.

- Title 44 Code of Federal Regulations, §201.6 – Local Mitigation Plans
- Chapter 215.559, Florida Statutes – Hurricane Loss Mitigation Program
- Chapter 252.34, Florida Statutes – Emergency Management; definitions
- Chapter 252.35(2), Florida Statutes – Emergency management powers; Division of Emergency Management
- Chapter 252.3655, Florida Statutes – Natural hazards interagency workgroup
- Chapter 27P-22.005, Florida Administrative Code – Local Mitigation Strategy

The following guidelines and reference documents assisted in the preparation of this document.

Table 3: Reference Documents

Document Type	*Document*	*How Incorporated into Plan*
	Federal	
Technical Information	U.S. Department of Homeland Security (USDHS)/Federal Emergency Management Agency (FEMA). (2001). *Understanding your risks: Identifying hazards and estimating losses* (FEMA 386-2).	Legacy resource used as guidance to support hazard profiling
Technical Information	U.S. Department of Homeland Security (USDHS)/Federal Emergency Management Agency (FEMA). (2002). *Getting started: Building support for mitigation planning* (FEMA 386-1).	Legacy resource used as guidance to support planning committee formation
Technical Information	U.S. Department of Homeland Security (USDHS)/Federal Emergency Management Agency (FEMA). (2003). *Bringing the plan to life* (FEMA 386-4).	Legacy resource used as guidance to support plan development and maintenance efforts

Document Type	*Document*	*How Incorporated into Plan*
Technical Information	U.S. Department of Homeland Security (USDHS)/Federal Emergency Management Agency (FEMA). (2003). *Developing the mitigation plan* (FEMA 386-3).	Legacy resource used as guidance to support mitigation action planning
Technical Information	U.S. Department of Homeland Security (USDHS)/Federal Emergency Management Agency (FEMA). (2005). *Integrating historic property and cultural resource considerations into hazard mitigation planning* (FEMA 386-6).	Used as general guidance for incorporating historical property and cultural protection
Technical Information	U.S. Department of Homeland Security (USDHS)/Federal Emergency Management Agency (FEMA). (2008). *Using the hazard mitigation plan to prepare successful mitigation projects* (FEMA 386-9).	Used as general guidance on existing plan integration for hazard mitigation
Technical Information	U.S. Department of Homeland Security (USDHS)/Federal Emergency Management Agency (FEMA). (2013b). *Local mitigation planning handbook.*	Used as general guidance for stakeholders and jurisdictions on mitigation ideas
Technical Information	U.S. Department of Homeland Security (USDHS)/Federal Emergency Management Agency (FEMA). (2015). *National fire incident reporting system 5.0: Complete reference guide.*	Used as a resource to support an understanding of reported NFIRS data
Technical Information	U.S. Department of Homeland Security (USDHS)/Federal Emergency Management Agency (FEMA), Mitigation Framework Leadership Group. (2019). *National mitigation investment strategy.*	Used to ensure alignment with national strategies for advancing mitigation investment
Technical Information	U.S. Department of Homeland Security (USDHS)/Federal Emergency Management Agency (FEMA). (2022). *Local mitigation planning policy guide* (FP 206-21-0002).	Used as general guidance on the revised mitigation planning process
Technical Information	National Fire Protection Association (NFPA). (2019). *Standard on continuity, emergency, and crisis management* (NFPA 1600).	Used as a general guide to ensure a comprehensive planning process
Technical Information	U.S. Environmental Protection Agency (USEPA). (2018). *Storm smart cities: Integrating green infrastructure into local hazard mitigation planning* (EPA 903-K-18-001).	Outlines ways low-impact development and green infrastructure can support mitigation planning
State		
Technical Information	Florida Division of Emergency Management (2023) *LMS Update Manual.*	Used as general guidance to update the plan
Local, Regional		
Plan	Martin County Emergency Management, (2022). *Comprehensive Emergency Management Plan* (CEMP).	Used as guidance for Martin County preparedness, response, recovery and mitigation activities.
Study	City of Stuart (2024). *Resiliency Vulnerability Assessment.*	Used as reference for data regarding vulnerability for hazards.
Plan	Martin Metropolitan Planning Organization, (2022). *Vision Zero Plan.*	Used as reference for County profile and data for hazards.
Study	Martin County Public Works (2025). *Martin County Vulnerability Assessment.*	Used as reference for data regarding hazards.

Document Type	*Document*	*How Incorporated into Plan*
Report	Martin Metropolitan Planning Organization, (2023). *Community Characteristics.*	Used to gather data for the Planning Area section and hazards of this plan.

A full list of sources utilized to develop the content of this plan is available in *Attachment C: Sources*.

C. LMS Structure

The current LMS structure meets federal guidelines and criteria established in response to the Disaster Mitigation Act of 2000 and Title 44 Code of Federal Regulations. The LMS Structure consists of a Taskforce, Steering Committee, and LMS Subcommittees or Ad Hoc Committees. Figure 1 shows the LMS Taskforce organization, and each position is outlined in further detail below.

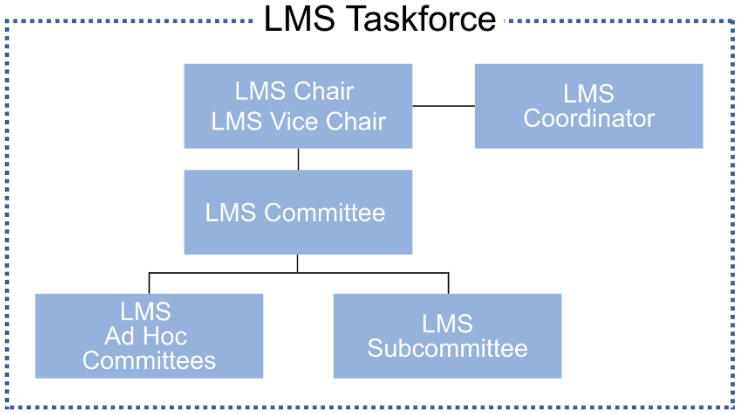


Figure 1: LMS Structure

LMS Coordinator

The LMS Coordinator is a staff member within the Martin County Emergency Management Agency and serves as the coordinator for all mitigation projects, committees, and planning. The LMS Coordinator's roles and responsibilities may include but not be limited to the following.

- Facilitates LMS Taskforce, Steering Committee, and Subcommittees.
- Supervises the revision and updates to the LMS every five years to include annual updates.
- Monitors changes in federal, state, and local laws relating to mitigation that may affect the county.
- Coordinates the Prioritized Project List (PPL) scoring and ranking.
- Interfaces with appropriate governmental, private, and non-profit organizations.
- Seeks opportunities to update plans, policies, regulations, and other directives to include hazard mitigation priorities.
- Encourages adoption of mitigation priorities within capital and operational budgets and grant applications.
- Shares relevant mitigation information to LMS Taskforce, Steering Committee, and Subcommittees.
- Explore opportunities for collaborative mitigation projects and initiatives.

LMS Taskforce

The LMS Taskforce represents a broad cross section of public and private sector organizations and individuals, including the general public, neighboring emergency management departments, and state coordinators. The LMS Taskforce serves as an umbrella organization for coordinating all mitigation programs and activities, supplies the staffing for all committees of the LMS, and is

the primary mechanism and forum for exchanging information and mobilizing the vast expertise and resources of the community.

The purpose of LMS Taskforce is to decrease the vulnerability of residents, governments, businesses and institutions in Martin County, Florida, to the future human, economic, and environmental costs of natural, technical, and societal disasters. LMS Taskforce will develop, monitor, and maintain a local strategy for hazard mitigation and post-disaster redevelopment which will be intended to accomplish this purpose.

LMS Steering Committee

The LMS Steering Committee serves as the policy development body for the LMS program. The role of the Committee is to advise and assist in the formulation, implementation, administration, and refinement of the Martin County LMS. The Committee shall represent the diverse interests found in Martin County.

LMS Taskforce is guided by a Steering Committee of not more than 11 primary members, consisting of designated representatives of the following:

- One representative from the government of Martin County and each participating municipality,
- One representative from the Martin County School District,
- One representative from a critical healthcare facility to represent healthcare agencies of Martin County,
- One representative from organizations and associations representing key community non-profit agencies of Martin County,
- One representative from organizations and associations representing key business, industry, and community interest groups of Martin County, and
- One interested individual from the general public appointed by a majority vote of the Steering Committee.

One representative and one alternate will be selected to represent each of the stakeholder groups listed above. Representatives are chosen annually during the final Committee meeting of the calendar year, and will be designated by formal resolution, appointment, or other action to serve as the official representative and spokesperson for the jurisdiction or organization regarding the activities and decisions of LMS Taskforce. The chair and vice chair (officers) of the Steering Committee are also considered to be chair and vice chair of the LMS Taskforce.

LMS Subcommittees or Ad Hoc Committees

The LMS Taskforce may designate ad hoc committees, as needed. Membership of the permanent subcommittees is unlimited and open to all interest jurisdictions, organizations, and individuals. Temporary subcommittees may be established at any time for special purposes by the chair of the Steering Committee, and their membership designated at that time. Membership in such subcommittees is not restricted.

D. The Planning Area

1. Geography

Martin County, Florida has 543.8 square miles of land area and is the 55th largest county in Florida by total area. Martin County, Florida is bordered by Glades County, Palm Beach County, Okeechobee County, Hendry County, and St. Lucie County. Martin County is one of Florida's 67 counties with an estimated population of 165,666 (as of July 1, 2024) according to the United State Census Bureau. It lies along the central eastern coast of Florida. Martin County has the following municipalities:

- City of Stuart
- Town of Jupiter Island
- Town of Ocean Breeze
- Town of Sewell's Point
- Village of Indiantown

Martin County also has six communities – Hobe Sound, Hutchinson Island, Jensen Beach, Palm City, Port Salerno, Rio, and Tequesta.

The barrier islands of Martin County are separated from the mainland by the Intracoastal Waterway along approximately 22 miles of shoreline. It is bounded on the north by St. Lucie County, on the east by the Atlantic Ocean, on the south by Palm Beach County, and on the west by Okeechobee County and Lake Okeechobee.

There are four physiographic regions in Martin County:

- The Kristen Jacobs Coral Aquatic Preserve
- The Atlantic coastal ridge along the coastline.
- Pine flatland throughout the eastern central and northwestern part of the County.
- Everglades in the southwestern part of the County.

The Kristin Jacobs Coral Aquatic Preserve - northernmost section of Florida's Coral Reef and runs 105 miles from the St. Lucie Inlet to the northern boundary of Biscayne National Park. The Martin County Atlantic coastal ridge consists of sand dunes formed when sea level was higher than it is today. The ridge consists of the Jensen Beach and Jonathan Dickinson sand hills, which are separated from each other by the St. Lucie estuary system. The Jonathan Dickinson sand hills reach an elevation of 86 feet above mean sea level, the highest elevation in Martin County. East of these sand hills, the Indian River separates the mainland from two barrier Islands, Hutchinson Island and Jupiter Island, which are separated by the St. Lucie Inlet. The soils along the Atlantic coastal ridge are generally well-drained sands. The vegetation in this area originally consisted of acid pine/scrub oak communities and coastal strand communities. The greatest urban development within the County has taken place along this coastal ridge.

Westward from the coastal ridge in the northern section of Martin County, there is a freshwater marsh system called the Savannas, and beyond this, the eastern Flatland community appears. Elevations throughout this part of the County are generally 20 to 30 feet above mean sea level. Plant communities in this area are generally referred to as "flatwoods" communities and consist of a mixture of slash pines and saw palmetto in the drier areas. In wetter areas, grass-like marshes, cypress stands, and hammocks have developed. There is a small strip of an Everglades sawgrass plant community along the shores of Lake Okeechobee in southwestern Martin County. The boundary between this Everglades plant community and the Eastern Flatland plant

community is sharply defined and based on elevation. Two small ridges, the Orlando and Green Ridges, separate drainage patterns in the eastern Flatland. The Orlando Ridge, which lies farther to the west, is higher and more defined than the Green Ridge.

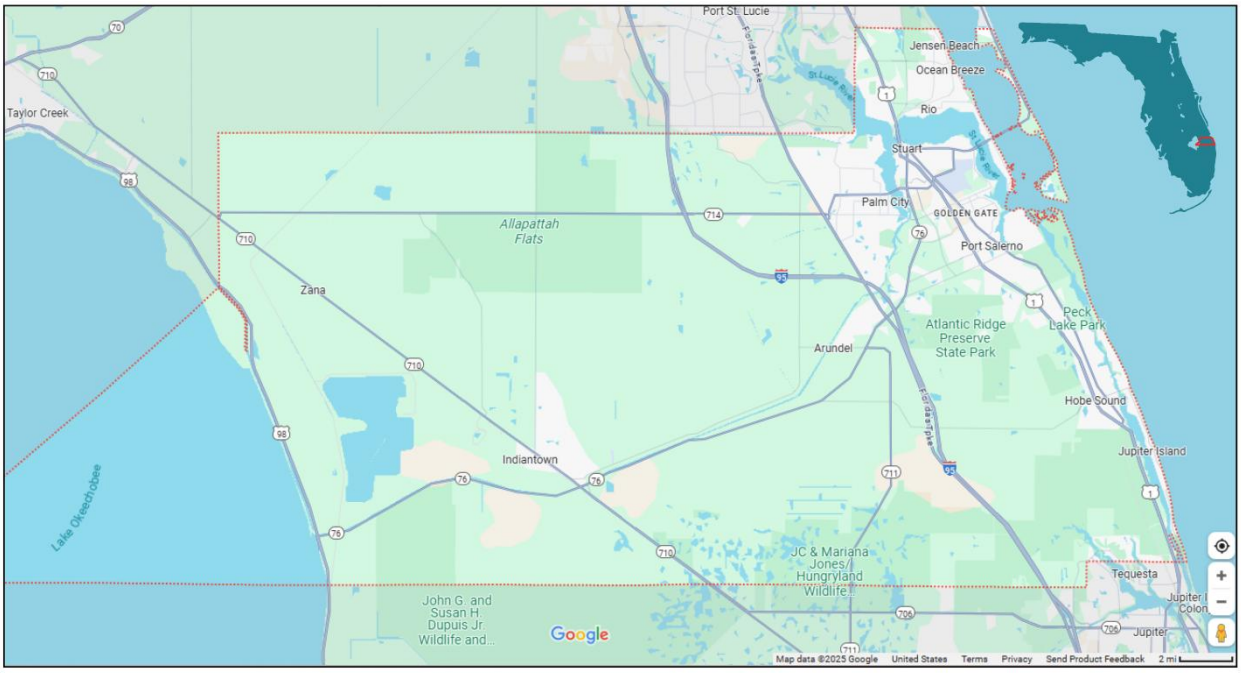


Figure 2: Map of Martin County
Source: Google Maps, 2025.

2. Climate

Martin County, Florida has a humid subtropical climate. Summers are hot and humid with temperatures reaching up to the mid-90s on some days. Winters are mild with temperatures rarely dropping below freezing, and snowfall is very rare. Rainfall is abundant in Martin County with an annual mean precipitation of 54.09 inches per year between 1901 and 2000. The county experiences thunderstorms and showers throughout the summer months as well as occasional hurricanes during hurricane season. Overall, Martin County has a pleasant climate that allows for plenty of outdoor activities year-round.

3. Demographics

The Treasure Coast has experienced tremendous growth since the 1950's, and this trend is expected to continue. *Table 4*. and *Figure3*. illustrate population growth in Martin County since 1950.

Table 4: Martin County Population

Year	*Population*	*Census or Estimate*	*Growth*
1950	7,807	Census	N/A
1960	16,932	Census	116%
1970	28,035	Census	65%
1980	64,014	Census	128%
1990	100,900	Census	57%

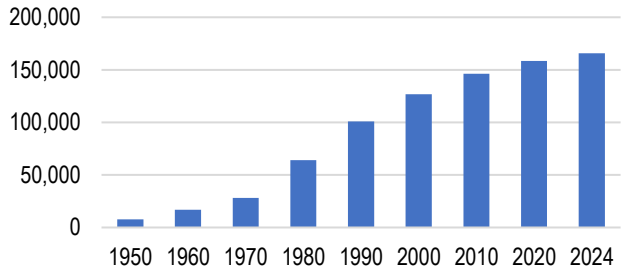


Figure 3: Martin County Population Growth

Year	Population	Census or Estimate	Growth
2000	126,731	Census	25%
2010	146,318	Census	15%
2020	158,431	Census	8%
2024	165,666	Estimate, July 1	4%

Source: U.S. Census Bureau data.

The U.S. Census Bureau tracks certain aspects of the population, including age and sex, race, housing, families and living arrangements, computer and internet use, education, health, economy, transportation, and income and poverty. The following table outlines a few of these and compares the numbers from the 2010 and the 2020 census to show changes; the remainder are outlined under the appropriate subheading of section *D. The Planning Area*.

Table 5: Martin County Demographics

Fact	2010	2020
Population per square mile	269.2	291.3
Persons under 5 years, percent	4.10%	3.90%
Persons under 18 years, percent	16.20%	15.90%
Persons 65 years and over, percent	31.50%	32.70%
Female persons, percent	50.60%	50.30%
White alone, percent	90.10%	89.60%
Black alone, percent	5.70%	5.60%
American Indian and Alaska Native alone, percent	1.00%	1.20%
Asian alone, percent	1.50%	1.60%
Native Hawaiian and Other Pacific Islander alone, percent	0.20%	0.20%
Two or More Races, percent	1.60%	1.80%
Hispanic or Latino, percent	14.20%	15.80%
White alone, not Hispanic or Latino, percent	77.70%	76.00%
Veterans	14,743	12,248
Foreign-born persons, percent	10.10%	11.20%

Source: U.S. Census Bureau, 2020, 2020

4. Economy and Housing

The economy of Martin County employs 68.8k people. The largest industries in Martin County are Health Care & Social Assistance, Retail Trade, and Construction; the highest paying industries are Utilities, Public Administration, and Information. The income inequality in Florida (measured using the Gini index) is 0.474, which is lower than the national average.

Table 6: Martin County Economy and Housing

Fact	2010	2020
Housing and Living Arrangements		
Housing Units	80,784	85,025
Owner-occupied housing unit rate	78.10%	80.10%
Median value of owner-occupied housing units	$255,000	$386,500
Median selected monthly owner costs – with a mortgage	$1,690	$2,110
Median selected monthly owner costs -without a mortgage	$594	$731
Median gross rent	$1,107	$1,499

Fact	*2010*	*2020*
Building Permits	723	646
Households	63,865	67,820
Persons per household	2.41	2.31
Living in the same house 1 year ago, percent of persons aged 1 year+	85.60%	89.70%
Language other than English spoken at home, percent of persons aged 5 years+	13.20%	15.30%
Households with a computer, percent	90.90%	96.10%
Households with a broadband Internet subscription, percent	83.60%	91.00%
Income and Poverty		
Median households' income (in 2018 and 2023 dollars)	$57,959	$80,701
Per capita income in past 12 months (in 2018 and 2023 dollars)	$40,389	$52,532
Persons in poverty, percent	10.70%	13.10%
Economy and Business		
In civilian labor force, total, percent of population age 16 years+	51.50%	52.50%
In civilian labor force, female, percent of population age 16 years+	47.70%	48.60%
Total accommodation and food services sales ($1,000)	312,689	608,979
Total retail sales ($1,000)	2,553,285	4,249,271
Total retail sales per capita	$17,157	$26,232
Total employer establishments	5,657	6,296
Total employment	58, 917	64,841
Total annual payroll ($1,000)	2,360,792	3,153,129
Total employment, percent change	4%	4.10%
Total non-employer establishments	17,112	19,285
All employer firms	17,326	5,185
Men-owned employer firms	9,157	3,157
Women-owned employer firms	5,824	1,041
Minority-owned employer firms	2,215	615
Nonminority-owned employer firms	14,501	4,059
Veteran-owned employer firms	1,927	284
Nonveteran-owned employer firms	14,457	4,338

Source: U.S. Census Bureau, 2020, 2020

5. Education

The Martin County School District covers the entirety of Martin County. They educate approximately 16,000 PK-12 students and it is fully accredited by Cognia, the accreditation organization for the Southern Association of Colleges and Schools Council on Accreditation and School Improvement. The following table outlines the schools in Martin County that the Martin County School District oversees.

Table 7: Martin County Schools

Elementary School	*Middle School*	*Alternative Education*
Bessey Creek	Dr. David L. Anderson	Environmental Studies Center
Citrus Grove	Hidden Oaks	Riverbend Academy
Crystal Lake	Indiantown	Spectrum Academy
Felix A Williams	Murray	Adult Education Centers
Hobe Sound	Stuart	Willoughby Learning Center
J.D. Parker		

Jensen Beach Palm City Pinewood Port Salerno SeaWind Warfield	*High School* Jensen Beach Martin County South Fork	*Charter Schools* Clark Advanced Learning Center Hope Center for Autism Indiantown High School Treasure Coast Classical Academy

Source: Martin County School District

Additionally, Martin County is home to the Indian River State College Massey Campus, and the Hobe Sound Bible College.

Table 8: Martin County Education

Fact	*2010*	*2020*
High school graduate or higher, percent of persons aged 25 years+	90.50%	92.70%
Bachelor's degree or higher, percent of persons aged 25 years+	33.00%	36.60%

Source: U.S. Census Bureau, 2020, 2020

6. Health

Martin County is home to a diverse population of residents who place great value on their health and wellbeing. The county has multiple hospitals and medical facilities, allowing residents easy access to healthcare services. The local hospitals provide a comprehensive range of services from general healthcare to specialized treatment, while the local medical facilities offer more flexible, specialized care for both acute and chronic conditions. Additionally, Martin County is close to several larger cities with even more advanced medical resources available, ensuring that a top-of-the-line health service is never too far away. In this way, Martin County has everything necessary for people to prioritize their health and receive the care they need when they need it most. The two hospitals Martin County is home to include:

- Cleveland Clinic Martin North Hospital
- Cleveland Clinic Martin South Hospital

In 2023, the patient to primary care physician ratio was 1,559 to 1, up from 1,533 to 1 the previous year.

Table 9: Martin County Health

Fact	*2010*	*2020*
With a disability, under age 65 years, percent	8.90%	7.40%
Persons without health insurance, under age 65 years, percent	16%	13.50%

Source: U.S. Census Bureau, 2020, 2020

Martin County is also home to several types of medical care facilities from hospitals to acute care, nursing homes, and specialty facilities. *Table I.D.5.b*. outlines the types of facilities and the number of beds that are available at each type. The data in this table is a point-in-time count as the facilities and bed counts constantly are changing. A full list of these facilities is maintained by Martin County Emergency Management, who reviews the *Comprehensive Emergency Management Plans* for a variety of them.

Table 10: Medical Facility Availability in Martin County

Type of Facility	*Number of Beds*
Acute Care	339

Type of Facility	*Number of Beds*
Adult Psychiatric	56
Adult Substance Abuse	0
Child and Adolescent Psychiatric	24
Hospital	504
Intensive Residential Treatment Facility	0
Neonatal Intensive Care Unit Level II	5
Neonatal Intensive Care Unit Level III	0
Nursing Home	795
Rehabilitation	80
Skilled Nursing Unit	0
Specialty	165

Source: Martin County Emergency Management Agency and Florida Department of Health Martin County

7. Transportation

Martin County has many modes of transportation including air, rail, land, and water. *Figure I.D.7.* shows a map of Martin County with these features. The main way to get around in Martin County is by land, whether it be in a privately owned vehicle, or on a MARTY bus fixed route and paratransit services. MARTY serves a ridership of 102,000 bus passengers and nearly 4,000 ADA paratransit passengers every year. The mean travel time to work was 25.5 minutes in 2010 and increased to 28 minutes by 2020, according to the U.S. Census Bureau.

In Martin County, roadways are be owned and maintained by various entities:

- Martin County: Martin County Public Works Department
- State: Florida Department of Transportation District 4
- Municipal: individual municipalities
- Private: private owners

The major roadways in Martin County include the following:

- Florida's Turnpike
- Interstate 95
- SE Federal Highway US 1
- SW Conners Highway US 441
- Dixie Highway & Ocean Boulevard CR A1A
- SW Martin Highway CR 714
- SW High Meadow Avenue CR 713
- Kanner Highway CR 76
- Pratt Whitney Road CR 711

There are two main railways that travel north and south through Martin County. These routes transport cargo and passengers with companies such as CSX, Amtrack, and Brightline, but do not have passenger stations or railyards in Martin County.

St Lucie Inlet (Intercoastal Waterway)

The mouth of the St. Lucie River is located on Florida's East Coast about 32 miles north of West Palm Beach and 68 miles south of Melbourne. The mouth of the St. Lucie River is situated at a major confluence of waterways connecting the Atlantic Ocean to several lagoon and estuarine

tidal systems, including the Indian River Lagoon to the north, St. Lucie River to the west, and Hobe Sound and the Atlantic Intracoastal Waterway to the south. The Intracoastal Waterway and the Indian River work their way in from the north, ending at the St. Lucie Inlet, while Mile 0 of the Okeechobee Waterway is situated right near the mouth of the St. Lucie River at flashing red buoy off the Intracoastal Waterway.

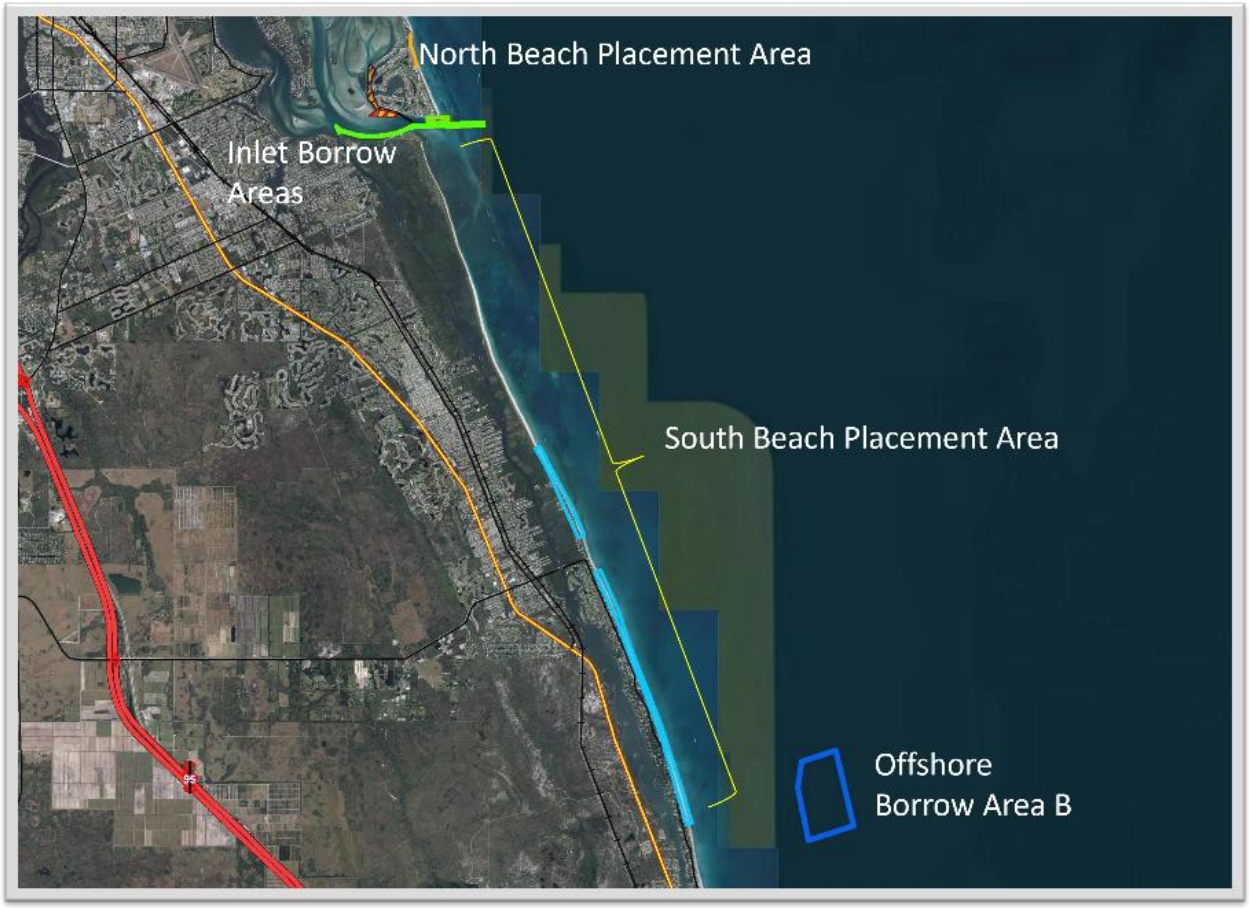


Figure 4 St. Lucie Inlet Placement Areas. Source: Martin County Public Works.

The inlet was originally opened in 1892 by local residents seeking navigable access to the Atlantic Ocean. The initial cut was 30 feet wide and five feet deep, however, after six years, the inlet had widened by 1,700 feet and had deepened to 6 to 7 feet. In 1922, the channel had grown to a width of 2,600 feet. It serves a vital role in Martin County's economy, ecosystems, and lifestyle of its residents. Commercial, sport, and recreational fishing define life in this community, and each relies on safe and dependable use of the inlet. St. Lucie Inlet is one of the widest in Florida, nearly a half mile (2,362 feet), making this shallow draft inlet vulnerable to elevated sea states. It became a federal project in 1913 through the Rivers and Harbors Act.

The St. Lucie Inlet Management plan was adopted by the state 1995, updated in 2016 and in 2023. It identified a preliminary bypass goal of 195,000 cy/yr. with 163,000 cy/yr. to the south and 36,000 cy/yr. to the north. Placement has been in the Hobe Sound National Wildlife Refuge, focusing on the area of Peck Lake and in the St. Lucie Inlet Preserve State Park along with bypassing to the beaches north of the Inlet at Bathtub Reef Park beach.

Of equal consequence is the health of the Indian River Lagoon, which depends on the natural flushing action provided by the healthy, open Inlet to remove storm water runoff and discharge from Lake Okeechobee.

Lake Okeechobee

Lake Okeechobee is Florida's largest lake and the second largest body of fresh water in the contiguous United States. The word Okeechobee comes from the Seminole Indian language "Oki" (water) and "Chubi" (big) and means "big water." Primary sources of lake water include rainfall (30%) and major tributaries, canals and runoff (70%). Evaporation accounts for 70% of water loss, with the remainder exiting through engineered outflows. High water levels are maintained from October through March (dry season), while low water levels are maintained from June through August.

Florida's government funded programs to build larger containment dikes around the lake and the "Okeechobee Waterway" as we know it today. The waterway was developed by digging two man-made canals—from the headwaters of the Caloosahatchee River on the Gulf Coast and from the St. Lucie River on the East Coast—to Lake Okeechobee.



Figure 5: Martin County roadway, rail, air, and waterway network
Source: Freight and Goods Movement Plan, Martin Metropolitan Planning Organization (MPO), 2020.

8. Utilities

Martin County Utilities is a regional water and wastewater utility that provides service to unincorporated Martin County, the Town of Sewall's Point, and Town of Ocean Breeze. Martin County Utilities also provides reuse (irrigation quality) water to local golf courses and residential subdivisions within the County. Utilities currently treats on average 9 million gallons of water a day from 35 surficial and 4 Floridan wells.

The Martin County water system is interconnected between the Tropical Farms and North County water plants. Water is treated at these plants is with a combination of lime softening and reverse osmosis. The treatment process for both water, wastewater, and irrigation quality (reuse) water meets all the requirements established by the federal, state, and local regulatory agencies.

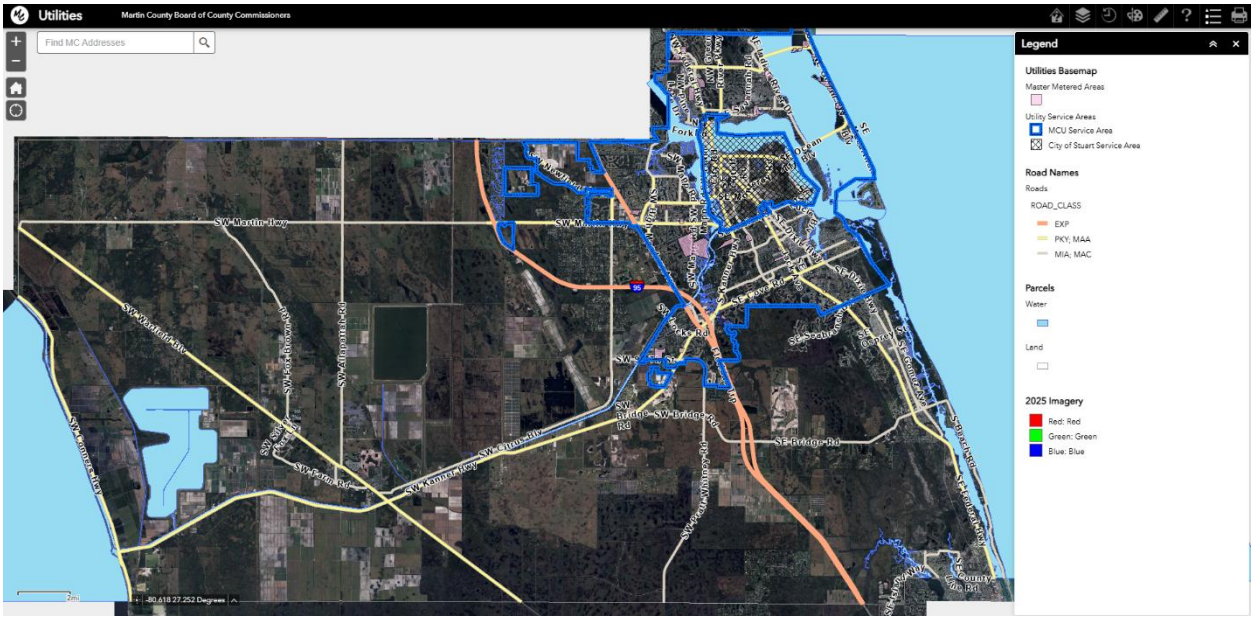


Figure 6: Martin County Utilities Map

Independently, the Town of Jupiter Island owns the South Martin Regional Utility providing water and wastewater treatment services to the Town of Jupiter Island, Hobe Sound, and unincorporated areas in Martin County outside of the Martin County service boundary. The City of Stuart and the Village of Indiantown also own and operate water and wastewater treatment plants to service their own municipal areas.

9. Media

Martin County is part of the Palm Beach Media Market. The local television channels that serve Martin County include WPTV (NBC Channel 5), WPBF (ABC Channel 25), WPEC (CBS Channel 12), and WFLX (FOX Channel 29). The County's own television network, MCTV, is the only television station located in Martin County. The local radio stations are outlined below.

Table 11: Radio Stations in Martin County

Station	*Frequency*	*City*	*Type*
WSTU	1450 AM	Stuart	News/Talk
WQCS *	88.9 FM	Fort Pierce	Public Radio
WCNO	89.9 FM	Palm City	Religious
WRMB	90.3 FM	Stuart	Religious
WWFR	91.7 FM	Stuart	Religious
WAVW	92.7 FM	Stuart	Country
WAYF	96.7 FM	Stuart	Christian Contemporary
LPFM	100.1 FM	Palm City	Religious
WMBX	102.3 FM	Jensen Beach	Urban Contemporary

Station	*Frequency*	*City*	*Type*
WIRK	103.1 FM	Indiantown	Country
WOLL	105.5 FM	Hobe Sound	Adult Contemporary

** Radio station located outside Martin County used for emergency notifications*
Source: www.radio-locater.com

10. Tourism and Attractions

Tourism is not only an important economic driver in Martin County; it is also deeply embedded in the community's identity, reflecting the area's rich history, natural beauty, and cultural vibrancy. Our destination is home to a diverse array of attractions, ranging from over 22 miles of pristine beaches and more than 100,000 acres of parks and conservation lands to a collection of unique museums, cultural sites, historic theatres, nature centers, and more. These assets are vital to both the local economy and the quality of life for residents and visitors alike.

The tourism industry employs more than 9,450 people in Martin County alone, representing about one in nine jobs. In 2023, travel generated over $60 million in state and local taxes, and overnight visitors spent more than $661.5 million in Martin County, significantly benefitting our local economy. Given the importance of tourism, it is crucial to consider how our attractions would be impacted by potential disasters, and to plan for their protection and swift recovery.

Martin County's natural attractions are among its most cherished assets, drawing visitors who seek to experience Florida's unspoiled landscapes and outdoor wonders. Places like Jonathan Dickinson State Park (famous for its scenic trails and waterways) and the Hobe Sound National Wildlife Refuge (which protects endangered species) are integral to the county's ecotourism appeal. Coastal gems such as The Nature Conservancy's Blowing Rocks Preserve, St. Lucie Inlet Preserve State Park, and Kristen Jacobs Coral Aquatic Preserve are beloved for their unique ecosystems and recreational opportunities. However, these natural sites are particularly vulnerable to disasters like hurricanes, storm surges, and wildfires, which could cause significant damage to habitats and wildlife, infrastructure, and visitor facilities.

Historic sites and cultural attractions are also cornerstones of Martin County's tourism offerings. The House of Refuge Museum at Gilbert's Bar is the oldest building in the county, dating back to 1876, and offers a glimpse into the area's maritime past. Downtown Stuart (recently voted the "Best Coastal Small Town" in America) is a cultural hub revered for its historic architecture and vibrant arts scene, thanks to attractions like the Lyric Theatre, the Stuart Heritage Museum, the Riverwalk, colorful galleries, public art installations, and more. Sites like the Elliott Museum (with its vast collection of rare automobiles and revolving exhibits), the Children's Museum of the Treasure Coast (which engages young minds through interactive displays), and the Road to Victory Military Museum (which honors American veterans) are all critical to preserving and showcasing the county's rich history and culture. These attractions, however, face risks from wind damage, flooding, and other disaster-related impacts, which could threaten both the physical structures and the valuable artifacts they house.

In addition to these historic and cultural sites, Martin County boasts a range of family-friendly attractions and recreational facilities that contribute to its appeal as a premier tourist destination. Sailfish Splash Waterpark, a favorite among families, and the nearby Sailfish Splash Golf Course, which offers year-round outdoor recreation, are key components of the county's leisure offerings. The Florida Oceanographic Coastal Center, the Hobe Sound Nature Center, and the Treasure Coast Wildlife Center provide educational experiences centered on marine and wildlife conservation, drawing visitors who are passionate about Florida's natural environment. These

attractions, while invaluable to tourism, are also not immune to the effects of disasters, which could disrupt operations and diminish their appeal to visitors.

The impact of a disaster on Martin County's tourism assets would extend beyond immediate physical damage, potentially leading to long-term challenges such as decreased visitor numbers, economic losses, and a slower recovery for local businesses. Tourism reaches far beyond our local lodging properties and short-term rental market, impacting other industries such as entertainment, retail, dining, transportation, and more. Protecting these attractions through effective mitigation strategies is essential to maintaining the resilience of the tourism industry and the broader community.

Table 12: Martin County Attractions

Natural	*Historic and Cultural*
• Jonathan Dickinson State Park • St. Lucie Inlet Preserve State Park • Seabranch Preserve State Park • Savannas Preserve State Park • Atlantic Ridge State Park • Halpatiokee Regional Park • Phipps Park and Campground • Indian Riverside Park • Langford Park • Sandsprit Park • Shepard Park • Timer Powers Park • Twin Rivers Park • Allapattah Flats Wildlife Management Area • Hobe Sound National Wildlife Refuge • Jensen Sea Turtle Beach • Stuart Beach • Hobe Sound Beach • Bathtub Reef Beach • Blowing Rocks Preserve	• House of Refuge Museum * • Elliott Museum • The Lyric Theatre * • The Barn Theatre • A.C.T. Studio Theatre • StarStruck Academy and Theatre • Stuart Heritage Museum • Jensen Beach History Museum • Road to Victory Miliary Museum • Children's Museum of the Treasure Coast • Mansion at Tuckahoe * • Mount Elizabeth Archaeological Site * • Court House Cultural Center * • The Palm Room Art Gallery and Martin Artisans Guild • Captain Henry Sewall's House • Georges Valentine Underwater Archaeological Preserve * • Trapper Nelson's Interpretive Site * • Seminole Inn * • Golden Gate Building * • The Olympia School * • New Monrovia One-Room Schoolhouse • Burn Brae Plantation – Krueger House * • Cypress Lodge * • Jupiter Island Gate House * • Stuart Welcome Arch *

Family-Friendly	*Agritourism*	*Notable Districts*
• Children's Museum of the Treasure Coast • Sailfish Splash Waterpark • Sailfish Sands Golf Course • Florida Oceanographic Coastal Center and Ocean EcoCenter • Treasure Coast Wildlife Center • U.S. Sailing Center	• Kai-Kai Farm • Seven Oaks Ranch • Rockin' H Ranch • Calusa Creek Ranch • Hobe Sound Farmer's Market • Palm City Farms • 710 U-Pick • Martin County Fairgrounds	• Historic Downtown Stuart • Port Salerno Waterfront District • Downtown Jensen Beach and the Artist Colony • The Creek District of Arts and Entertainment • Downtown Hobe Sound and the Hobe Sound Mural Project

• Port Mayaca Polo Club		

** Indicates Historic Place*

Source: Martin County Office of Tourism and Marketing and National Register of Historic Places

11. Jurisdictions

a. City of Stuart

The City of Stuart is the county's seat, was chartered in 1925 and is 6.25 square miles. The City has a population of 19,430 and increases with winter visitors each year. The City is comprised of a Mayor, Vice Mayor and three Commissioners. The major employers are the municipal government, Cleveland Clinic, and the airport.

b. Town of Jupiter Island

The Town was established in 1953 and is situated on a barrier island on the south end of Martin County. The Town consists of approximately 1,643 acres with nine miles of ocean frontage. The Town has a permanent population of 828 with a seasonal population of about 2,000. The Town's governmental body consist of a Town Commission/Manger, five elected Commissioners, Mayor, and Vice Mayor. Their government functions are Public Safety, Public Works, Building and Zoning, Finance and Administration, Beach Protection District, and the South Martin Regional Utility.

c. Town of Ocean Breeze

The Town formed its government in 1960 after being established in 1938 as a mobile home park. The Town is situated along the Indian River with a population of 301 on 0.2 square miles. The Town's council and boards consists of a Mayor, President, Vice President and four Council Members. The government functions are Building and Permitting, Planning and Zoning and Finance.

d. Town of Sewall's Point

The Town received its charter in 1957 and the first Town Hall was built in 1960. The town is situated between Indian River Lagoon and the St. Lucie River. Sewall's Point has a population of 2,064 and sits on 1.2 square miles which is on a peninsula bearing the same name. The Town's government body is composed of a Mayor, Vice Mayor, three Commissioners, Town Manager, and Town Clerk. Their governmental functions are Building, Public Works, and Police departments.

e. Village of Indiantown

The Village was incorporated December 2017, being the first municipality incorporated in over 40 years in Martin County. The Village is situated on 14 square miles in the western section of Martin County with a population of 6,755. The Village's government body consists of a Mayor, Vice Mayor, three council members, Village Manager, Village Clerk, and Village Attorney. Their governmental functions are Building, Planning and Development, Code Compliance, Parks and Recreation, and Water and Wastewater departments.

f. Martin County School District

Martin County School District is the second largest employer in Martin County with more than 3,200 district professionals that work together to provide a safe learning environment to approximately 16,000 students in 12 elementary schools, 5 middle schools, 3 comprehensive high schools, 3 special centers, 4 preschool centers and 2 adult education campuses. The District's administration includes a Superintendent, Deputy Superintendent and five Board Members. Each school has a principal or director with administrative support staff.

12. Social Vulnerability Indicators

Social vulnerability refers to the demographic and socioeconomic factors (such as poverty, lack of access to transportation, and crowded housing) that adversely affect communities that encounter hazards and other community-level stressors. These stressors can include natural or human-caused disasters (such as tornadoes or chemical spills) or disease outbreaks (such as COVID-19). The map below shows the socially vulnerable areas in Martin County, according to the Centers for Disease Control as of 2022.

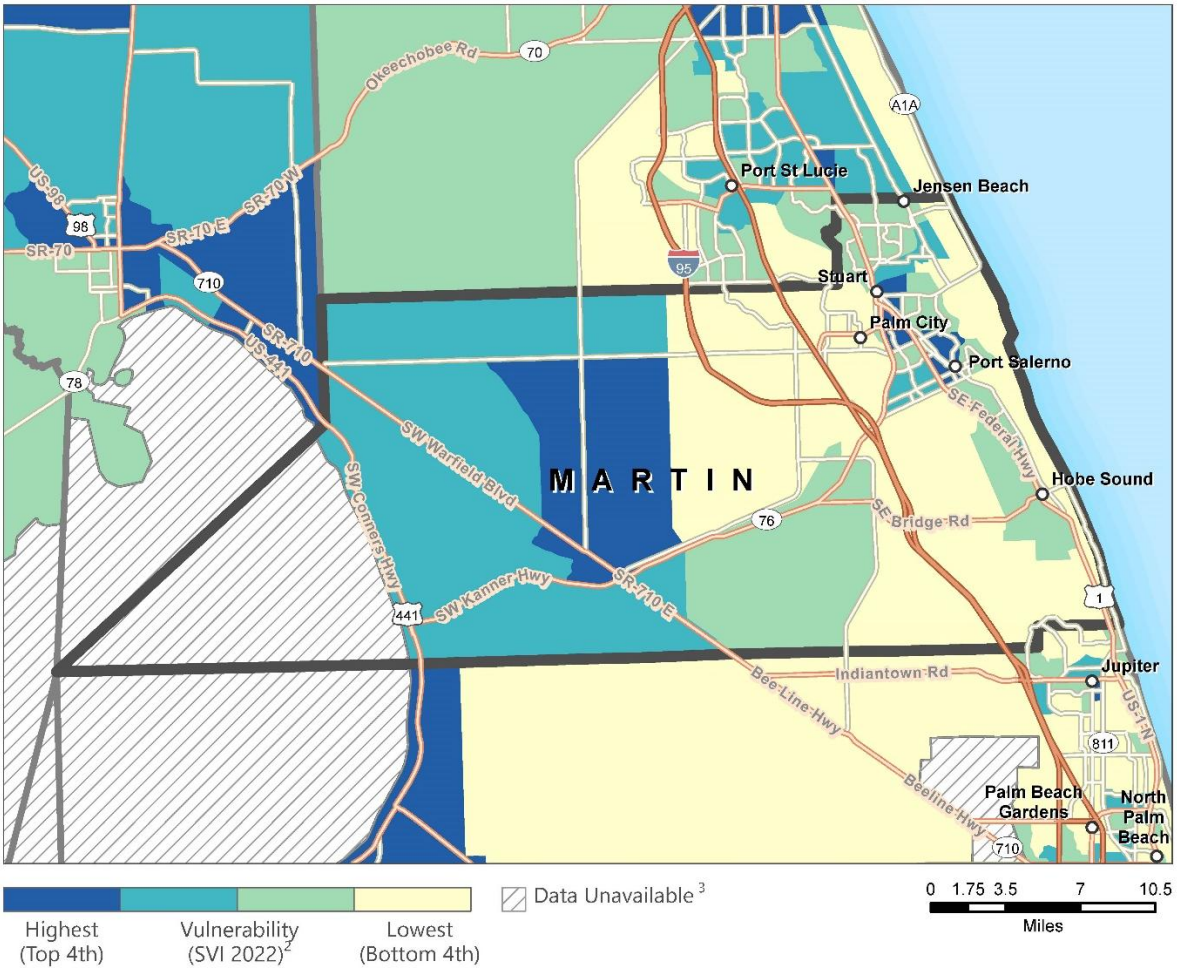


Figure 7: Overall Social Vulnerability in Martin County. Source: Centers for Disease Control and Prevention.

13. Asset Inventory / Critical Facilities

§201.6(c)(2)(ii)	[The risk assessment shall include a] description of the jurisdiction's vulnerability of the hazards described in paragraph (c)(2)(i) of this section. This description shall include an overall summary of each hazard and its impact on the community.
§201.6(c)(2)(ii)(A)	The plan should describe vulnerability in terms of the types and numbers of existing and future buildings, infrastructure, and critical facilities located in the identified hazard areas

Martin County's critical facilities list includes public safety, hospitals, and nursing facilities as well as county infrastructures that supports daily operations. Listed below are the types of facilities but the names are not listed per exemption allowed in the Florida Administrative Code 27P-22.005. A list of critical facilities is provided to the Florida Division of Emergency Management on an annual basis.

Table 13: Martin County Asset Inventory / Critical Facilities

Type	*Number of Facilities*
Hospitals	4
Fire Stations	15
Law Enforcement	7
Public Facilities	13
Nursing Homes/Adult Living Facilities	21
Schools	38
Utilities/Lift Stations	352
Airports	1
Public Safety	17
Parks/Community Centers	28
Historical Sites	23

14. Disaster Declarations

Martin County has experienced many federally declared disasters over the years. The earliest on record, according to FEMA, was in 1965 (the first disaster declaration was in 1953), but that does not mean that Martin County has not experienced disasters prior to this year. The table below outlines all the major disaster, emergency, and fire management assistance declarations that Martin County has experienced. The start and end dates refer to the declaration period, not the specific date it affected Martin County. The cost shown is based on the entire declaration, not the cost for Martin County.

Table 14: Martin County Federal Declarations

Declaration Number	*Event*	*Start Date*	*End Date*	*Cost*
DR-209	Hurricane Betsy (a.k.a. Billion Dollar Betsy)	9/14/1965	9/14/1965	$1.42 B
DR-526	Severe Winter Weather	1/31/1977	1/31/1977	Unknown
DR-851	Severe Freeze	12/23/1989	12/25/1989	Unknown
DR-982	Tornadoes, Flooding, High Winds & Tides, Freezing (a.k.a. Storm of the century)	3/12/1993	3/16/1993	$50 M
DR-1074	Severe Flooding	10/13/1995	11/20/1995	Unknown
DR-1223	Extreme Fire Hazard	5/25/1998	7/22/1998	$25 M
EM-3131	Hurricane Georges	9/25/1998	10/2/1998	$340 M
FM-2251	Okeechobee Fire Complex	4/13/1999	N/A	Unknown
EM-3139	FL-Fires 04/15/99	4/15/1999	5/25/1999	Unknown
DR-1300	Hurricane Floyd	9/13/1999	9/25/1999	$6 B
DR-1306	Hurricane Irene	10/14/1999	10/24/1999	$800 M
DR-1359	Severe Freeze	12/1/2000	1/25/2001	$179 M
FM-2354	Okeechobee Complex Fire	2/19/2001	N/A	Unknown
DR-1539	Tropical Storm Bonnie and Hurricane Charley	8/11/2004	8/30/2004	$14 B

Declaration Number	*Event*	*Start Date*	*End Date*	*Cost*
DR-1545	Hurricane Frances	9/3/2004	10/8/2004	$9 B
DR-1551	Hurricane Ivan	9/13/2004	11/17/2004	$18 B
DR-1561	Hurricane Jeanne	9/24/2004	11/17/2004	$8 B
EM-3220	Hurricane Katrina Evacuation	8/29/2005	10/1/2005	$3.8 M
DR-1609	Hurricane Wilma	10/23/2005	11/18/2005	$1.4 B
FM-2696	Okeechobee Fire Complex	5/29/2007	N/A	$637 K
DR-1785	Tropical Storm Fay	8/18/2008	9/12/2008	$116 M
FM-2819	Martin County Fire Complex	5/11/2009	N/A	$410 K
DR-4084	Hurricane Isaac	8/27/2012	8/29/2012	$21.4 M
DR-4283	Hurricane Matthew	10/3/2016	10/19/2016	$390 M
DR-4337	Hurricane Irma	9/4/2017	10/18/2017	$3.3 B
DR-4468	Hurricane Dorian	8/28/2019	9/9/2019	$77.8 M
DR-4486	COVID-19 Pandemic	1/20/2020	5/11/2023	$3.1 B*
EM-3533	Hurricane Isaias	7/31/2020	8/4/2020	$1.3 M
DR-4673	Hurricane Ian	9/23/2022	11/4/2022	$3.4 B
DR-4680	Hurricane Nicole	11/7/2022	11/30/2022	$93.8 M
DR-4834	Hurricane Milton	10/05/2024	11/02/2024	$802 M†

** Only in Florida. The COVID-19 pandemic estimated costs are much higher as each state received a declaration.*
† As of the writing of this plan, Hurricane Milton costs are still being calculated.
Source: FEMA

E. CAPABILITIES

§201.6(c)(4)(ii)	[This plan shall include a] process by which local governments incorporate the requirements of the mitigation plan into other planning mechanisms such as comprehensive or capital improvement plans, when appropriate.
S1 (C1-a)	The plan must describe how resources of each participant the existing authorities, policies, programs, funding and are available to support the mitigation strategy. This must include a discussion of the existing building codes and land use and development ordinances or regulations. Capabilities may be described in a table or narrative.

1. Existing Policies, Programs, and Resources

Martin County itself and the municipalities therein have several capabilities that can support mitigation efforts including comprehensive plans, building codes, subdivision and land use ordinances, zoning ordinances, and floodplain regulations. The LMS Coordinator worked with the jurisdictional representatives to complete a “capabilities assessment”. Representatives answered questions about the following plans, codes, and ordinances from the perspectives of their home jurisdictions that are currently existing and in place in each jurisdiction.

Comprehensive Plans

Comprehensive plans promote sound land use and regional cooperation among local governments to address planning issues. These plans serve as the official policy guide for influencing the location, type, and extent of future development by establishing the basic decision-

making and review processes on zoning matters, subdivision and land development, land uses, public facilities, and housing needs over time.

Building Codes

Building codes regulate construction standards for new construction and substantially renovated buildings. Standards can be adopted that require resistant or resilient building design practices to address hazard impacts common to a given community.

Subdivision and Land Use Development Ordinances

Subdivision and land development ordinances (SALDOs) are intended to regulate the development of housing, commercial, industrial or other uses, including associated public infrastructure, as land is subdivided into buildable lots for sale or future development. Within these ordinances, guidelines on how land will be divided, the placement and size of roads and the location of infrastructure can reduce exposure of development to hazard events.

Zoning Ordinances

Zoning ordinances allow for local communities to regulate the use of land in order to protect the interests and safety of the general public. Zoning ordinances can address unique conditions or concerns within a given community. They may be used to create buffers between structures and high-risk areas, limit the type or density of development, and/or require land development to consider specific hazard vulnerabilities.

National Flood Insurance Program (NFIP)

Participation and Floodplain Management Ordinances through administration of floodplain ordinances, municipalities can ensure that all new construction or substantial improvements to existing structures located in the floodplain are flood-proofed, dry-proofed, or built above anticipated flood elevations. Floodplain ordinances may also prohibit development in certain areas altogether. The National Flood Insurance Program (NFIP) establishes minimum ordinance requirements which must be met for that community to participate in the program. However, a community is permitted and encouraged to adopt standards which exceed NFIP requirements.

The following table summarizes the jurisdictional capabilities of Martin County and its jurisdictions, according to the completed surveys.

Table 15: Jurisdictional Policies, Programs, and Resources

Jurisdiction	*Comprehensive Plan*	*Building Codes*	*Subdivision or Land Use Ordinance*	*Zoning Ordinance*	*Participates in the NFIP*
Martin County	✓	✓	✓	✓	✓
City of Stuart	✓	✓	✓	✓	✓
Town of Jupiter Island	✓	✓	✓	✓	✓
Town of Ocean Breeze	✓	✓	✓	✓	✓
Town of Sewall's Point	✓	✓	✓	✓	✓
Village of Indiantown	✓	✓	✓	✓	✓
Martin County School District		N/A	N/A	N/A	N/A
Cleveland Clinic	✓	N/A	N/A	N/A	N/A

Source: Jurisdictional Representatives

2. Ability of Jurisdiction and Capabilities

S2 (C1-b)	The plan must describe the ability of each participant to expand on and improve the capabilities described in the plan (S1).

Representative members of the jurisdictions completed a self-assessment for their jurisdiction to serve as representative capabilities within the region to effectively implement hazard mitigation activities. As part of this process, jurisdictions were encouraged to consider barriers to implementing proposed mitigation strategies in addition to the mechanisms that could enhance or further such strategies. Results are shown under each category of capabilities.

Planning and Regulatory

Several planning activities and duties in Martin County may include (but may not be limited to) the following (numbers on the list correspond do answers on the table below).

(1) Promote planning,
(2) make land examinations and surveys,
(3) accept and use gifts and public or private grants for the performance of the commission's functions (i.e., planning activities),
(4) enact, adopt, amend, and execute a comprehensive plan,
(5) adopt zoning regulations to control street congestion; promote health, public safety, and general welfare; provide adequate light and air; promote the conservation of natural resources; prevent environmental pollution; properly manage growth and development; and promote or facilitate adequate transportation, water, sewage, schools, recreation, parks, and other public facilities,
(6) recommend subdivision regulations to the legislative body, and/or
(7) support the preservation of historic structures.

Table 16: Planning and Regulatory Capabilities Self-Assessment

PLANNING AND REGULATORY CAPABILITIES SELF-ASSESSMENT							
Jurisdiction	*(1)*	*(2)*	*(3)*	*(4)*	*(5)*	*(6)*	*(7)*
Martin County	✓	✓		✓	✓	✓	✓
City of Stuart	✓			✓	✓	✓	✓
Town of Jupiter Island	✓			✓	✓	✓	✓
Town of Ocean Breeze	✓		✓	✓	✓	✓	
Town of Sewall's Point	✓			✓	✓	✓	✓
Village of Indiantown	✓		✓		✓	✓	✓
Martin County School District	✓						
Cleveland Clinic	✓		✓	✓			

Source: Jurisdictional Representatives

Administrative and Technical Capability

Administrative capability is described by an adequacy of departmental and personnel resources for the implementation of mitigation-related activities. Technical capability relates to an adequacy of knowledge and technical expertise of local government employees or the ability to contract outside resources for this expertise to effectively execute mitigation activities (numbers on the list correspond do answers on the table below).

(1) In-house planners with knowledge of land development/management practices
(2) Contracted planners with knowledge of local land development/management practices

(3) In-house engineers
(4) Contracted engineers with intimate local knowledge
(5) In-house building inspector(s)
(6) In-house planners with an understanding of local natural, technological, or societal hazards
(7) Contracted planners with an understanding of local natural, technological, or societal hazards
(8) Emergency manager
(9) Floodplain manager
(10) In-house land surveyor
(11) In-house GIS mappers

Table 17: Administrative and Technical Capabilities Self-Assessment

Jurisdiction	*(1)*	*(2)*	*(3)*	*(4)*	*(5)*	*(6)*	*(7)*	*(8)*	*(9)*	*(10)*	*(11)*
Martin County	✓		✓	✓	✓	✓		✓	✓	✓	✓
City of Stuart	✓	✓	✓	✓	✓			✓			✓
Town of Jupiter Island	✓	✓	✓	✓	✓	✓	✓				
Town of Ocean Breeze		✓		✓	✓		✓				
Town of Sewall's Point				✓	✓		✓	✓	✓		
Village of Indiantown	✓	✓		✓							
Martin County School District	✓			✓		✓		✓			
Cleveland Clinic						✓		✓			

Source: Jurisdictional Representatives

Fiscal Capability

The decision and capacity to implement mitigation-related activities is often strongly dependent on the presence of local financial resources. While some mitigation actions are less costly than others, it is important that money is available locally to implement policies and projects. To assess fiscal capabilities, jurisdictions can employ or have the following (numbers on the list correspond do answers on the table below).

(1) Capital improvement funds for mitigation
(2) Public Works funds for mitigation
(3) In-house staff to manage mitigation grants
(4) Contracted staff to manage mitigation grants

Table 18: Fiscal Capabilities Self-Assessment

Jurisdiction	*(1)*	*(2)*	*(3)*	*(4)*
Martin County	✓	✓	✓	✓
City of Stuart				✓
Town of Jupiter Island	✓	✓		
Town of Ocean Breeze	✓	✓		
Town of Sewall's Point	✓			✓
Village of Indiantown	✓			✓
Martin County School District	✓			
Cleveland Clinic		✓	✓	

Source: Jurisdictional Representatives

Financial resources are particularly important if communities are trying to take advantage of state or federal mitigation grant funding opportunities that require local-match contributions. Federal programs which may provide financial support for mitigation activities include, but are not limited to:

- Community Development Block Grant (CDBG),
- Disaster Housing Program,
- Emergency Conservation Program,
- Emergency Management Performance Grants (EMPG),
- Emergency Watershed Protection Program,
- Hazard Mitigation Grant Program (HMGP),
- Flood Mitigation Assistance Program,
- Non-Insured Crop Disaster Assistance Program,
- Pre-Disaster Mitigation Program,
- Repetitive Flood Claims Program (RFC),
- Section 108 Loan Guarantee Programs,
- Severe Repetitive Loss (SRL) Program, and
- Weatherization Assistance Program.

State programs that may support mitigation include (but are not limited to):

- Florida Department of Commerce (job ready sites and CDBG funds for economic development),
- Florida Environmental Protection Agency (land and water conservation efforts),
- Florida Fish and Wildlife Conservation Commission (loans and capital improvements), and
- Florida Division of Emergency Management (funds to support emergency preparedness, response, and overall resilience).

Political Capability

One of the most difficult capabilities to evaluate involves the political will of a jurisdiction to enact meaningful policies and projects designed to mitigate hazard events. The adoption of hazard mitigation measures may be seen as an impediment to growth and economic development. In many cases, mitigation may not generate interest among local officials when compared with competing priorities. Therefore, the local political climate must be considered when designing mitigation strategies, as it could be the most difficult hurdle to overcome in accomplishing the adoption or implementation of specific actions.

The assessment included questions to gauge community receptiveness to several types of mitigation strategies. Although these actions may not appear on the current mitigation strategy, they provide a platform for discussion as the 2025-2030 cycle begins. The following table details the results.

Table 19: Self-Assessment: Example Mitigation Strategies

Sample Mitigation Strategy	*Very Willing*	*Willing*	*Neutral*	*Unwilling*	*Very Much Unwilling*
XYZ community guides development away from known hazard areas.	0%	75%	25%	0%	0%
XYZ community restricts public investments or capital improvements within hazard areas.	12.5%	62.5%	25%	0%	0%
XYZ community enforces local development standards (e.g., building codes, floodplain management ordinances, etc.) that go beyond minimum state or federal requirements.	12.5%	50%	37.5%	0%	0%

Sample Mitigation Strategy	*Very Willing*	*Willing*	*Neutral*	*Unwilling*	*Very Much Unwilling*
XYZ community offers financial incentives (e.g., through property tax) to individuals and businesses that employ resilient construction techniques (e.g., voluntary elevate structures, employ landscape designs that establish buffers, exceeding recommended building code standards, etc.)	0%	0%	50%	12.5%	37.5%
XYZ community offers financial incentives (e.g., through property tax credits) to individuals and businesses that employ green infrastructure techniques (e.g., pave sidewalks and driveways utilizing permeable materials, install drought tolerant plants to capture, clean, and filtrate rainwater, increase green space in urbanized areas, etc.).	0%	12.5%	37.5%	12.5%	37.5%

Source: Jurisdictional representatives

3. NFIP Jurisdictions

§ 201.6(c)(3)(ii)	[The mitigation strategy shall include] a section that identifies and analyzes a comprehensive range of specific mitigation actions and projects being considered to reduce the effects of each hazard, with particular emphasis on new and existing buildings and infrastructure. All plans approved by FEMA after October 1, 2008, must also address the jurisdiction's participation in the NFIP, and continued compliance with NFIP requirements, as appropriate.
P7 (A4)	For jurisdictions with structures for which National Flood Insurance Program (NFIP) coverage is available, regulatory flood mapping products are required to be incorporated, if applicable. Participants may use other jurisdiction-specific materials including non-regulatory flood mapping products, that improve upon NFOP regulatory flood mapping products.
S3 (C2-a)	The plan must describe how resources of each participant, the existing authorities, policies, programs, funding are available to support the mitigation strategy. This must include a discussion of existing building codes and land use and development ordinances or regulations. Capabilities may be described in a table or narrative.

The U.S. Congress established the NFIP with the passage of the National Flood Insurance Act of 1968. The NFIP is a federal program enabling property owners in participating communities to purchase insurance as a protection against flood losses in exchange for State and community, floodplain, management regulations that reduce future flood damages. Participation in the NFIP is based on an agreement between communities and the Federal Government.

If a community adopts and enforces a floodplain management ordinance to reduce future flood risk to new construction in floodplains, the Federal Government will make flood insurance available within the community as a financial protection against flood losses. This insurance is designed to provide an insurance alternative to disaster assistance to reduce the escalating costs of repairing damage to buildings and their contents caused by floods.

Each jurisdiction within the county is an active participant in the NFIP. In an effort to ensure continued compliance with the NFIP, each participating community will:

- Continue to enforce their adopted Floodplain Management Ordinance requirements, which include regulating all new development and substantial improvements in Special Flood Hazard Areas (SFHA).
- Continue to maintain all records pertaining to floodplain development, which shall be available for public inspection.
- Continue to notify the public when there are proposed changes to the floodplain ordinance or Flood Insurance Rate Maps.
- Maintain the map and Letter of Map Change repositories.
- Continue to promote Flood Insurance for all properties.
- Continue their Community Rating System outreach programs, as applicable.

Table 20: Jurisdictional Departments in Charge of Floodplain Management

Community Name	*Department*
Martin County	Public Works Department
Stuart	Development Department
Indiantown	Planning and Public Works Department
Jupiter Island	Building Planning and Zoning Department
Sewall's Point	Building and Public Works Department
Ocean Breeze	Building Department

Table 21: Communities Participating in the NFIP

Community Name	*Init FHBM Identified*	*Init FIRM Identified*	*Current Effective Map Date*	*Reg-Emer Date*	*Participating Community*
Indiantown	N/A	02/19/20	02/19/20	12/9/2020	YES
Jupiter Island	05/24/74	02/02/77	02/19/20	02/02/77	YES
Martin County	07/29/77	06/15/81	02/19/20	06/15/81	YES
Ocean Breeze	08/02/74	06/15/81	02/19/20	06/15/81	YES
Sewall's Point	03/15/74	08/15/78	02/19/20	08/15/78	YES
Stuart	05/24/74	08/15/78	02/19/20	08/15/78	YES

Source: FEMA National Flood Insurance Program

Table 22: Communities Participating in the Community Rating System

Community Name	*CRS Entry Date*	*Current Effective Date*	*Current Class*	*% Discount*
Jupiter Island	10/1/1995	04/01/23	6	20%
Martin County	10/1/1992	04/01/23	5	25%
Sewall's Point	10/1/1996	05/01/19	10	0%

Source: FEMA National Flood Insurance Program

The Martin County GIS team has developed the Martin County flood map that includes local street imaging, where residents can access the FEMA flood maps on the Martin County website by visiting the following link: https://geoweb.martin.fl.us/flood/. Residents can search their address and know if they are in a flood zone, and what type. For reference, a static map of the flood zones is provided in the *Flood* hazard profile.

4. Substantial Damage and Substantial Improvement

There are certain tasks related to substantial damage that must take plan post-disaster to remain in compliance with the National Flood Insurance Program (NFIP). Substantial damage under the NFIP is defined as "damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred."

Following an event, jurisdictions inspect affected structures within the floodplain to determine the extent of damage. If the damage equals or exceeds 50% of the pre-event market value, the structure is determined to be substantially damaged. Property owners are notified of the requirements to bring their structure into compliance with current floodplain standards before repair or reconstruction begins.

Each jurisdiction has its own ordinance that outlines steps to take after an event. Generally, the jurisdictions follow similar steps such as the following, with little variation.

- Conduct damage assessment.
- Determine if the structure exceeds the 50% substantial damage threshold.
- Notify the property owner of the determination and compliance requirements.
- Require that any repair or reconstruction go through the permitting process to ensure compliance with elevation and flood protection standards.
- Verify that all completed work meets floodplain regulations before issuing final approval or a certificate of occupancy.

5. Repetitive Loss and Severe Repetitive Loss

R 11 (B2-c)	The plan must address repetitively flooded NFIP-Insured structures by including estimated numbers and types (residential, commercial, institutional, etc.) of repetitive loss properties.

Reducing the losses associated with repetitive flood loss properties is a high priority nationally. This is reflected by the priority placed on repetitive loss properties in Federal grant applications. For this analysis, documented repetitive losses are restricted to the narrow FEMA definition and represent only those residential and commercial properties whose owners have made more than one claim on their flood insurance policies as recorded by the NFIP.

When buildings experience more than one loss due to flooding, they can become repetitive or severe repetitive loss properties. There are two accepted definitions of repetitive loss and severe repetitive loss: one from the Flood Mitigation Assistance (FMA) grant and the other from the National Flood Insurance Program (NFIP). The following table outlines the definitions.

Table 23: RL and SRL Definitions

Program	*Repetitive Loss*	*Severe Repetitive Loss*
Flood Mitigation Assistance (FMA) Grant	A Repetitive Loss (RL) property is a structure covered by a contract for flood insurance made available under the NFIP that: Has incurred flood-related damage on 2 occasions, in which the cost of the repair, on the average, equaled or exceeded 25% of the	(a) Is covered under a contract for flood insurance made available under the NFIP; and (b) Has incurred flood-related damage i. For which 4 or more separate claims payments (includes building and contents) have been made under flood

Program	*Repetitive Loss*	*Severe Repetitive Loss*
	market value of the time of each such flood event; At the time of the second incidence of flood related damage, the contract for flood insurance contains increased cost of compliance coverage.	insurance coverage with the amount of each such claim exceeding $5,000, and with the cumulative amount of such claim's payments exceeding $20,000, or ii. For which at least 2 separate claims payments (includes only building) have been made under such coverage, with the cumulative amount of such claims exceeding the market value of the insured structure.
National Flood Insurance Program (NFIP)	A Repetitive Loss (RL) property is any insurable building for which two or more claims of more than $1,000 were paid by the National Flood Insurance Program (NFIP) within any rolling ten-year period, since 1978.	A single-family property (consisting of 1 to 4 residences) that is covered under flood insurance by the NFIP and has incurred flood-related damage for which 4 or more separate claims payments have been paid under flood insurance coverage, with the amount of each claim payment exceeding $5,000 and with cumulative amount of such claims payments exceeding $20,000; or for which at least 2 separate claims payments have been made with the cumulative amount of such claims exceeding the reported value of the property.

According to Martin County Public Works, there are a total of 171 repetitive loss properties and 12 severe repetitive loss properties. The following table lists the types for each.

Table 24: RL and SRL Properties in Martin County

Type	*Repetitive Loss*	*Severe Repetitive Loss*
Residential	147	11
Commercial	2	0
Institutional	0	0
Other	22	1
TOTAL	**171**	**12**

II. THE PLANNING PROCESS

§201.6(c)(1)	Documentation of the planning process used to develop the plan, including how it was prepared, who was involved in the process, and how the public was involved.
P1 (A1-a)	The plan must document the planning process

A. PLANNING PROCESS[1]

Martin County Emergency Management was the lead organization in updating this plan. During the regular LMS meeting in July 2024, the Committee formed a Plan Update Subcommittee to ensure adequate representation from jurisdictions and community partners that would advise on plan updates and requirements. See *Section II.D. Jurisdictional Representation* for a list of subcommittee members.

The following table is a summary of the meetings the partners held for the development of the plan. Each meeting is described below in more detail. For agendas, presentation, advertisements, and minutes of these meetings, refer to *Attachment A: Planning Process Documentation.* In addition to the in-person and virtual meetings, the subcommittee and the LMS Coordinator maintained constant communications throughout the process via email and phone calls.

Table 25: Meetings Held for the Plan Update

Date	*Format*	*Purpose*
July 17, 2024	In-Person	• Review the plan update proposal and timeline • Review and approve the draft online public survey questions
September 18, 2024	Virtual	• Review current list of hazards and modify, add, and delete as needed to align with the 2023 Enhanced State Hazard Mitigation Plan • Discuss ranking method for hazards • Analyze and define list of critical facilities, include assets in Martin County • Review public survey input so far
October 16, 2024	In-Person	• Refine hazards to be included and excluded • Review hazard ranking methodology • Discuss critical infrastructure and assets list • Propose possible public meeting dates and locations • Review the survey for jurisdictional capabilities
December 18, 2024	In-Person	• Review draft of Introduction section • Excluded hazards review • Hazard ranking methodology • Jurisdictional public meetings • Discuss partners
February 19, 2025	In-Person	• Review current project scoring method • Discuss updated project scoring method • Review and update existing project list • Review new project information requirements

[1] EMAP Standard 4.2.1

Date	*Format*	*Purpose*
March 19, 2025	In-Person	• Review and approve *LMS Initiative Proposal Form* and *LMS Initiative Scoring sheet* • Review and update Goals and Objectives
August 20, 2025	In-Person	• Review and approve final draft of plan

Since 2016, the LMS Committee has met quarterly to discuss updates, projects, requirements, etc. The table below lists all the meetings held in Martin County. The Committee holds special meetings when applicants propose new projects to be added to the list and prioritized.

Table 26: LMS Meetings 2026 - 2025

Meeting Dates	*Quarterly*	*Special*
March 4, 2016		
December 15, 2016		
March 22, 2017		
January 18, 2018		
May 3, 2018		
June 21, 2019		
August 13, 2019		
October 9, 2019		
January 22, 2020		
October 28, 2020		
January 20, 2021	X	
April 9, 2021		X
April 21, 2021	X	
July 21, 2021	X	
October 12, 2021		X
October 20, 2021	X	
November 12, 2021		
January 19, 2022	X	
April 20, 2022	X	
June 29, 2022		X
July 20, 2022	X	
October 19, 2022	X	
January 18, 2023	X	
April 3, 2023		X
April 20, 2023	X	
July 12, 2023	X	
October 17, 2023		X
October 18, 2023	X	
January 17, 2024	X	
April 17, 2024	X	
July 17, 2024	X	
October 16, 2024	X	
February 19, 2025	X	
May 21, 2025	X	
June 25, 2025		X
August 20, 2025	X	

B. JURISDICTIONS, ROLES, AND REPRESENTATION

P2 (A1-b)	The plan must list the jurisdictions and their roles.
P3 (A1-b)	The plan must list a representative from each jurisdiction that will seek approval and how they participated in the planning process (at a minimum, it must identify the jurisdiction represented and the person's agency and title within the jurisdiction).

The jurisdictions seeking approval for the 2025 LMS plan are the following:

- Martin County
- City of Stuart
- Town of Jupiter Island
- Town of Ocean Breeze
- Town of Sewell's Point
- Village of Indiantown
- Martin County School District
- Cleveland Clinic

The LMS Plan Update Subcommittee tasked with the update of this plan has continued the planning process that was established in 1998. For the 2025 update, the Subcommittee has representatives from the following jurisdictions and agencies (where more than one name appears, there was a change in membership throughout the process).

Table 27: LMS Plan Update Subcommittee Members

Jurisdiction/Agency	*Type*	*Point of Contact, Title*
Stuart	City	Derek Ortado, Emergency Management Coordinator
Martin County	County	George Dzama, Deputy Director, Public Works Department Jim Gorton, Director, Public Works Department
MC School District	School District	Julie Sessa, Assistant Superintendent of HR Mark Cocco, Safety Manager
Cleveland Clinic	Private	Christina Proulx, Emergency Management Senior Manager
Martin County	Public	Keith Holman Jacqui May
Jupiter Island	Town	John Duchock, Assistant Town Manager
Ocean Breeze	Town	Terry O'Neil, Management Consultant Kevin Docherty, Town Council President
Sewall's Point	Town	Bob Daniels, Town Manager
Indiantown	Village	Patrick Nolan, Utilities and Public Works Director
Stuart/Martin Chamber of Commerce	Non-Profit	Patrick LaConte, Member

The following table lists how each jurisdiction participated; the members completed a variety of tasks throughout the process. In the last column, the table indicates how the stakeholder participated in the planning process. The numbers correspond to the following descriptions.

1. Member of the LMS Plan Update Subcommittee.
2. Attended at least one regular LMS Workgroup meeting during the planning update.
3. Provided information to MCEMA directly via email or phone conversation for the plan update.
4. Distributed the public survey.

5. Hosted a public meeting.
6. Attended a public meeting.

Table 28: Jurisdictional Participation in Martin County LMS Plan Update

Jurisdiction	*Participation Method*
Martin County	1, 2, 3, 4, 5, 6
City of Stuart	1, 2, 3
Town of Jupiter Island	1, 2, 3, 5, 6
Town of Ocean Breeze	1, 2, 3, 5
Town of Sewall's Point	1, 2, 3, 5
Village of Indiantown	1, 2, 3, 5
Martin County School District	3
Cleveland Clinic	2, 3

C. STAKEHOLDERS

§201.6(b)(2)	[Provide] an opportunity for neighboring communities, local, and regional agencies involved in hazard mitigation activities, and agencies that have the authority to regulate development, as well as businesses, academia, and other private and nonprofit interests to be involved in the planning process.
P4 (A2)	The plan must provide documentation of an opportunity for stakeholders to be involved in the current planning process. Documentation of this opportunity must identify how each of the stakeholders were presented with this opportunity, as applicable.

In adopting the whole community approach to planning, the LMS Coordinator reached out to other stakeholders for input throughout Martin County. These agencies, organizations, and companies operate in Martin County and were provided a survey where they could give feedback about hazards and mitigation actions. The following lists the stakeholders and the asterisk (*) denotes the agencies or organizations who provided feedback. The detailed survey responses are included in *Attachment A: Planning Process Documentation*.

- American Red Cross Treasure Coast Chapter
- Audubon Martin County
- Business Development Board of Martin County*
- City of Stuart Police Department
- City of Stuart Fire Department
- Cleveland Clinic Martin Health*
- Economic Council of Martin County
- Everglades Foundation
- Florida Department of Health – Martin County*
- Florida Power and Light
- Guardians of Martin County
- Hobe Sound Chamber of Commerce*
- Indian River State College*
- Indiantown Chamber of Commerce
- Jensen Beach Chamber of Commerce
- Jonathan Dickinson State Park

- Martin County Fire Rescue*
- Martin County Sheriff's Office*
- Palm City Chamber of Commerce
- South Florida Water Management District
- Stuart/Martin Chamber of Commerce
- Town of Jupiter Island Public Safety Department*
- Town of Sewall's Point Police Department*
- United Way of Martin County*

Additionally, the LMS Coordinator received guidance and feedback from stakeholders who are external to Martin County. These include the following.

- Florida Division of Emergency Management provided guidance, training, and feedback on plan requirements and development.
- St. Lucie County Emergency Management provided feedback on hazards and mitigation actions that may affect our region. The Martin County LMS Chair attended the St. Lucie County LMS meeting in June 2024.

D. Public Involvement

§201.6(b)(1)	[Provide] an opportunity for the public to comment on the plan during the drafting stage and prior to plan approval.
P5 (A3)	The plan must document how the public had an opportunity to be involved in the current planning process and what that participation entailed, including how underserved communities and vulnerable populations within the planning area were provided an opportunity to be involved.

1. Online Public Survey

An online survey was designed to garner public input for the plan that addressed hazards and projects. The survey was made available on social media platforms, on the Martin County Emergency Management website, through the Martin County *County Connection* weekly publication (with a distribution list of approximately 3,000 contacts), at all Martin County Libraries, and shared at all public events. The survey opened to the public in August 2024 and closed in August 2025. A total of 114 responses were received. For results of the survey, refer to *Attachment B: Public Outreach*.

2. Jurisdictional Public Meetings

Various jurisdictions invited the LMS Coordinator to provide presentations to their commissions/councils and give information about the LMS plan update and promote the public survey. The following public meetings took place and the agendas and presentations can be found in *Attachment A: Planning Process Documentation*.

- Town of Jupiter Island: Beach Protection District Meeting, December 4, 2024, at 10:00 am. The meeting was attended by approximately 13 people and a recording is available for viewing online at the Town's website.
- Village of Indiantown: Council Meeting, January 23, 2025, at 6:30 pm. Approximately 23 people attended the meeting in person.
- Town of Ocean Breeze: Council Meeting, February 10, 2025, at 10:30 am. Approximately 17 people attended the meeting in person.

- Town of Sewall's Point: Commission Meeting, February 25, 2025, at 6:00 pm. Approximately 25 people attended the meeting in person.

3. LMS Committee Meetings

Throughout the planning process, the LMS Committee meetings were announced via the County website, and through social media postings from Martin County Emergency Management. The public was encouraged to attend the meetings and provide feedback on the following dates. No members of the public attended these meetings.

- October 16, 2024
- February 19, 2025
- May 21, 2025
- August 20, 2025

4. Emergency Management Website

The Martin County Emergency Management website was updated to display relevant LMS Plan update information in March 2025 and provided information on the current plan and a method to provide comment, the public survey link, and provided all the LMS Committee meeting dates, times, agendas, and meeting minutes. The current version of the plan was already available on the website prior to the update and no comments were received via email from the public.

In August 2025, the updated plan was posted on the website and available for public comment; the public was made aware through social media postings, announcements at the LMS Taskforce meetings, and through the *County Connection* newsletter.

5. Public Feedback Review and Integration

The LMS Subcommittee had the opportunity to review the results of the public survey. To integrate the survey feedback, several actions were taken.

- Invite respondents who expressed interest in attending a public meeting to the next LMS Committee Meeting in Ocean Breeze on August 20, 2025.
- Develop various low-to-no-cost projects for public education campaigns, as people are in favor of public education.
- Include information in each hazard profile about the public perception of each hazard.

For future consideration, when jurisdictions are formulating projects to be considered for the Prioritized Project List, they can refer to the survey and confirm that their constituents are in favor of the type of mitigation project they are proposing.

III. RISK ASSESSMENT

A. HAZARD IDENTIFICATION

§201.6(c)(2)(i)	[The risk assessment shall include a] description of the…location and extent of all natural hazards that can affect the jurisdiction. The plan shall include information on previous occurrences of hazard events and on the probability of future hazard events.
R1 (B1-a)	The plan must include a description of all natural hazards that can affect the jurisdiction(s) in the planning area and their assets, such as dams, located outside of the planning area.

Martin County is vulnerable to a wide range of natural, technological, and societal-caused hazards that threaten life, property, and the environment. The initial identification of hazards for inclusion in the risk assessment was based on earlier versions of the Martin County LMS, as well as a review of the *2023 Enhanced State Hazard Mitigation Plan* and FEMA mitigation planning guidelines.

Each of the initially identified hazards were studied for their potential impact on Martin County as well as in terms of the availability of hazard mitigation strategies to reduce that impact. Best available data on historical occurrences, the geographical location and extent as well as the probability of future occurrences have been collected and reviewed as part of the hazard identification process.

During this review, it was determined that the following hazards from the previous 2020 LMS Plan needed to be reclassified or added:

- Beach Erosion: this hazard was reclassified as Shoreline Erosion to align with the Martin County *Vulnerability Analysis Plan*.
- Dam and Levee Failure: previously classified as a natural hazard, in this update it is moved to the technological hazard category.
- Harmful Algal Bloom: Lake Okeechobee is on the western border of Martin County and the county has various waterways and is on the coast and therefore is susceptible to Harmful Algal Bloom that can affect ecosystems, health, and economy in the county.
- Immigration Crisis: renamed to *Mass Migration* to accommodate any large influx of population for any reason.
- Invasive Species: added.
- Cyber Incidents: added as its own hazard profile; previously, it was included in the *Terrorism and Sabotage* profile, but as cyber incidents have become more prevalent, it was determined that this type of incident is different enough from its previous hazard inclusion.

All hazards are classified into one of three types of hazards.

- Natural: hazards that are naturally occurring phenomena relating to the earth and atmosphere.
- Technological: hazards arising from accidents, failures, or human activities involving technologies.
- Societal: hazards that refer to aspect of social life that negatively impact the community's wellbeing, health, or safety.

B. Omission of Hazards

R2 (B1-b)	The plan must provide rationale for the omission of any natural hazards that are commonly recognized to affect the jurisdiction(s) in the planning area.

Earthquakes

The Florida *2023 Enhanced State Hazard Mitigation Plan* lists earthquakes as one of the natural hazards addressed in the plan. This plan describes the following for Martin County:

- Peak Ground Acceleration (2% probability of exceedance in 50 years) is 0.00.
- The ranking map lists Martin County at "No" probability of occurrence.
- The Federal Emergency Management Agency (FEMA) National Risk Index (NRI) map lists Martin County as "Very Low" risk.

Research conducted using the United States Geographic Survey (USGS) database indicates that there have been no historical occurrences of earthquakes with a magnitude of 2.5 or higher in Martin County or the surrounding regions since 2000.

Earthquakes pose little to no risk to Martin County and therefore are not included in the list of hazards for this plan update.

Sinkholes

The Florida *2023 Enhanced State Hazard Mitigation Plan* lists sinkholes as one of the natural hazards addressed in the plan. This plan describes the following for Martin County:

- Located in Zone 2, having permeable sand that varies in thickness from 20 to 200 feet. It mainly consists of small cover subsidence. Zone 2 cities include Fort Lauderdale, Port St. Lucie, and Orlando.
- The sinkhole susceptibility is "least favorable".
- This hazard is ranked at "No" probability of occurrence.

Sinkholes pose little to no risk to Martin County and therefore are not included in the list of hazards for this plan update. Sinkholes in Martin County are usually a sign of infrastructure failure with underground utilities such as drainage, water, and sewer.

Critical Infrastructure Disruption

The Critical Infrastructure Disruption hazard from the 2020 plan was reviewed by the Subcommittee and determined to be a cascading effect and not a hazard in and of itself. Therefore, this hazard has been removed but identified as a possible effect of other hazards and is noted throughout the hazard profiles where appropriate.

C. Calculating Risk

The Subcommittee updated the method by which risk is calculated for the hazards. This model is loosely based on the *2023 Enhanced State Hazard Mitigation Plan* to include frequency, probability, and magnitude. The Subcommittee provided additional measures for the calculation

to include onset, response time, impact area, and property impact as described below. The overall risk calculation formula is:

Risk = Threat x Vulnerability

Threat = Average (Frequency + Probability + Onset)

Example: *Frequency = 2 points*
Probability = 2 points
Onset = 3 point
Total = 6 points (average is 6/3)
Threat Score = 2.0 or Low threat (see Table 29)

Vulnerability = Average Magnitude (Response Time + Impact Area + Human Impact + Property Impact + Infrastructure Impact + Economic Impact + Environmental Impact)

Example: *Response Time = 4 points*
Impact Area = 4 points
Human Impact = 3 points
Property Impact = 3 point
Infrastructure Impact = 2 points
Economic Impact = 5 points
Environmental Impact = 3 points
Total = 24 points (average is 27/7)
Vulnerability Score = 3.4 or High Vulnerability (see table 30)

1. Definitions and Calculations

- **Risk**: the likelihood of a hazard occurring and causing damage, taking into account the threat, magnitude, and mitigation efforts
  - Threat: the potential of hazards causing damage to property or the environment, injury, or death to include frequency, probability, and onset
    - *Frequency:* average of occurrences (frequency) over the length of time of data availability, for example, 3 events over 10 years (3/10) would be 0.3 events per year and get the corresponding 3 points according to the chart below.
      - *High:* historically has occurred at least annually or more than once per year.
      - *Medium high:* historically happens between about every other year.
      - *Medium:* historical occurrences are approximately once every two to four years.
      - *Medium low:* rarely occurs.
      - *Low:* has never occurred.
    - *Probability*: closely related to frequency in that frequency provides a baseline for probability, however, there may be factors that could change and increase or decrease probability of a hazard in the future, such as climate change, mitigation actions, human error, etc.
      - *Highly likely to occur:* expectation is that the hazard will definitely occur during a year based on frequency and other factors as described above.

- *Likely:* the hazard is likely to occur in a year based on frequency and other factors.
- *May or may not occur*: this indicates about a 50/50 chance of a hazard occurring in a year based on frequency and other factors.
- *Unlikely*: the hazard is unlikely to occur in a year based on frequency and other factors.
- *Very unlikely*: So unlikely it can be assumed that it will not occur in a year.

▪ *Onset*: Average speed of onset may affect all other factors due to lack of warning or time to prepare for impact. The lead-time required protecting lives and property varies greatly with each event. For instance, a hurricane may develop so slowly that there is time to alert crews and pre-position equipment, but flash floods can occur with little warning.

- *No warning:* this hazard has no pre-indications of occurrence.
- *< 12 hours:* this hazard has up to 12 hours of advance notice of occurring.
- *12*-24 hours: this hazard has approximately 12-24 hours of advanced lead time of notification of occurrence.
- *1 day to 1 week:* this hazard has between one day and one week of advance warning of occurrence.
- *Over 1 week:* this hazard has over one week of advance notice of occurrence.

Table 29: Threat Calculation

Points	*Frequency*	*Probability*	*Onset*
5	0.76 – >1.0 High	Highly likely to occur in a year	No warning
4	0.51 – 0.75 Medium High	Likely to occur in a year	< 12 hrs.
3	0.26 - 0.50 Medium	May or may not occur in a year	12-24 hrs.
2	0.01 – 0.25 Low	Unlikely to occur in a year	1 day – 1 week
1	0.00 None	Very unlikely to occur in a year	Over 1 week

o Vulnerability: the exposure to the possibility of harm or damage based on the potential magnitude of a hazard

▪ *Magnitude*: the extent to which the hazard will inflict damage on the county, to include response time, impact area, human impact, property damage, infrastructure disruption, economic impacts, and environmental impacts

- Response Time: Average response duration is the "time on the ground" or the time-period of response to a hazard, or event, not including possible investigation time, and recovery. Transportation accidents may last a few hours whereas a tire fire may last a week or a flood several weeks. Duration, therefore, may not always be indicative of the degree of damage but it remains an important planning factor. For this purpose, “responders” refers to any traditional or non-traditional personnel assigned to the incident such as police, fire, medical, environmentalists, clean up contractors, scientists, etc.
  - *No response*: no traditional response is required for the hazard.
  - *Up to 1 day*: responders may handle response within one day of the occurrence of an incident.

  - *Up to 1 week*: responders may handle response within one week of the occurrence of an incident.
  - *Up to 1 month*: responders may handle response within one month of the occurrence of an incident.
  - *Over 1 month*: responders may be involved in response activities for over one month after the occurrence of an incident.
- Location: the geographical extent to which the hazard could impact the county.
  - *Localized:* only certain areas of vulnerability could be impacted.
  - *Limited:* only certain areas of identified vulnerability would be impacted but may extend outside of the expected areas.
  - *Moderate:* several parts of the County could be affected.
  - *Generalized:* many areas of the County could be affected.
  - *Widespread:* the majority if not all of the County is affected by the hazard event.
- Human Impact: This factor relates to the number of lives potentially lost to a particular hazard agent. This factor can vary between jurisdictions based on economic, geographic, and demographics of the particular populations. Therefore, some generalization need be inflected on this factor.
  - *None:* no illnesses or injuries are expected
  - *Minor:* minor illness or injuries are expected with limited impact on daily functioning and require minimal medical intervention.
  - *Moderate:* moderate illness or injuries are expected requiring medical intervention and may lead to temporary disability.
  - *Severe:* severe illness or injuries are expected and are life-threatening and may lead to significant impairment of bodily functions.
  - *Deaths:* deaths are possible or expected.
- Property Impact: This factor relates to the amount of total property potentially lost or damaged to a particular hazard agent within the impacted area. This factor can vary between jurisdictions based on economics, geographic amount owned, and demographics of the populations. Therefore, some generalization need be inflected on this factor. These estimations are based on the expected *Location.*
  - *<10%:* less than 10% of the property at risk could be affected in some way.
  - *10-25%: 10-25%* of the property at risk could be affected in some way.
  - *26-50%:* 26-50% of the property at risk could be affected in some way.
  - *51-75%:* 51-75% of the property at risk could be affected in some way.
  - *> 75%:* over 75% of the property at risk could be affected in some way.

- Infrastructure Impact: expected time of disruption to power, water, sewer, transportation, and cyber systems.
    - *< 1 day:* Infrastructure systems may be disrupted for up to one day.
    - *Up to 1 week:* Infrastructure systems may be disrupted for up to one week.
    - *Up to 2 weeks:* Infrastructure systems may be disrupted for up to two weeks.
    - *Up to 1 month:* Infrastructure systems may be disrupted for up to one month.
    - *> 1 month:* Infrastructure systems may be disrupted over one month.
- Economic Impact: damages caused to the economy as a result of the hazard.
    - *< 1 day:* minimal impact to the economy is expected and businesses may open within a day of the incident.
    - *Up to 1 week:* businesses and industries may be closed for up to one week and need minimal external assistance to reopen.
    - *Up to 2 weeks:* businesses and industries may be closed for up to two weeks and need some external assistance to reopen.
    - *Up to 1 month:* businesses and industries may be closed for up to two weeks and need external assistance to reopen.
    - *> 1 month:* severe economic impacts can be expected resulting in unemployment.
- Environmental Impact: damages caused to the environment in the affected area.
    - *Minimal:* damages caused require little to no intervention.
    - *Limited:* damages caused require some human intervention to return to normal healthy environment levels.
    - *Moderate:* damages caused require significant intervention to return to normal healthy environment levels
    - *Critical:* damages caused are expected to have a long-lasting effect on the environment such as habitat destruction, water and air pollution, and biodiversity loss.
    - *Severe:* damages caused are so catastrophic, it is expected that the impacted area will never return to pre-incident conditions.

Table 30: Magnitude Calculation

Points	*Response*	*Location*	*Human*	*Property*	*Infrastructure*	*Economy*	*Environment*
1	No response	Localized	None	< 10%	< 1 day	< 1 day	Minimal
2	Up to 1 day	Limited	Minor	10-25%	Up to 1 week	Up to 1 week	Limited
3	Up to 1 week	Moderate	Moderate	26-50%	Up to 2 weeks	Up to 2 weeks	Moderate
4	Up to 1 month	Generalized	Severe	51-75%	Up to 1 month	Up to 1 month	Critical
5	> 1 month	Widespread	Deaths	>75%	> 1 month	> 1 month	Severe

To assign a numerical value to each definition and calculate risk, the following tables outline the possible points for each one of the definitions and provide a description.

Table 31: Scoring Threat and Vulnerability

Threat Score	*Vulnerability Score*	*Designation*
1.0 – 1.7	1.0 – 1.7	Minimal
1.8 – 2.5	1.8 – 2.5	Low
2.6 – 3.3	2.6 – 3.3	Medium
3.4 – 4.1	3.4 – 4.1	High
4.2 – 5.0	4.2 – 5.0	Extreme

To calculate the risk, the threat and vulnerability designations are cross-referenced according to the table outlined below and assigned a risk value of extreme, severe, high, moderately high, moderate, moderately low, low, slight, and minimal risk.

Table 32: Calculating Risk

	Minimal Vulnerability	*Low Vulnerability*	*Medium Vulnerability*	*High Vulnerability*	*Extreme Vulnerability*
Extreme Threat	Moderate Risk	Moderately High Risk	High Risk	Severe Risk	Extreme Risk
High Threat	Moderately Low Risk	Moderate Risk	Moderately High Risk	High Risk	Severe Risk
Medium Threat	Low Risk	Moderately Low Risk	Moderate Risk	Moderately High Risk	High Risk
Low Threat	Slight Risk	Low Risk	Moderately Low Risk	Moderate Risk	Moderately High Risk
Minimal Threat	Minimal Risk	Slight Risk	Low Risk	Moderately Low Risk	Moderate Risk

The following table identifies each hazard and where they fall on the risk scale, according to its threat and vulnerability calculations.

Table 33: Hazard Risk Rankings

	Minimal Vulnerability	*Low Vulnerability*	*Medium Vulnerability*	*High Vulnerability*	*Extreme Vulnerability*
Extreme Threat	Hazardous Materials	Cyber Incidents Wildfires Invasive Sp. Transportation			
High Threat	Harmful Algal Blooms	Severe Th. Tornadoes Shoreline Eros.	Extreme Temperatures		
Medium Threat		Drought Civil Disturbance Wellfield Cont.	Flood		
Low Threat	Sea Level Rise	Terrorism and Sabotage		Tropical Cyclones	
Minimal Threat	Mass Migration Tsunamis		Epidemic/ Pandemic Dam Failure		Radiological Nuclear

Table 34: Hazard Risk Assessment

	THREAT					VULNERABILITY									RISK
Hazard	*Frequency*	*Probability*	*Onset*	*Score*	*Threat Designation*	*Response*	*Location*	*Human*	*Property*	*Infrastructure*	*Economy*	*Environment*	*Score*	*Vulnerability Designation*	*Risk Designation*
Drought	3	4	1	2.7	Medium	1	5	1	1	2	3	4	2.4	Low	Moderately Low
Epidemic/Pandemic	2	2	1	1.7	Minimal	5	5	5	1	1	5	1	3.3	Medium	Low Risk
Extreme Temperatures	5	4	1	3.3	High	3	5	5	1	1	1	2	2.6	Medium	Moderately High
Floods	3	3	2	2.7	Medium	3	2	3	3	3	3	2	2.7	Medium	Moderate
Harmful Algal Bloom	5	5	1	3.7	High	5	1	1	1	1	1	1	1.6	Minimal	Moderately Low
Invasive Species	5	5	3	4.3	Extreme	5	5	1	1	1	1	3	2.4	Low	Moderately High
Sea Level Rise	5	1	1	2.3	Low	1	1	1	1	1	1	2	1.1	Minimal	Slight
Severe Thunderstorms	5	4	2	3.7	High	2	5	3	1	1	1	1	2	Low	Moderate
Shoreline Erosion	5	5	1	3.7	High	3	1	1	1	2	2	4	2	Low	Moderate
Tropical Cyclones	3	3	1	2.3	Low	4	4	4	3	4	4	4	3.9	High	Moderate
Tornadoes	4	3	4	3.7	High	3	1	4	3	2	1	2	2.3	Low	Moderate
Tsunami	1	1	3	1.7	Minimal	1	1	1	1	1	1	1	1	Minimal	Minimal
Wildfire	5	5	5	5	Extreme	3	2	2	5	2	1	2	2.4	Low	Moderately High
Cyber Incidents	5	3	5	4.3	Extreme	4	1	1	1	4	4	1	2.3	Low	Moderately High
Dam Failure	1	1	1	1	Minimal	3	1	5	3	5	1	1	2.7	Medium	Low
Hazardous Materials	5	5	5	5	Extreme	2	1	2	1	1	1	2	1.4	Minimal	Moderate
Radiological/Nuclear	1	1	3	1.7	Minimal	5	3	3	4	5	5	5	4.3	Extreme	Moderate
Transportation System	5	5	5	5	Extreme	3	1	5	1	2	1	1	2	Low	Moderately High
Wellfield Contamination	2	1	5	2.7	Medium	4	1	1	1	4	1	3	2.1	Low	Moderately Low
Civil Disturbances	1	2	5	2.7	Medium	2	1	5	1	1	1	1	1.7	Low	Moderately Low
Mass Migration	1	1	1	1	Minimal	1	1	1	1	1	1	1	1	Minimal	Minimal
Terrorism and Sabotage	1	1	4	2	Low	3	1	5	1	2	1	3	2.3	Low	Low

Table 35: Hazard Designations by Threat, Vulnerability, and Risk

Hazard	*Threat Designation*
Hazardous Materials	Extreme Threat
Transportation System	Extreme Threat
Wildfire	Extreme Threat
Cyber Incidents	Extreme Threat
Invasive Species	Extreme Threat
Harmful Algal Bloom	High Threat
Severe Thunderstorms	High Threat
Shoreline Erosion	High Threat
Tornadoes	High Threat
Extreme Temperatures	High Threat
Civil Disturbances	Medium Threat
Drought	Medium Threat
Floods	Medium Threat
Wellfield Contamination	Medium Threat
Sea Level Rise	Low Threat
Tropical Cyclones	Low Threat
Terrorism and Sabotage	Low Threat
Epidemic/Pandemic	Minimal Threat
Radiological/Nuclear	Minimal Threat
Tsunami	Minimal Threat
Dam Failure	Minimal Threat
Mass Migration	Minimal Threat

Hazard	*Vulnerability Designation*
Radiological/Nuclear	Extreme Vulnerability
Tropical Cyclones	High Vulnerability
Epidemic/Pandemic	Medium Vulnerability
Floods	Medium Vulnerability
Dam Failure	Medium Vulnerability
Extreme Temperatures	Medium Vulnerability
Wildfire	Low Vulnerability
Invasive Species	Low Vulnerability
Drought	Low Vulnerability
Cyber Incidents	Low Vulnerability
Tornadoes	Low Vulnerability
Terrorism and Sabotage	Low Vulnerability
Wellfield Contamination	Low Vulnerability
Transportation System	Low Vulnerability
Severe Thunderstorms	Low Vulnerability
Shoreline Erosion	Low Vulnerability
Civil Disturbances	Low Vulnerability
Harmful Algal Bloom	Minimal Vulnerability
Hazardous Materials	Minimal Vulnerability
Sea Level Rise	Minimal Vulnerability
Tsunami	Minimal Vulnerability
Mass Migration	Minimal Vulnerability

Hazard	*Risk Designation*
Extreme Temperatures	Moderately High Risk
Invasive Species	Moderately High Risk
Wildfire	Moderately High Risk
Cyber Incidents	Moderately High Risk
Transportation System	Moderately High Risk
Floods	Moderate Risk
Severe Thunderstorms	Moderate Risk
Tropical Cyclones	Moderate Risk
Shoreline Erosion	Moderate Risk
Tornadoes	Moderate Risk
Hazardous Materials	Moderate Risk
Radiological/Nuclear	Moderate Risk
Drought	Moderately Low Risk
Harmful Algal Bloom	Moderately Low Risk
Wellfield Contamination	Moderately Low Risk
Civil Disturbances	Moderately Low Risk
Epidemic/Pandemic	Low Risk
Dam Failure	Low Risk
Terrorism and Sabotage	Low Risk
Sea Level Rise	Slight Risk
Tsunami	Minimal Risk
Mass Migration	Minimal Risk

D. HAZARD PROFILES

§201.6(c)(2)(i)	A description of the type, location, and extent of all natural hazards that can affect the jurisdiction. The plan shall include information on previous occurrences of hazard events and on the probability of future hazard events.
§201.6(c)(2)(ii)	A description of the jurisdiction's vulnerability to the hazards described in paragraph (c)(2)(i) of this section. This description shall include an overall summary of each hazard and its impact on the community. All plans approved after October 1, 2008, must also address NFIP-insured structures that have been repetitively damaged by floods.
§201.6(c)(2)(i)	A description of the type, location, and extent of all natural hazards that can affect the jurisdiction. The plan shall include information on previous occurrences of hazard events and on the probability of future hazard events.
§201.6 (c)(2)(ii)(B)	An estimate of the potential dollar losses to vulnerable structures identified in paragraph (c)(2)(ii)(A) of this section and a description of the methodology used to prepare the estimate.
§201.6(c)(2)(ii)(A)	The types and numbers of existing and future buildings, infrastructure, and critical facilities located in the identified hazard areas.
§201.6(c)(2)(iii)	For multi-jurisdictional plans, the risk assessment section must assess each jurisdiction's risks where they vary from the risks facing the entire planning area.
R3 (B1-b)	The plan must include information on location for each identified hazard.
R4 (B1-c)	The plan must provide the extent of the hazards that can affect the planning area.
R5 (B1-d)	The plan must include information on previous occurrences for each hazard that affects the planning area. At a minimum, this includes any state and federal major disaster declarations for the planning area since the last update.
R6 (B1-e)	The plan must include the probability of future events for the identified hazards that can affect the planning area.
R7 (B1-f)	For multi-jurisdictional plans, when hazard risks differ across the planning area and between participating jurisdictions, the plan must specify the unique and varied risk information for each applicable jurisdiction and their assets outside the planning area.
R8 (B2-b)	The plan must describe the potential impacts on each participating jurisdiction and its identified assets.
R9 (B2-a)	The plan must describe the overall vulnerability of each participant to the identified hazards.

Many different sections make up each hazard profile. The following defines what each of the sections consist of and how each section works together to provide an overall rating for each hazard.

- **Description**: Defines the hazard.
- **Possible causes**: Identifies potential elements that give rise to a phenomenon, or condition.
- **Extent**: The unit of measure of the hazard.
- **Historical occurrences**: Provides the timeline of hazards that have occurred. The data within this section includes updates to occurrences within the last five years and does not omit any previous occurrences. This way, the probability can be better calculated over a length of time. Historical occurrences are a factor in calculating probability and threat.
- **Probability**: Defines the likelihood of the hazard occurring or reoccurring. It is calculated based on historical occurrences. Probability is a factor in calculating threat.
- **Impacts and Vulnerabilities**: Defines the consequences or effects of each hazard on the assets identified. See *III.D.1. Complicating Variables* for a more detailed description of

impacts and cascading effects. Impacts are a factor in calculating vulnerability. Vulnerability describes which assets including structures, systems, and populations, within locations identified to be hazard prone, are at risk from the effects of the hazards. Vulnerability is a factor in calculating risk.
    - Response
    - Location
    - Human Impact
    - Property Impact
    - Infrastructure Impact
    - Economic Impact
    - Environmental Impact
- **Risk Assessment:** A scored list of contributing factors that make up threat and vulnerability calculations to get the overall risk of the hazard for Martin County.
- **Future Considerations:** A brief description on how land use change, population change, and long-term climate impacts can or has affected the impacts of the hazard. Long-term climate impact information is only included in natural hazard profiles.
- **Mitigation Measures**: Describes any known past, current, or future plans or mitigation projects that address the hazard.
- **Public Perspective**: Provides a brief overview of the results of the public survey conducted to update this plan as they relate to each hazard.

1. Complicating Variables

Direct, calculable consequences of disasters can include fatalities, injuries, and damages to humans, animals, or property. However, disasters do not end there; there are several indirect effects, tangible and intangible, associated with disasters. Some examples of these include loss of livelihood and income, loss of community and population, mental and psychosocial impacts, costs of rebuilding, repair or replacement, loss of inventory, wages and tax revenue, etc. All these also have a cost associated with them, but it is much more difficult to assign a specific dollar value and quantify accurately. For this analysis, the primary focus of loss estimates will be direct consequences of the given hazard.

Countless situations could occur that could result in a disruption to critical systems throughout Martin County. Loosely related variables can complicate some hazards; these are often considered cascading hazards. For example, high winds may cause sporadic damage throughout the county, but often do not become a significant countywide concern until a large number of residents are without power.

Cascading hazards in Martin County could include (but not be limited to) the following.

- Damage to infrastructure (i.e., roads, bridges, tunnels, pipes, utility poles, etc.) and residences following flooding.
- Flooding of downstream areas in the event of a dam failure.
- Increased upstream flooding caused by sea level rise impacts to high tides and rainfall occurring at the same time.
- Drinking water supply shortages and contamination following severe and prolonged drought conditions or floods.
- Power outages, ruptured gas lines, etc. following severe weather.
- Public health concerns following flooding conditions or power outages.
- Population displacement before, during, or after an event that may be temporary or permanent.

- Reduced tax base resulting from homes being destroyed by hurricanes, floods, or tornadoes.
- Droughts can lead to conditions that are favorable for wildfires.

The complicating variables related to each hazard are described within the profiles. The information presented is based on worst-case scenario events; a single event may not always reach all impacts described. However, it is important to understand that the impacts of hazards go beyond what is seen immediately after the event. The effects of one event can last months or even years, especially where public health, social, economic, environmental and infrastructure impacts are concerned.

2. Social Vulnerability

Age

Older adults are more likely to have medical problems that put them at an increased risk during a disaster. They might have chronic health problems, limited mobility, limited sight, hearing issues, or limited cognitive ability. Any of these health issues can limit their capacity to follow instructions. Older adults might also have reduced income, putting them at increased risk because of their limited resources. Some older adults are also isolated by their living situations or limited mass media use, making communication with this group difficult.

Young children are also more at risk, as they have yet to develop the resources, knowledge, or understanding to effectively cope with disaster, and they are more susceptible to injury and disease. Young children also are more vulnerable when they are separated from their parents or guardians, for example, at school or in daycare. Children are usually extremely vulnerable due to their high susceptibility to disease and post-disaster contamination. FEMA states that children are particularly vulnerable to post-disaster stress and anxiety and would require special and prolonged care. Also, having children that need to be cared for affects the ability of parents to resume their jobs/businesses in the recovery phase.

Health and Disability

Persons with a disability include those with a cognitive, physical, or sensory impairment that limits major life activities. People with physical impairments might include those with limited sight, hearing, or mobility or those who are dependent on electric power to operate medical equipment. For many people with medical conditions and disabilities, their ability to hear, understand, or respond to a warning is impaired. This group also includes those with access and functional needs, regardless of diagnosis or medical conditions (e.g., cancer).

The overall health of a person before a disaster can be indicative of how resilient the person will be to a disaster. Pre-existing conditions can be exacerbated by disaster conditions, stress, and access to medication. Poor mental health prior to a disaster is a significant risk factor for experiencing greater mental and physical declines and slower recovery post-disaster.

Homeowners vs. Rental Population

Understanding the percentage of renters in a community is essential as not owning a home makes this group extremely mobile and most likely to leave the County in the event of a major disaster.

Losing population following a catastrophic event can have severe impacts on the County's economy making it increasingly difficult to recover quickly.

Income and Class

A strong socio-economic status enables communities to quickly absorb and recover from losses whereas a weak one hampers their recovery and return to normalcy. Low-income and lack of enough affordable housing choices are two factors that can drastically limit our ability to recover quickly from a major disaster. Low-income households are most likely to suffer greater relative losses and face difficulty in finding enough shelter options after a disaster as the available housing stock becomes limited, uninhabitable, or too costly to afford.

The ability to prepare for and respond to a disaster and to reduce its impact on our lives largely depends on available resources. Research suggests that people who have more money, education, or power are better prepared, respond more quickly, and recover faster than those who have less. Wealthier and more powerful communities are better equipped to deal with disasters. They have more extensive and sophisticated infrastructure such as roads, health care facilities, communication networks, and emergency response equipment.

Race and Ethnicity

Ethnicity is based on a shared culture such as language, religion, or common norms and practices, rather than specific physical traits. Race is based on groupings of people with similar physical attributes. Race and ethnicity are different, but in practice these terms are often merged together. During the warning, evacuation, and response stages, race and ethnicity play a role in how individuals process and respond to information given to them. Minorities receive, interpret, and process warning information differently and are more likely to be impacted by a disaster.

Language and Literacy

Language and literacy vulnerabilities in disasters create barriers to life-saving information and resources, putting at-risk populations such as those with limited English proficiency and low literacy at greater risk. These vulnerabilities are compounded by inadequate communication systems, social stigma, and a lack of culturally appropriate disaster planning, leading to delayed responses, limited access to aid, and disproportionate harm for affected communities.

Violence

Violence in disasters, especially gender-based violence (GBV), significantly increases due to amplified stressors, disrupted social structures, and increased vulnerabilities for women and girls. This includes heightened risks of domestic violence, sexual assault, trafficking, and forced marriage, often driven by economic insecurity and the abuser's desire for power and control. Factors like displacement, lack of access to support services, and the difficulty of enforcing legal protections contribute to a more dangerous environment for survivors.

3. Future Considerations

There are several variables that could change the impact of the hazards and the vulnerability of the people and built environment, these are long-term climate impacts, future land use, ageing infrastructure, and population changes. The following is a general description of these future

considerations when it comes to the identified hazards, and they are described in more detail in each hazard profile.

Hazards and population have complex, mutually reinforcing relationships. As growth and density increase population, a hazard can both deter and attract migration. This can increase the vulnerability of an area and influence the health and resources provided to the area. Population growth concentrates people in vulnerable areas like cities and coastal zones, which magnify the impact of disasters. In addition, these areas are experiencing long-term impacts of climate, which is increasing the frequency and the intensity of many hazards, and thereby creating a cycle of rising risk for a growing population.

Changes in land use, such as urbanization and deforestation, increase the impact of natural hazards by creating more vulnerable infrastructure and communities, altering natural ecosystems, and exacerbating hazards like flooding, heat, and disease outbreaks. Specifically, increased development is replacing natural landscapes with impervious surfaces which increases runoff and flood severity, while deforestation can lead to soil erosion, habitat loss, and a greater risk of infectious diseases. Some of the impacts of changes in land use to allow further development in currently undeveloped or underdeveloped areas include the following.

- Urbanization and impervious surfaces: Replacing soil and vegetation with concrete and asphalt prevents rainwater from infiltrating the ground, causing it to run off more quickly and increasing the severity of floods that can exponentially increase property losses. It also causes nutrients to enter the waterway which impacts the water quality of the rivers and estuary.
- Loss of natural defenses: Natural landscapes like forests and wetlands can absorb excess water, but their removal reduces this natural flood defense capacity.
- Urban heat islands: The loss of trees and the prevalence of heat-absorbing surfaces in urban areas create "urban heat islands," which can lead to more severe heat risks.
- Soil erosion and degradation: Deforestation and other land-use changes can lead to soil erosion, which can contaminate rivers with substances like mercury, and nutrients.
- Increased natural disaster fatalities: Deforestation and urbanization are linked to higher fatalities from natural disasters, including floods and tropical cyclones.
- Increased exposure to zoonotic diseases: As humans encroach on wildlife habitats through land use changes like deforestation, it increases the potential for cross-species transmission of pathogens and the emergence of diseases like Ebola.
- More favorable breeding grounds for disease vectors: Clearing forests can create conditions that are more favorable for the breeding of disease-carrying insects like mosquitoes, increasing the risk of diseases such as malaria.
- Changes in infectious disease patterns: Altered environmental conditions can change the life cycles of disease vectors and pathogens, potentially leading to more frequent or severe outbreaks.

“Long-term climate impacts” is a divisive topic, and it has garnered substantial political attention in recent years. However, changes to the climate, regardless of the root cause, carry implications for risk and vulnerability to natural hazards. There is an important distinction between weather and climate. Weather refers to the atmospheric conditions of a geographical region over a short period, such as days or weeks. Climate, in contrast, refers to the atmospheric conditions of a geographic area over long periods, such as years or even decades.

According to the U.S. Global Change Research Program, there are weather and climate changes already observed in the United States.

- Since recordkeeping began in 1895, the average U.S. temperature has increased by 1.3°F to 1.9°F, with most of the increase happening since 1970. Also, the first decade of the 2000s was the warmest on record.
- The average precipitation across the U.S. has increased since 1900, with some areas experiencing higher than the national average and others lower. Heavy downpours are increasing, especially over the last 30 to 50 years.
- Drought events have increased in the West. Changes in precipitation and runoff, combined with changes in consumption and withdrawal, have reduced surface and groundwater supplies in many areas.
- Some types of severe weather events have experienced changes. Heat waves are more frequent and intense, and cold waves have become less frequent and intense overall.
- The intensity, frequency, and duration of North Atlantic hurricanes have increased since the early 1980s.

Climate change can have a significant impact on human health and the environment. The changes mentioned above can affect the environment by leading to changes in land use, ecosystems, infrastructure conditions, geography, and agricultural production. Extreme heat, poor air quality, reduced food and water supply and quality, changes in infectious agents, and population displacement can lead to public health concerns such as heat-related illnesses, cardiopulmonary illnesses, food, water, and vector-borne diseases and have consequences on mental health and stress.

The Fourth National Climate Assessment (NCA) defined the following major climate trends:

- wildfires and heat waves on the west coast,
- rising temperatures and increased severity and frequency of winter storms in the middle of the country,
- more rain and flooding in the Midwest and northeastern parts of the country, and
- an increase in sea levels in the mid-Atlantic with a rise in hurricane activity in the southeastern states.

The hazard profiles contain a narrative that identifies future climate considerations for all of the natural hazards considered by this risk assessment. Those sections are hazard-specific, but they serve as contextual extensions of the conversation. Climate change appears here as a sort of summary discussion.

DROUGHT

Description

Drought is a protracted period of deficient precipitation resulting in extensive damage to crops, and a consequential loss of yield. In fact, each year some part of the U.S. has severe or extreme drought. There are four basic approaches to measuring drought:

- Meteorological – basis of the degree of dryness and the duration of the dry period.
- Hydrological – associated with the effects of periods of precipitation shortfalls on surface or subsurface water supply.
- Agricultural – links carious characteristics of drought to agricultural impacts, focusing on precipitation shortages, differences between actual and potential evapotranspiration, soil water deficits, reduced groundwater or reservoir levels.
- Socioeconomic – associate the supply and demand of some economic good with elements of the other approaches.

Possible Causes

Precipitation falls in uneven patterns across the country; the amount of precipitation at a particular location varies from year to year, but over a period of years, the average amount is fairly constant. The amount of rain also varies with the seasons. Even if the total amount of rainfall for a year is about average, rainfall shortages can occur during a period when moisture is critically needed for plant growth. When little or no rain falls, soils can dry out and plants can die. When rainfall is less than normal for several weeks, months, or years the flow of streams and rivers declines, water levels in lakes and reservoirs fall, and the depth to water in wells increases. If dry weather persists and water-supply problems develop, the dry period can become a drought.

In Martin County, the primary sources of water are watershed areas, Lake Okeechobee, and the County's well fields that pull groundwater from shallower surficial aquifer and the deeper Floridian aquifer. Excess water flows into the St. Lucie River by way of the North and South Fork and to the east through the Indian River Lagoon.

Extent

The Palmer Drought Severity Index (PDSI) is a widely used measure of drought to track moisture conditions. The PDSI is defined as “an interval of time, generally in months or years in duration, during which the actual moisture supply at a given place rather consistently falls short of the climatically expected or climatically appropriate moisture supply”. The range of PDSI is from –4.0 (extremely dry) to +4.0 (excessively wet), with the central half (-0.5 to +0.5) representing the normal or near normal conditions. In the United States, the USDA, National Drought Mitigation Center at University of Nebraska-Lincoln, U.S. Department of Commerce, and NOAA developed another measurement of droughts named the U.S. Drought Monitor (USDM). The table below shows the two scales and how they compare.

Additionally, the Keetch-Byram Drought Index (KBMDI) is another method to measuring moisture and dryness of the soil. However, because this index is used in determining fire potential assessments. The description of this index is found in the *Wildfire* profile.

Table 36: USDM and PDSI Comparison

US Drought Monitor		*Palmer Drought Severity Index*	
N/A		> 4.0	Extreme moist spell
		3.0 to 3.99	Very moist spell
		2.0 to 2.99	Unusual moist spell
		1.0 to 1.99	Moist spell
		0.50 to 0.99	Incipient moist spell
		-0.49 to -0.49	Near normal
		-0.5 to -0.99	Incipient dry spell
D0	Abnormally dry	-1.0 to -1.99	Mild drought
D1	Moderate drought	-2.0 to -2.99	Moderate drought
D2	Severe drought	-3.0 to -3.99	Severe drought
D3	Extreme drought	< -4.0	Extreme Drought
D4	Exceptional drought	N/A	

Location

Droughts are a region-wide hazard that can affect Martin County and its jurisdictions equally. Droughts are widespread events that may extend to several states in varying degrees of severity. Within Martin County, the extent of a drought would be equal or very similar given the region's geography and environmental qualities. A drought can vary in severity throughout the year; what starts out as a mild drought can reach severe or extreme drought status and then return to a mild drought. This process could take weeks or even months and the effects could be felt even months after the drought conditions are over.

Historical Occurrences

In 2000 to 2001, Martin County experienced an exceptional drought with rainfall levels well below the mean rainfall amount. Lake Okeechobee experienced extremely low water levels during the drought requiring a project to ensure dependable intake capacity for lake levels as low as 6 ft for several cities (total cost was $2.1 million). Martin County Utilities put the C-44 Reservoir under water shortage orders during the drought due to infrastructure problems and water use permitting issues. During this drought, Martin County experienced D4 (exceptional drought) conditions from February to June of 2001.

In 2011, Martin County experienced another wave of D4 (exceptional drought) conditions in which a water shortage order was issued for landscape irrigation, golf courses, and the Lake Okeechobee Service Area (with requirements for 15% reduction in surface water withdrawals for all agricultural, nursery, and diversion and impoundment users.

The U.S. Drought Monitor, kept by the University of Nebraska-Lincoln, provides more detailed information about drought since 2000. The illustration below is a graphical representation of the time and severity of droughts presented in Martin County between 2000 and 2025 (for detailed information on the significance of the colors, see the *Extent* section). The occurrences described above only include those with D4 (exceptional drought) conditions, but as seen on this graph, D3 through D0 conditions are prevalent throughout the timeline.

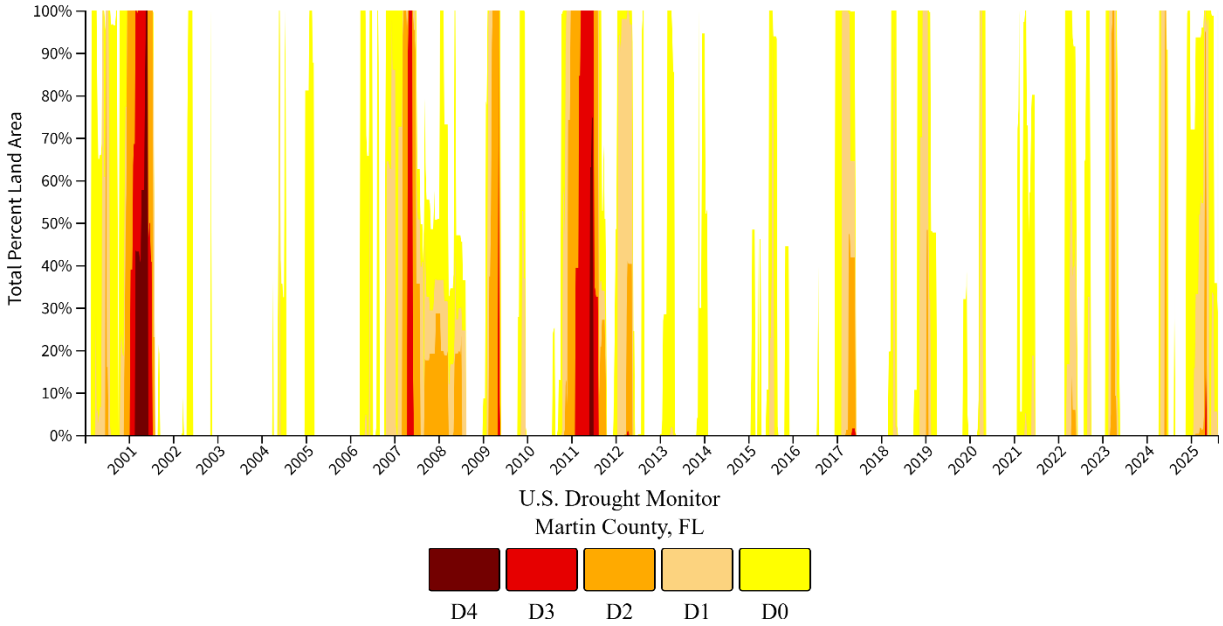


Figure 8: US Drought Monitor Data for Martin County 2001 - 2025

It is difficult to calculate exactly how many "drought events" there have been in Martin County because the way data is measured, calculated with a percentage of dryness each week. Based on available data, between January of 2000 to August of 2025, Martin County has been in some type of drought conditions (D0 to D4 conditions) for about 45% of the time (597 weeks out of 1337 weeks of available data).

There have been no federal declarations for drought conditions in Martin County.

Probability

Droughts can be long-lasting events from a few weeks to several months or years. Even though there may be several weeks in a year without drought conditions, the possibility of experiencing he very beginning or end of drought conditions at some point during a year are very high.

Impacts and Vulnerability

Response	The response for droughts is not the typical definition, where responders conduct activities and conclude within a specified timeframe. Typical response is conducted through the South Florida Water Management District (SFWMD) and local government entities to restrict water usage through proclamations and then through enforcement.
Impact Area	All of Martin County and its jurisdictions are at similar risk of drought. However, western areas of the county where there is more agricultural land may be more vulnerable.
Human Impact	Drought vulnerability has generally been linked to poverty and drought-related health outcomes have been associated with air quality. The

reliance on small or poorly maintained water distribution systems puts populations at increased risk of morbidity due to exposure to contaminated drinking water or issues resulting from reduced use of water resources for hygiene and food washing. Finally, children and the elderly are vulnerable to various drought-related health outcomes, such as air and waterborne diseases.

Property Impact

Structural damage: An extended period of overly dry conditions can worsen existing structural issues in investment properties, or potentially cause new ones. This is because prolonged dry conditions can cause soil to shrink and settle. As the ground dries out, it contracts, potentially worsening or causing cracks in foundations, walls, and driveways. Uneven floors, doors and windows out of alignment, and broken sewer pipes are other symptoms of damage to a building's foundation caused by drought.

Landscape deterioration: In regions experiencing severe drought conditions, water restrictions may limit water for residential use, or make water more expensive. This can make it harder to keep landscaping green. Brown lawns and dying trees and shrubs can impact a property's appearance, making it harder to attract potential buyers or renters and potentially hurting the property's value.

Increased fire hazards: Dead vegetation caused by lack of water can increase the risk of wildfire. In addition to the increased danger posed to residents and properties, real estate investments located in wildfire-prone regions may face higher insurance premiums to cover the increased risk.

Infrastructure Impact

During drought conditions that result in low water levels on rivers and other waterways, port and water-borne transportation operations may be limited due to a reduction in available routes.

Drought conditions can also impact pavement on roads and sidewalks causing them to crack.

When water supplies are depleted in drought, subsidence (the sinking of the ground) can occur as more groundwater is removed. This affects infrastructure, including roads, buildings, and water pipes, and can lead to the formation of sinkholes.

Economic Impact

The US Department of Agriculture keeps data about agriculture through the 5-year censuses; the following table outlines the number of farms in Martin County at every past census year since 1997 as well as the harvested cropland. See table below.

Economic impact to the community can include reduced farm revenue and increased prices for produce and other farm-related items. The data indicates that over the years there has been a steady increase in the number of farms and a fluctuation in the size, but the average harvested cropland per farm has declined. However, there can be no

correlation drawn between the occurrence of drought and the decrease of harvested acres. Therefore, the losses related to drought are $0.

Environmental Impact Prolonged periods of drought can spur wildfires, reduction in the water table, endangerment of wildlife, and loss of crops. Drought in Martin County is associated with increases in insect infestations, plant disease, and wind erosion.

Table 37: USDA Census of Agriculture Harvested Cropland and Farms

Census Year	*Farms*	*Land in Farms (acres)*	*Average Harvested Cropland Per Farm (acres)*	*Crop Total Sales*
1997	305	183,724	64,205	$145,043,000
2002	418	206,198	55,470	$305,395,000
2007	492	129,391	44,442	$158,508,000
2012	587	139,310	31,112	$112,614,000
2017	594	153,732	34,907	$102,840,000
2022	588	179,342	26,577	$120,986,000

Source: USDA Census

Risk Assessment

The following table gives points for each category based on research presented in this hazard profile. At the end, it averages the total points for all the categories, which forms the overall hazard ranking for the county (see *Section III.C. Calculating Risk* for description and calculations).

Table 38: Drought Risk Calculation

Category	*Points*	*Description*	*Determination Method*
Threat Calculation			
Frequency	3	Medium	597 weeks of drought out of 1,337 of available data is equal to 0.44, medium frequency.
Probability	4	Likely to occur in a year	At least some form of drought is likely to occur throughout the year.
Onset	1	Over 1 week	Drought conditions are monitored daily, so indicators of these conditions are well in advance of an occurrence.
AVERAGE	**2.7**	**Medium Threat**	
Vulnerability Calculation			
Response	1	No response	No traditional response is expected for droughts.
Impact Area	5	Widespread	All areas of the County are vulnerable
Human	1	None	No health effects are expected.
Property	1	< 10%	Less than 10% of total properties would be affected.
Infrastructure	2	Up to 1 week	Any repairs to infrastructure are likely to take up to a week.
Economy	3	Up to 2 weeks	Impacts would be mainly in the agricultural sector, but with such long onset, many actions can be taken to mitigate the potential effects on farms.
Environment	4	Critical	Potential long-lasting effects to water and air quality.
AVERAGE	**2.1**	**Low Vulnerability**	
Risk Calculation			

MODERATELY LOW RISK	Based on the medium threat and the low vulnerability, this hazard is a moderately low risk to Martin County.

Future Considerations

The change in land use to allow additional growth in areas that are not currently developed, would allow for an increase in heat-absorbing surfaces, creating "urban heat islands," which can lead to more severe heat risks, putting more of the population at risk in those areas. As more development occurs, the county may consider code changes to offset the increase in impervious areas and encourage the use of more green infrastructure or low impact design.

Climate change increases the odds of worsening drought in many parts of the United States and the world. Regions such as the U.S. Southwest, where droughts are expected to get more frequent, intense, and longer lasting, are at particular risk. Warmer temperatures enhance evaporation, which reduces surface water and dries out soils and vegetation. This makes periods with low precipitation drier than they would be in cooler conditions.

Mitigation Measures

- Martin County passed a landscape watering ordinance implementing the South Florida Water Management District's (SFWMD) mandatory year-round Landscape Irrigation Conservation measures and the ordinance went into effect on June 12, 2022.
- The SFWMD's year-round Landscape Irrigation Conservation measures (Chapter 40E-24, Florida Administrative Code) are designed to ensure the efficient use of water in landscape irrigation to conserve water resources.
- In addition, as the county begins to implement its resilience plan, each watershed will be evaluated to determine whether green infrastructure and storage can be placed to provide more water storage within the watershed. This effort would provide for more green infrastructure to counter react to the increase in heat or urban island effects.

Public Perspective

The online public survey conducted between August 2024 and August 2025, indicated that the majority of the respondents (approximately 75%) were somewhat concerned, neutral, or concerned with drought events.

EPIDEMIC AND PANDEMIC

Description

According to the Centers for Disease Control and Prevention (CDC), there are three widely accepted levels of disease presence. This profile focuses on epidemics and pandemics.

- **Endemic**: The baseline level of a particular disease in the population of an area. This level is not necessarily the desired level but the observed level.
- **Epidemic**: An increase in the number of cases of a disease above the usual level in that population or area. Epidemics may result from an increase in the disease's virulence, the presence of a disease in a new outbreak, enhanced disease transmission, increased susceptibility among exposed persons, or increased exposure to the disease-causing agent. Note that while the term "epidemic" originally included infectious diseases, some non-infectious health conditions (such as obesity and opioid misuse) have reached epidemic status in the United States; these are not discussed in this profile.
- **Pandemic**: an epidemic disease that occurs over a wide geographic area (such as multiple countries or continents) and typically affects a significant proportion of the population.

It is important to distinguish seasonal flu from a pandemic flu. Influenza (flu) is a contagious respiratory illness caused by a fu A and B viruses that infect the human respiratory tract. Annual Flu epidemics occur among people worldwide. A flu pandemic is a global outbreak of a new flu A virus in people that is very different from current and recently circulation seasonal flu A viruses. This profile focuses on the pandemic flu.

Possible Causes

As demonstrated by influenza epidemics, under suitable circumstances, a new infection first appearing anywhere in the world could travel across entire continents within days or weeks. Due to the potential of complex health and medical conditions that can threaten the general population, Florida's vulnerability to an epidemic is continually being monitored. With millions of tourists arriving and departing the state annually, disease and disease exposure (airborne, vector, and ingestion) are constantly evaluated and analyzed.

Another potential threat to south Florida's population is food contamination. Frequent news stories document that E. coli and botulism breakouts throughout the country are not that uncommon. Most recently, millions of pounds of possibly contaminated beef from the Hudson packing plant were seized by the Department of Agriculture and destroyed.

Increasing population density and urban development is recognized by Martin County and its jurisdictions as the largest risk to epidemic outbreaks and transmission of diseases. Having a strong public health infrastructure and codes/regulations of response are imperative.

Extent

Epidemics and pandemics are measured by the number of individuals that present with symptoms of the virus and/or die from the virus.

Historical Occurrences

For many years, the 1918 Spanish Influenza outbreak was the worst-case pandemic on record. However, the Covid-19 pandemic of 2020 to 2023 competes with the 1918 incident in many ways. Notable epidemics and/or pandemics include the following.

- 1918-1920: H1H1 Spanish flu causing approximately 50 million deaths worldwide and about 675,000 in the US.
- 1957-1958: H2N2 Asian Flu spread worldwide claiming an estimated 1.1 million lives worldwide and approximately 116,000 in the US.
- 1968-1969: H3N2 Hong Kong Flu spread worldwide claiming an estimated 1 million lives and around 100,000 in the US.
- 1981: HIV/AIDS, 44.1 million people worldwide have died of AIDS since its discovery
- 2003: Severe Acute Respiratory Syndrome (SARS) spread from possibly bats, to cats, to humans in China and then 26 other countries, infecting 8,096 people with 774 deaths
- 2009-2010: H1N1 Swine Flu was first detected in the US and spread worldwide claiming up to 12,400 lives.
- 2014: Ebola epidemic had a big impact on western African countries claiming 11,325 lives (one in the US) according to the CDC.
- 2015-2016: Zika virus was present in Florida with 386 cases statewide, Martin County had one case. All cases were travel related.
- 2019-2023: COVID-19 spread worldwide claiming over 1 million lives; Martin County had 48,025 cases between 2020 and 2025 and 414 fatalities.

It is important to understand the baseline of communicable diseases in an area to identify if and when an endemic becomes an epidemic. The following table contains data from 2015 to 2023 from the Florida Health Charts Community Health Assessment Resource Tool Set regarding reportable diseases in Martin County. The table summarizes the annual data on notifiable conditions. (NOTE: if there were no reported instances during the period, the data is not included, these include Diphtheria, Hepatitis D, E, and G, Measles, Meningococcal Disease, Poliomyelitis, and Rubella).

Table 39: Notifiable Conditions in Martin County 2015 - 2023

Indicator	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	***Totals***
Campylobacteriosis *	47	50	50	35	42	15	41	55	51	**386**
Cryptosporidiosis *	10	3	8	6	4	4	3	9	4	**51**
Cyclosporiasis *	0	0	1	2	18	5	2	19	4	**51**
Giardiasis, Acute (Count)	9	5	4	14	21	2	11	7	9	**82**
Haemophilus Influenzae Invasive Disease *	1	1	4	0	2	0	0	1	2	**11**
Haemophilus Influenzae Invasive Disease (Aged 0-4 Years) *	0	0	2	0	0	0	0	1	0	**3**
Hepatitis A *	2	2	1	0	52	3	0	1	1	**62**
Hepatitis B, Acute *	7	1	7	3	2	3	3	2	4	**32**
Hepatitis B, Chronic *	33	21	27	23	19	13	13	19	23	**191**
Hepatitis B, Pregnant Women *	2	3	4	1	1	0	1	2	3	**17**
Hepatitis C, Acute *	8	3	4	10	10	12	14	14	9	**84**
Hepatitis C, Chronic (Including Perinatal) *	181	235	219	226	186	109	90	85	79	**1,410**
Deaths From Viral Hepatitis *	2	3	5	3	3	4	1	3	1	**25**

Indicator	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	***Totals***
AIDS Diagnoses *	8	6	2	8	7	2	4	4	4	**45**
HIV Diagnoses *	10	6	11	13	11	11	7	12	13	**94**
Deaths From HIV/AIDS *	0	5	2	1	0	2	4	1	3	**18**
Legionellosis *	4	2	2	4	3	3	4	5	4	**31**
Listeriosis *	0	0	1	1	1	1	0	1	0	**5**
Mumps (Count)	0	0	1	1	1	1	1	0	1	**6**
Pertussis *	0	0	2	1	5	7	1	0	0	**16**
Salmonellosis *	55	76	79	104	120	119	106	118	127	**904**
Shiga Toxin-Producing Escherichia coli (STEC) Infection *	0	0	4	7	12	5	10	14	13	**65**
Shigellosis *	20	3	5	13	40	1	8	12	10	**112**
Streptococcus pneumoniae Invasive Disease *	9	5	2	3	0	2	1	3	6	**31**
Streptococcus pneumoniae Invasive Disease (Aged 0-5 Years) *	1	2	0	0	0	1	1	1	1	**7**
Bacterial STDs *	434	398	414	459	462	459	425	428	490	**3,969**
Chlamydia *	357	334	343	357	351	364	322	308	355	**3,091**
Gonorrhea *	61	52	50	69	89	69	66	81	99	**636**
Syphilis, All Stages *	16	12	21	33	22	26	37	39	36	**242**
Syphilis, Early *	7	3	13	22	16	19	32	24	24	**160**
Syphilis, Infectious *	5	2	5	15	8	10	14	18	11	**88**
Tetanus (Count)	0	0	0	0	0	0	0	1	0	**1**
Tuberculosis Cases *	2	1	5	4	4	3	2	5	4	**30**
Varicella (Chickenpox) *	16	11	9	11	4	3	6	4	4	**68**
Vibriosis (excluding cholera) *	0	2	3	3	5	6	3	8	5	**35**

** Rate per 100,000 population*
Source: Florida Health Charts

There has been one federal declaration for pandemics in Martin County:

- DR-4486 for the COVID-19 Pandemic in 2020, costing $3.1 billion in Florida.

Probability

As a coastal community with beaches, Martin County has a large number of visitors. The seasonal residents tend to be older in age and therefore are more susceptible to viruses and diseases. The main issues lie with the visitors possibly carrying harmful pathogens. These pathogens could then affect all the public in service industry thus creating an outbreak.

There have been 9 occurrences of pandemics worldwide that have or could have affected Martin County between 1918 and 2025 (107 years). The frequency of the epidemics is calculated at 0.08, which is very low. Therefore, it is unlikely that it would occur in a year.

Impacts and Vulnerability

Response

It is expected that once a disease reaches a epidemic or pandemic stage, that first responders such as healthcare workers in all sectors would be tasked with a long length of a response lasting months or even years.

Location Epidemics and pandemics can affect the entire county and its jurisdictions equally. It could be assumed that densely populated areas and congregate populations, such as multi-unit residential complexes, nursing homes, detention facilities, may be more at risk due to the close contact of people to spread the disease. However, people travel to and from rural and urban areas for work, shopping, recreation, etc., putting even more isolated populations equally at risk.

Human Impact High-density, low-income communities or neighborhoods that have antiquated well and septic systems in older neighborhoods tend to be at higher risk for illnesses associated with epidemics.

Property Impact There is no anticipated damage to property caused by an epidemic or pandemic.

Infrastructure Impact There is little to no impact on infrastructure unless the event causes prolonged disruption in maintenance that can lead to issues.

Economic Impact Economic impacts of an epidemic or pandemic could be significant to include but not be limited to closure of businesses (temporarily or permanently), increase in cost of products, lack of availability of products, loss of tax revenue, reduced wages, unemployment, etc.

The COVID-19 pandemic funding obligations from the disaster declaration in Florida totaled about $2.9 billion, while individual and household programs expenses totaled about $178 million. However, this does not account for any assistance that was granted to businesses and individuals from private and non-profit sources.

Environmental Impact There is no anticipated damage to the environment caused by an epidemic or pandemic.

Risk Assessment

The following table gives points for each category based on research presented in this hazard profile. At the end, it averages the total points for all the categories, which forms the overall hazard ranking for the county (see *Section III.C. Calculating Risk* for description and calculations).

Table 40: Epidemic and Pandemic Risk Calculation

Category	*Points*	*Description*	*Determination Method*
Threat Calculation			
Frequency	2	Low	There have been 9 events in the las 107 years.
Probability	2	Unlikely	An epidemic or pandemic is unlikely to occur in a year.
Onset	1	Over 1 week	Typically, there is advance warning regarding increasing cases of a disease prior to becoming an epidemic or pandemic.
AVERAGE	**1.7**	**Minimal Threat**	
Vulnerability Calculation			

Category	*Points*	*Description*	*Determination Method*
Response	5	> 1 month	Responses to epidemics and pandemics can last several months to years.
Impact Area	5	Widespread	All the County will be affected by such event.
Human	5	Deaths	It is expected that an epidemic would cause deaths.
Property	1	< 10%	Little to no damage to property is expected.
Infrastructure	1	< 1 day	Little to no damage to infrastructure is expected.
Economy	5	< 1 month	Impacts from a pandemic could have economic impacts for up over a month.
Environment	1	Minimal	Little to no damage to the environment is expected.
AVERAGE	3.3	**Medium Vulnerability**	
Risk Calculation			
Low Risk			Based on the minimal threat and the medium vulnerability, this hazard is a low risk to Martin County.

Future Considerations

Population growth in Martin County could mean higher density of population, resulting and an increased level of risk for transmission of infectious diseases leading to an epidemic.

Future climate fluctuations may not seem like relevant discussions through the frame of public health crises, but there are subtle connections that one may not realize. Researchers and practitioners associated with the Harvard T. H. Chan School of Public Health note that people living in places with poor air quality can be at elevated risk from various diseases. While those professionals did not directly link pandemics, in this case the COVID-19 pandemic, with climate change, they pointed out that, “(m)any of the root causes of climate change also increase the risk of pandemics”. A loss of animal habitats through actions like deforestation can force animals to migrate. Migration into new areas brings those animals into contact with different animals and people, which can yield a sharing of germs. Further, large livestock operations can be a source of “spillover of infections from animals to people”.

Mitigation Measures

- The County has replaced antiquated septic and well systems in the Golden Gate, Booker Park, and Banner Lake neighborhoods and advances in community health programs have reduced the potential for future occurrence of epidemics.

Public Perspective

The online public survey conducted between August 2024 and August 2025, indicated that the majority of respondents, 61%, were not concerned, somewhat concerned, or neutral about the risk of epidemics and pandemics.

EXTREME TEMPERATURES

Description

Extreme heat is a period of abnormally hot and dangerous temperatures, with or without high humidities, that can result in negative impacts to people, animals, and infrastructure. In Martin County, extremely high temperatures are considered to be 95° F or higher, according to the National Weather Service in Melbourne. A heat wave is a period of abnormally and uncomfortably hot and unusually humid weather. Typically, a heat wave lasts two or more days.

When the temperature gets extremely high, the NWS could issue the following watches and warnings.

- Excessive Heat Watch: Conditions are favorable for an excessive heat event to meet or exceed local Excessive Heat Warning criteria in the next 24 to 72 hours.
- Excessive Heat Warning: Heat Index values are forecast to meet or exceed locally defined warning criteria for at least 2 days (daytime highs = 105-110° Fahrenheit).
- Heat Advisory: Heat Index values are forecast to meet locally defined advisory criteria for 1 to 2 days (daytime highs = 100-105° Fahrenheit).

Extreme cold is a period of abnormally cold and dangerous temperatures or wind chills that can result in negative impacts to people, animals, and infrastructure Wind chill is a measure of how cold people and animals feel when outside. Wind chill is based on the rate of heat loss from exposed skin caused by wind and cold.

When the temperature gets extremely low, the NWS could issue the following watches and warnings.

- Extreme Cold Watch: this product is issued when an extreme cold event is possible, but its occurrence, location, and/or timing is still uncertain.
- Extreme Cold Warning: This product is issued when dangerously cold air temperatures or wind chill values are expected or occurring. The criteria vary from place to place.

Possible Causes

Weather patterns throughout the year naturally cause temperatures to rise and fall in the summer and winter months due to the inclination of the Earth towards the sun. However, the extreme temperatures that have been experienced in the last decade are attributable to climate change.

Extent

Warm season weather conditions become hazardous when the associated heat is considered to be "excessive" relative to the human body's normal temperature of 98.6 degrees (F). This occurs when heat indices reach or exceed 99 degrees (F). At this point, heat may begin to build within the body. In situations when the humidity is very low, the heat index is approximately the same as the actual ambient temperature. Your body may quickly lose fluids as sweat (the body's natural cooling mechanism) readily evaporates; dehydration can rapidly occur. In situations when the humidity is very high, body sweat may be slower to evaporate and therefore excess heat cannot be efficiently removed causing a person to quickly overheat.

Table 41: Excessive Heat Threat Levels

Excessive Heat Threat Level	*Threat Level Descriptions*
Extreme	**"An Extreme Threat to Life and Property from Excessive Heat."** Highest heat index 118 degrees (F) or greater.
High	**"A High Threat to Life and Property from Excessive Heat."** Highest heat index between 113 - 117 degrees (F). Heat Index Values consistent with Excessive Heat Warning criteria.
Moderate	**"A Moderate Threat to Life and Property from Excessive Heat."** Highest heat index between 108 - 112 degrees (F). Heat Index Values consistent with Heat Advisory criteria.
Low	**"A Low Threat to Life and Property from Excessive Heat."** Highest heat index between 105 - 107 degrees (F).
Very Low	**" A Very Low Threat to Life and Property from Excessive Heat."** Highest heat index near 105 degrees (F) for July and August...OR...between 102 - 104 degrees (F) for June and September...OR...between 99 - 103 degrees (F) for May and October.
Non-Threatening	**" No Discernable Threat to Life and Property from Excessive Heat."** Warm season weather conditions are non-threatening.

Source: National Weather Service Melbourne.

Cold season weather conditions become hazardous when the associated cold is considered to be "excessive" according to local standards. Cold temperatures may support the occurrence of a freeze, low wind chills, freezing/frozen precipitation, and/or frost. Importantly, each of these hazards represent a considerable potential negative impact to central Floridians.

Table 42: Excessive Cold Threat Levels

Excessive Cold Threat Level	*Threat Level Descriptions*
Extreme	**"An Extreme Threat to Life and Property from Excessive Cold."** Near-record to historic freeze producing temperatures less than 24F…OR…a Wind Chill Warning in effect for dangerous wind chills below 12F…OR…a Winter Storm Warning in effect for significant winter precipitation with snow accumulations greater than 0.50", or sleet accumulation greater than 0.25", or ice accretion on trees/power lines greater than 0.25", or ANY ice accretion on roadways.
High	**"A High Threat to Life and Property from Excessive Cold."** Hard Freeze conditions with temperatures between 24F-27F for two or more hours…OR…a Wind Chill Warning in effect with lowest wind chills between 12F-20F…OR…a Winter Weather Advisory in effect for snow accumulation of 0.10" to 0.50", or sleet accumulation of 0.10" to 0.25", or ice accretion on trees/powerlines less than 0.25", or glaze of ice on bridges and overpasses.
Moderate	**"A Moderate Threat to Life and Property from Excessive Cold."** A Frost Advisory in effect with widespread frost coverage greater than 55% within a defined area…OR…freeze conditions with temperatures between 28F-32F for two or more hours…OR…a Wind Chill Advisory in effect with lowest wind chills between 21F-28F…OR…a Winter Weather Advisory in effect for snow accumulations less than 0.10", or sleet accumulations less than 0.10", AND no ice accumulation.
Low	**"A Low Threat to Life and Property from Excessive Cold."**

Excessive Cold Threat Level	*Threat Level Descriptions*
	Areas of frost with coverage 25%-54% within a defined area…OR…near freezing temperatures between 33F-35F…OR…Wind Chill Advisory in effect with lowest wind chills between 29F-35F…OR…flurries (very light snow) with no accumulation.
Very Low	**" A Very Low Threat to Life and Property from Excessive Cold."** Patchy frost with coverage less than 25% within a defined area…OR…temperatures between 36F-39F.
Non-Threatening	**" No Discernable Threat to Life and Property from Excessive Cold."** Cold season weather conditions are non-threatening.

Source: National Weather Service Melbourne.

Historical Occurrences

The record high temperature recorded in Stuart was 105°F on July 21, 1942. The record low temperature recorded in Martin County was 23°F on January 22, 1985.

The following graphic shows the temperatures for every day from 2019 to August of 2025; it indicates the observed temperature, normal temperature range, and record maximums and minimums. During this period, there have been 15 heat waves lasting 2 days or longer.

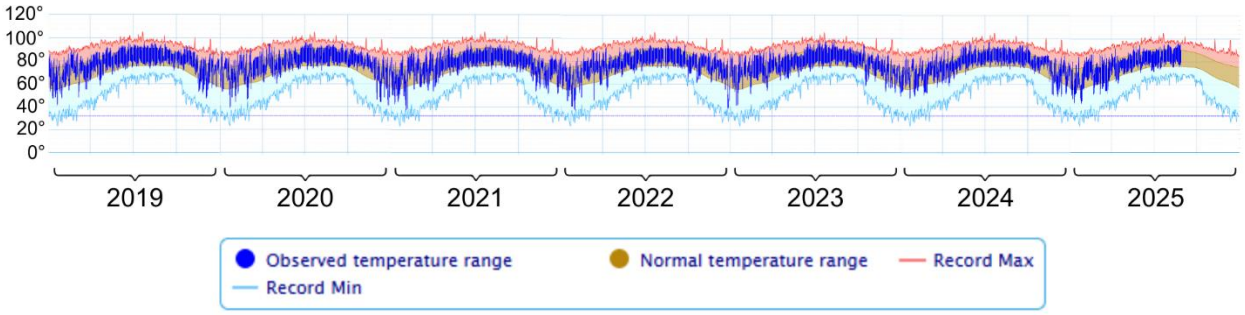


Figure 9: Daily Temperatures in Martin County 2019 - 2025

According to data from the National Weather Service Melbourne, there have been 203 days with extreme high temperatures of 95°F or higher since 1991 between 1991 and August of 2025. On average, Martin County experiences 5.9 days of extreme heat temperatures per year. In those years, there have been 45 heat waves, typically lasting 2 to 3 days, with the longest lasting 6 days. The month with the majority of extreme heat days have been in July with 68 days. The following are the months in order of most days with extreme heat: August: 56, June: 48, September: 23, May: 5, April and December: 2 each, and November: 1.

Table 43: Extreme Heat Temperatures in Martin County 1991 - 2025

Year	Date	Temp.	Heat Wave
1991	Aug 4	95	Heat Wave
	Aug 5	96	
	Aug 9	95	Heat Wave
	Aug 10	95	
	Aug 17	95	Heat Wave
	Aug 18	95	
	Aug 19	95	
	Aug 20	95	
	Aug 21	96	
1992	Jul 3	98	
	Jul 4	95	
	Jul 9	95	
	Sep 6	102	
1993	Jul 17	95	
	Jul 20	96	
	Jul 22	95	
	Jul 28	95	
	Aug 1	95	
	Aug 15	95	
	Aug 21	99	Heat Wave
	Aug 22	97	
	Sep 4	95	
	Sep 10	95	
	Sep 11	97	Heat Wave
	Sep 12	95	
1994	Jun 25	96	
1995	May 13	95	
	May 20	95	
	Jun 7	96	
	Jun 27	95	Heat Wave
	Jun 28	95	
	Jul 8	95	Heat Wave
	Jul 9	96	
	Jul 23	95	
	Aug 15	95	
	Aug 16	95	
	Aug 17	95	Heat Wave
	Aug 18	96	
	Aug 19	96	
	Aug 28	95	

Year	Date	Temp.	Heat Wave
1996	Jun 26	96	
	Jul 2	95	
	Jul 24	95	
	Aug 10	95	
	Aug 12	95	Heat Wave
	Aug 13	95	
	Aug 31	95	
	Sep 1	95	
	Sep 5	96	
	Sep 13	95	
	Sep 17	95	
	Sep 18	95	Heat Wave
	Sep 19	95	
1998	Jun 3	95	
	Jun 6	97	Heat Wave
	Jun 7	98	
	Jun 15	95	Heat Wave
	Jun 16	96	
	Jun 21	95	
	Jul 1	96	
	Jul 2	97	Heat Wave
	Jul 3	95	
	Jul 7	96	
	Jul 10	96	
	Sep 4	95	
	Sep 22	97	
	Nov 9	100	
1999	Jul 30	95	
	Sep 4	97	
	Sep 5	95	Heat Wave
	Sep 6	95	
2000	Jul 17	95	
	Jul 20	95	
	Aug 8	95	
2002	Dec 12	99	Heat Wave
	Dec 13	98	
2004	Jul 15	95	
2005	Jul 23	95	
	Sep 16	97	Heat Wave
	Sep 17	97	
2006	Jun 15	97	
	Jun 28	96	
	Aug 7	95	

Year	Date	Temp.	Heat Wave
2007	Jun 11	96	Heat Wave
	Jun 12	95	
	Jun 21	96	Heat Wave
	Jun 22	96	
	Jul 11	95	
	Jul 12	97	
	Jul 13	95	Heat Wave
	Jul 14	96	
	Jul 15	96	
	Jul 16	95	
	Jul 18	95	
	Jul 19	98	Heat Wave
	Jul 20	97	
	Aug 8	95	Heat Wave
	Aug 9	95	
	Aug 11	96	
	Aug 12	95	Heat Wave
	Aug 13	95	
2009	Jun 16	97	
	Jun 21	97	
	Jun 22	95	Heat Wave
	Jun 23	98	
	Jun 24	95	
	Jun 26	95	Heat Wave
	Jun 28	95	
2010	Jun 5	95	
	Jun 7	95	
	Jun 15	95	
	Jun 16	96	
	Jun 17	96	Heat Wave
	Jun 18	96	
	Jun 19	96	
	Jun 20	95	
	Jun 22	95	
	Jun 27	95	
	Jun 28	95	
	Jun 29	95	Heat Wave
	Jun 30	95	
	Jul 1	96	
	Jul 2	96	
	Jul 13	98	
	Jul 16	95	
	Jul 21	95	
	Jul 29	97	
	Jul 30	95	
	Jul 31	99	Heat Wave
	Aug 1	96	
	Aug 2	98	

Year	Date	Temp.	Heat Wave
2011	Jun 15	98	
	Aug 3	95	
	Aug 14	95	
	Aug 16	95	
	Aug 28	95	Heat Wave
	Aug 29	95	
	Sep 6	95	
2012	Aug 20	95	
2014	Jul 4	96	
	Aug 13	95	
2015	Jun 29	95	Heat Wave
	Jun 30	95	
	Jul 15	96	
	Jul 22	96	
	Jul 29	95	
	Aug 13	95	
2017	Jul 29	95	
	Aug 4	95	
2018	Jul 17	95	Heat Wave
	Jul 18	95	
	Jul 20	95	
	Jul 23	96	
	Jul 27	95	
	Sep 16	95	
2019	Jun 21	95	Heat Wave
	Jun 22	96	
	Jul 25	96	
	Aug 8	95	
	Aug 10	96	
	Aug 16	95	Heat Wave
	Aug 17	95	
	Sep 7	95	
2020	Apr 14	95	
	Apr 16	95	
	Jul 2	96	
	Jul 3	96	Heat Wave
	Jul 4	96	
	Jul 10	95	
	Jul 12	95	
	Jul 14	95	Heat Wave
	Jul 15	95	
	Sep 18	95	Heat Wave
	Sep 19	95	

Year	Date	Temp.	Heat Wave
2021	Jun 21	96	
2022	Jun 25	96	
	Aug 17	95	Heat Wave
	Aug 18	96	
2023	Jun 15	95	Heat Wave
	Jun 16	95	
	Jun 20	95	
	Jun 29	95	
	Jul 7	95	Heat Wave
	Jul 8	98	
	Jul 10	95	
	Jul 11	96	Heat Wave
	Jul 12	96	
	Jul 17	95	
	Jul 22	95	
	Jul 23	97	Heat Wave
	Jul 24	97	
	Aug 7	97	Heat Wave
	Aug 8	96	
	Aug 10	97	Heat Wave
	Aug 11	98	
2024	May 20	95	
	May 28	96	Heat Wave
	May 29	97	
	Jul 9	96	Heat Wave
	Jul 10	97	
	Aug 10	95	Heat Wave
	Aug 11	96	
	Aug 20	96	

Source: National Weather Service Melbourne.

According to the National Weather Service Melbourne, there have been 107 days with low temperatures of 40°F or lower between 1991 and August of 2025 – this does not factor wind chill. On average, Martin County experiences 3.1 days of extreme cold temperatures per year.

Table 44: Extreme Low Temperatures in Martin County 1991 - 2025

Year	Date	Temp	Year	Date	Temp	Year	Date	Temp	Year	Date	Temp
1991	Feb 16	34	**2000**	Jan 26	39	**2010**	Jan 4	39	**2012**	Jan 4	37
1992	Jan 16	39		Jan 27	35		Jan 5	36		Jan 15	38
	Jan 17	40		Dec 19	36		Jan 6	34		Dec 23	39
1993	Mar 14	38		Dec 20	36		Jan 7	35	**2014**	Jan 19	37
	Mar 15	38		Dec 29	33		Jan 8	39		Jan 20	37
	Dec 12	38	**2001**	Jan 4	34		Jan 10	32		Jan 23	40
1995	Jan 26	40		Jan 5	39		Jan 11	33	**2015**	Feb 20	36
	Feb 5	40		Jan 9	38		Jan 14	36	**2016**	Jan 24	38
	Feb 7	39		Jan 19	40		Jan 26	38		Jan 25	40
	Feb 9	29	**2002**	Jan 3	35		Feb 7	32	**2018**	Jan 4	37
	Dec 24	38		Jan 6	36		Feb 8	38		Jan 5	39
	Dec 25	33		Jan 7	36		Feb 17	32		Jan 18	35
	Dec 26	36		Jan 8	37		Feb 19	39		Jan 19	37
	Dec 27	40		Jan 9	37		Feb 28	37	**2020**	Jan 22	39
1996	Jan 8	37		Feb 27	40		Mar 1	36		Jan 23	40
	Jan 9	33	**2003**	Jan 24	34		Mar 4	36	**2021**	Feb 4	37
	Jan 13	40	**2005**	Jan 24	40		Mar 5	36		Feb 5	38
	Jan 14	39	**2006**	Feb 13	40		Dec 7	37		Feb 6	38
	Feb 5	31		Feb 14	39		Dec 8	36	**2022**	Jan 24	40
	Feb 14	39		Nov 22	39		Dec 9	40		Jan 25	40
	Feb 17	32	**2007**	Feb 17	40		Dec 14	31		Jan 26	40
	Feb 18	37	**2008**	Jan 3	36		Dec 15	30		Jan 30	38
	Mar 9	38		Jan 4	40		Dec 16	35		Jan 31	37
	Dec 20	39	**2009**	Jan 21	36		Dec 17	37		Dec 24	39
	Dec 21	38		Jan 22	37		Dec 27	35		Dec 25	38
1997	Jan 18	37		Feb 5	34		Dec 28	34		Dec 26	39
1999	Jan 6	39					Dec 29	36			
							Dec 30	40			

Source: National Weather Service Melbourne.

The month with the majority of extreme cold days have been in January with 53 days. The following are the months in order of most days with extreme cold: December: 25, February: 22, March: 6, and November: 1.

The year with the most high temperature days is 2010 with 23 days; the year with the most low temperature days is 2010 with 28 days, making 2010 the year with the most extreme temperature days since 1991.

There have been three federal declarations for extreme temperatures:

- DR-526 in 1977 with unknown damages
- DR-851 in 1989 with unknown damages
- DR-1359 in 2001 with unknown damages

Probability

The average amount of extreme heat days is 5.9 per year and the average amount of extreme cold days is 3.1 days per year, making the average amount of extreme temperature days per year approximately 9 days.

Impacts and Vulnerability

To assess the potential vulnerability of this hazard, the following categories measure what could be a plausible worst-case scenario; the scenario considers the secondary and tertiary effects or cascading events. For purposes of this analysis, the scenario would be historical high and low temperatures with the most extreme impacts that have been experienced.

Response

Response actions for extreme temperatures have historically been the opening and operating of cold weather shelters during periods of extreme cold (40°F or less for 4 hours or more, overnight, including wind chill). This response lasts as long as temperatures meet the criteria. Martin County has not needed to respond to extreme heat but has a library system where residents can go and receive relief.

Location

Extreme temperatures, hot and cold, affect each jurisdiction within Martin County equally. Though the temperatures may vary slightly from day to day, the overall average of all the county's temperatures and susceptibility to extremes is very similar. Urban areas can experience the heat island effect; this effect occurs on the surface and in the atmosphere. Dry surfaces exposed to the sun such as pavement and roofs can reach temperatures of 50-90° hotter than the air, while more rural areas maintain surface temperatures similar to those of the air (EPA, n.d.).

Human Impact

- Heat-related illnesses
  - Sun burn: redness and pain. In severe cases, swelling of skin blisters, fever, headaches.
  - Heat cramps: painful spasms usually in muscles of legs and abdomen possible heavy sweating.
  - Heat exhaustion: heavy sweating weakness skin cold pale and clammy, normal body temperature possible fainting and sweating.
  - Heat stroke: high body temperature (106 F or higher) Hot dry skin. Rapid and strong pulse. Possible unconsciousness.
- Cold-related illnesses
  - Hypothermia: uncontrollable shivering, memory loss, disorientation, incoherence, slurred speech, drowsiness, and apparent exhaustion.
  - Frostbite: damage to body tissue caused by that tissue being frozen. Frostbite causes a loss of feeling and a white or pale appearance in extremities, such as fingers, toes, ear lobes, or the tip of the nose.

According to the Florida Department of Health, there have been a total of 3 heat-related deaths in Martin County between 2005 and 2023: 1 in 2006, 1 in 2007, and 1 in 2020. In the same period, there have been a total of 50 heat-related hospitalizations: 13 in 2017, 15 in 2019, 10 in 2021, and 12 in 2023.

Individuals and families with no central heating, may use items such as space heaters and opening ovens to keep the home warm, but these methods may cause life-threatening actions like home fires and carbon monoxide poisoning.

Buildings that do not have air conditioning may have internal temperatures greater than the outdoors which could increase the chance for heat exhaustion or heat stroke.

Property Impact Some of the effects extreme temperatures could have on structures are minor compared to other hazards.

Infrastructure Impact Effects on buildings and infrastructure could include broken pipes, cracks in roads or bridges due to expansion and contraction, and power outages. In addition to impacts on health, extreme temperatures can also cause damages to transportation infrastructure, agriculture, energy, and water resources.

Economic Impact Economic impact due to extreme temperature effects could be calculated in loss of crops, and illness and death of farm animals. However, no data is available to determine any losses due to such conditions.

Environmental Impact Prolonged cold temperatures and extreme cold temperatures can affect crops (fruit and vegetable farms, nurseries) and animals (domestic, wild, livestock). Prolonged periods of heat can lead to drought conditions also affecting crops and animals.

Risk Assessment

The following table gives points for each category based on research presented in this hazard profile. At the end, it averages the total points for all the categories, which forms the overall hazard ranking for the county (see *Section III.C. Calculating Risk* for description and calculations).

Table 45: Extreme Temperature Risk Calculation

Category	*Points*	*Description*	*Determination Method*
Threat Calculation			
Frequency	5	High	On average, Martin County has 9 days with extreme temperatures
Probability	4	Likely to occur in a year	Although average frequency is high, there are some years that have experienced no extreme temperature days.
Onset	1	Over 1 week	The National Weather Service provides weather information for over 1 week out.

Category	*Points*	*Description*	*Determination Method*
AVERAGE	**3.3**	**High Threat**	
Vulnerability Calculation			
Response	3	Up to 1 week	The average number of days a cold weather shelter is open is 2 days but could be longer based on historical data.
Location	5	Widespread	The majority if not all of the county is affected by the hazard event.
Human	5	Death	There have been recorded deaths in Martin County due to extreme temperatures.
Property	1	<10%	Extreme temperatures typically do not cause damage to property.
Infrastructure	1	<1 day	Infrastructure is not expected to be disrupted for more than one day.
Economy	1	<1 day	Economic impacts are not expected.
Environment	2	Limited	Damages caused to the environment could require some human intervention to return to normal health levels.
AVERAGE	2.6	**Medium Vulnerability**	
Risk Calculation			
Moderately High			Based on the high threat and the medium vulnerability, this hazard is a moderately high risk to Martin County.

Future Considerations

As extreme fluctuations occur with extreme heat or extreme cold over time, shelters or mobile units may be needed to help the population. Extreme cold is not impacted by increase in population or development, but extreme heat is similar to drought.

Most of the research surrounding climate change discusses a warming climate while also acknowledging more moisture in the air can result in harsher winters, as experienced in the Midwest and Northeast US. The National Climate Assessment recognizes that winter storms and their varying trends remain an active research area.

Mitigation Measures

Martin County and local non-profit partners provide shelters for people who need it during extreme cold events, mitigating the potential health risks for those exposed.

Public Perspective

The online public survey conducted between August 2024 and August 2025, indicated that 53% of respondents are concerned or very concerned about extreme temperatures.

FLOODS

Description

A flood is defined by the National Weather Service as any high flow, overflow, or inundation by water, which causes or threatens damage. There are several types of floods, such as:

- **River Flood**: Occurs when water levels rise over the top of riverbanks due to excessive rain from tropical systems making landfall, persistent thunderstorms over the same area for extended periods of time, combined rainfall and snowmelt, or an ice jam.
- **Coastal Flood**: The inundation of land areas along the coast causes by higher-than-average high tide and worsened by heavy rainfall and onshore winds (i.e., wind blowing landward from the ocean).
- **Storm Surge**: An abnormal rise in water level in coastal areas, over and above the regular astronomical tide, caused by forces generated from a severe storm's wind, waves, and low atmospheric pressure. Storm surge is extremely dangerous because it is capable of flooding large coastal areas.
- **Inland Flooding**: Occurs when moderate precipitation accumulates over several days, intense precipitation falls over a short period, or a river overflow because of an ice or debris jam, or dam or levee failure.
- **Flash Flood**: Caused by heavy or excessive rainfall in a short period of time, generally less than six hours. Flash floods are usually characterized by raging torrents after heavy rains that rip through riverbeds, urban streets, or mountain canyons sweeping everything before them.
- **Compound Flooding**: an extreme flooding event caused by a combination of oceanographic, hydrological, and meteorological processes, such as storm surge, high tides, heavy rainfall, and riverine flooding occurring at the same time or in close succession. This combination can overwhelm drainage systems, leading to more severe and widespread impacts than would occur from a single flooding cause alone.

Possible Causes

According to FEMA, inundation may stem from:

- **Overflow of water**: This includes inland and tidal waters, such as rivers, streams, and even unusual surface water runoff.
- **Heavy rainfall**: Intense or prolonged rain can lead to flooding, particularly when the ground cannot absorb the water or when it overwhelms storm drainage systems.
- **Storm surge:** In coastal areas, storm surge from hurricanes or other storms is a significant cause of inundation.
- **Coastal erosion and waves**: In certain coastal zones, wave action and coastal erosion can cause inundation.
- **Mudflows**: These are liquid, flowing mud caused by flooding and are considered a source of inundation.
- **Dam or levee failure**: Flooding can also result from the failure of flood-control structures, such as levees and dams.

Martin County has several variations of flood hazards occur due to the different effects of severe thunderstorms, hurricanes, seasonal rains, and other weather-related conditions. For most of the County, the primary causes of flooding are hurricanes or tropical storms. However, the County's low-lying topography, combined with its subtropical climate, make it vulnerable to riverine as well

as storm-associated flooding. Flooding in Martin County results from one or a combination of both of the following meteorological events:

- Tidal surge associated with northeasters, hurricanes, and tropical storms.
- Overflow from ditches, canals, swales, streams, and wetlands associated with rain runoff.
- Increase frequency of flash flood events.
- Inland flooding occurring due to antecedent conditions from consecutive storm events.

Extent

Flooding is measured by the depth/amount of water that is accumulated in an area. Martin County also uses FEMA's Flood Insurance Rate Map (FIRM) for special flood hazard areas; the table below outlines the flood zone designation descriptions and the figure below identifies all the FEMA Flood Insurance Rate Maps (FIRMs) in Martin County.

Table 46: Flood Zone Designation Descriptions

Zone	*Description*
Zone A	The flood insurance rate zone that corresponds to the 1% annual chance floodplains. No base (1% annual chance) flood elevations (BFEs) or depths are shown within this zone.
Zone AE	The flood insurance rate zone that corresponds to the 1% annual chance floodplains. Base flood elevations derived from the hydraulic analyses are shown within this zone.
Zone AH	The flood insurance rate zone that corresponds to the areas of 1% annual chance shallow flooding (usually areas of ponding) where average depths are between 1 and 3 feet. Whole-foot BFEs derived from the hydraulic analyses are shown at selected intervals within this zone.
Zone AO	The flood insurance rate zone that corresponds to the areas of 1% annual chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between 1 and 3 feet. Average whole-foot depths derived from the hydraulic analyses are shown within this zone.
Zone AR	Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
Zone A99	The flood insurance rate zone that corresponds to areas of the 1% annual chance floodplain that will be protected by a federal flood protection system where construction has reached specified statutory milestones. No base flood elevations or flood depths are shown within this zone.
Zone V	The flood insurance rate zone that corresponds to the 1% annual chance coastal floodplains that have additional hazards associated with storm waves. Base flood elevations are not shown within this zone.
Zone VE	Zone VE is the flood insurance rate zone that corresponds to the 1% annual chance coastal floodplains that have additional hazards associated with storm waves. Base flood elevations derived from the coastal analyses are shown within this zone as static whole-foot elevations that apply throughout the zone.

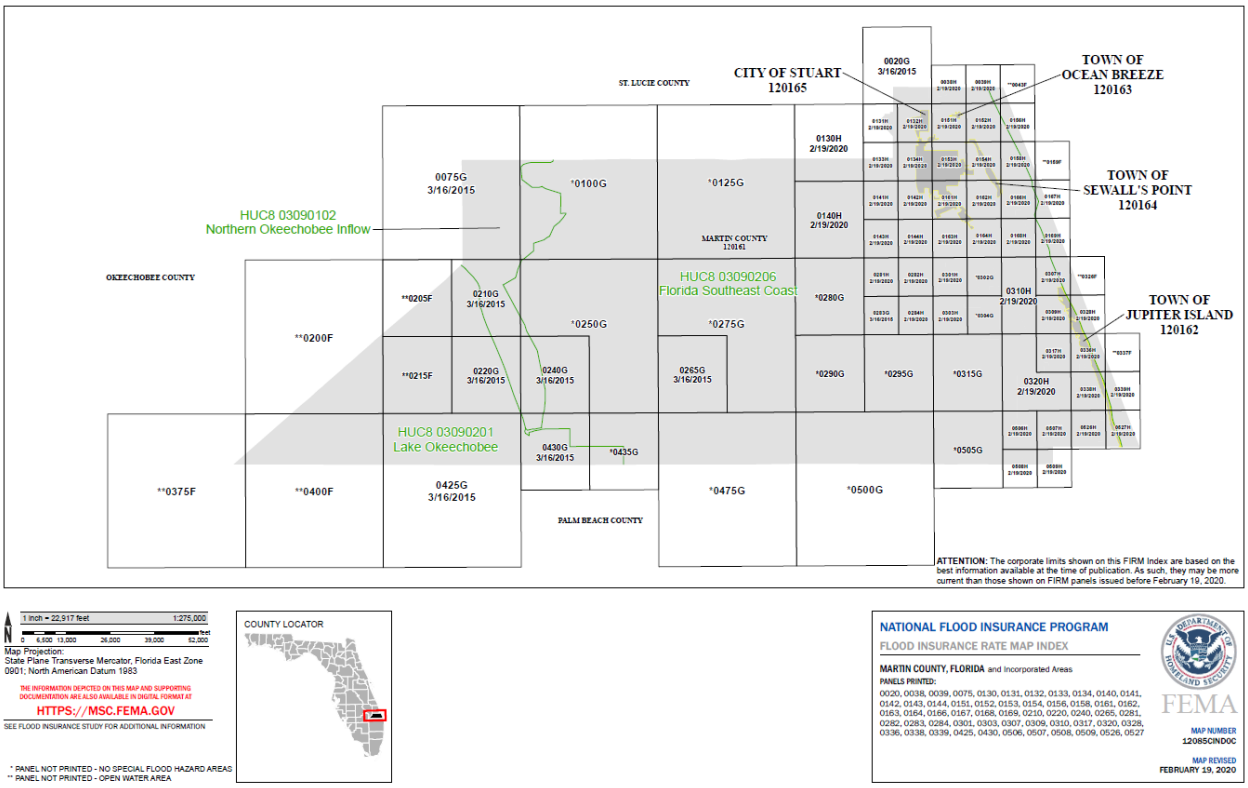


Figure 10: Martin County FIRM Map Index

Historical Occurrences

The National Centers for Environmental Information (NCEI) Storm Database has recorded 16 flooding events, half being floods and half being flash floods, in Martin County since 1998.

Table 47: Martin County Flood Events 1998 - 2025

Date	*Location*	*Event Type*	*Damage*	*Flood Cause*	*Event Description*
11/5/1998	Stuart	Flash Flood	Unknown		Heavy rain from Tropical Storm Mitch produced some flooding in eastern Martin County. Many roadways were covered with 10 inches of water and four houses flooded.
8/2/2001	Stuart	Flash Flood	$ 1,500,000		Rains associated with distant Tropical Storm Barry in the Gulf of Mexico produced flooding across much of Martin County. About 13 inches of rain fell in the area between midnight and late morning on August 2nd. The most serious flooding occurred in Stuart, Port Salerno, and Palm City. Over 300 homes received some water damage. Major damage was reported in 63 homes and 6 mobile homes.
9/4/2004	East Portion	Flash Flood	Unknown		From 4 to 8 inches of heavy rain from Hurricane Frances produced widespread flooding of roads, residences and businesses mainly in the coastal communities.

Date	*Location*	*Event Type*	*Damage*	*Flood Cause*	*Event Description*
8/14/2007	Hobe Sound	Flood	Unknown	Heavy Rain	Heavy rain over Martin County produced flooded roads in Palm City and near Stuart. Spotters reported four to six inches of rainfall from Indiantown to the coast.
8/19/2008	Jupiter Island	Flood	$ 20,000	Heavy Rain / Tropical System	On August 19th Tropical Storm Fay came on shore in southwest Florida moving north northeast toward Lake Okeechobee. By the early morning of August 20th Tropical Storm Fay had moved to southern Brevard County producing rainfall amounts ranging from 10 to 15 inches in Martin, Saint Lucie, Okeechobee, and Indian River counties. Okeechobee reported 69 homes damaged by flood waters and a total of $1.2 million. Indian River and St. Lucie counties reported a combined loss in citrus of $10 million. One indirect fatality occurred in Indian River County when a car hydroplaned and crashed.
8/27/2012	Hobe Sound	Flood	$ 15,000	Heavy Rain / Tropical System	Persistent heavy rainbands from Tropical Storm Isaac produced widespread urban and lowland flooding across much of the county. Rainfall from the morning of August 26 until the evening of August 27 averaged 5 to 10 inches, with isolated totals of 12 to 14 inches, most of which fell during the morning and afternoon of August 27. The most significant impacts occurred in and near Jensen Beach, Stuart, Palm City, and Port Salerno. Several roads became temporarily impassible due to standing water. Water entered one complex in Palm City, comprised of multiple businesses.
1/9/2014	Rio	Flood	$ 220,000	Heavy Rain	Radar-based rainfall estimates were between 6 and 12 inches across eastern-most Martin County, with most of the rain falling in a 6-hour or less period. The twenty-four-hour rain gage total at Stuart was 10.55 inches and 12.00 inches at Nettles Island, but with most of the rain falling in less than 6 hours. Flooding closed many roadways, stranding vehicles. Drainage canals and creeks overflowed. While high water surrounded many subdivisions, businesses and homes, water only entered one building, a Martin County High School, causing an estimated $220,000 in damage.

Date	*Location*	*Event Type*	*Damage*	*Flood Cause*	*Event Description*
2/28/2015	Jensen Beach	Flash Flood	$ 105,000	Heavy Rain	Reports indicated 5 to 11 inches of rain fell across northeastern Martin County, with most of the rain falling in a 6-hour or less period. The highest totals occurred within the southwestern portion of Stuart and in Palm City. ||Flooding closed many roadways, stranding over 100 vehicles. Drainage canals and creeks overflowed. While high water surrounded many subdivisions, businesses and homes, water was reported to have entered 7 homes in Palm City. Damage was estimated around $105,000 dollars.
10/6/2016	Jensen Beach	Flood	Unknown	Heavy Rain	Rainbands associated with Hurricane Matthew produced rainfall totals between 2.5 and 4 inches, resulting in areas of mostly minor urban and poor drainage flooding. Several roadways were impacted by significant ponding.
5/25/2020	Jupiter Island	Flood	Unknown	Heavy Rain	Numerous training thunderstorms produced heavy rainfall in coastal Martin County that resulted in 6-9 inches of rain, with isolated higher totals of 12-14 inches. The heavy rain fell in a 15–18-hour period from around sunrise through the late evening. The localized flooding and associated impacts all occurred in the 5–6-hour period from late afternoon into the evening after hours of continuous heavy rainfall. Stuart Police Department reported that Commerce Avenue was temporarily closed due to high water from Market Place south into Port Salerno. Martin County Fire Rescue reported flooding near the intersection of Mulberry Drive and Linda Road. Trained spotters in Hobe Sound reported numerous local roads were flooded with cars having difficulty passing through the standing water. FAA Control Tower personnel at the Stuart Witham Field Airport reported 2-3 inches of standing water on the runway.

Date	*Location*	*Event Type*	*Damage*	*Flood Cause*	*Event Description*
6/3/2020	Lighthouse Point	Flash Flood	$ 450,000	Heavy Rain	Widespread rain totals of 5-10 inches affected portions of Jensen Beach, Stuart, Palm City and Hobe Sound between the evening of June 2 and midafternoon on June 3. Excessive rain rates (6 inches in less than 4 hours) occurred within an area of saturated soils from Palm City to Hobe sound, with peak event total rainfall of 11 to 13 inches measured by a WeatherSTEM site and a SKYWARN spotter, respectively, both in Hobe Sound. Fourteen homes experienced minor damage consisting of several inches of water accumulation and 8 homes sustained major damage with waters levels up to or beyond electrical outlets. Numerous roadways throughout the area became impassable due to high water and were closed. Additionally, water poured into some homes in Stuart near Manatee Pocket, where heavy rain combined with the high tide, likely causing water levels to rise along a stream connected to the St. Lucie River.
6/5/2020	Salerno	Flash Flood	$ 250,000	Heavy Rain	Two to four inches of rain fell within two hours, across an area which received 7 to 13 inches of rain over the previous three days. With saturated soils and standing water remaining in many areas, flooding quickly developed. Flood waters entered several homes, mainly within Hobe Heights. Some homes may have experienced water intrusion two days earlier from the first period of flooding. Numerous roadways within Hobe Sound became impassable due to high levels of standing water.
9/6/2020	Marcy	Flood	Unknown	Heavy Rain	Persistent, heavy thunderstorms dropped between four and six inches of rain across far western Martin County between 1400 and 1700LST, as measured by two rain gauges. Roadways, drainage canals and low spots were flooded, and water entered into the bar area of the J&S Fish Camp.
10/1/2020	Gomez	Flash Flood	Unknown	Heavy Rain	Between 5 and 8 inches of rain fell during the early morning hours, within an area with a shallow water table due to previous heavy rainfall. Showers moved onshore or developed along the coast and trained over areas south of Port Salerno, impacting Hobe Sound most significantly, and in particular Hobe Heights. Rapid inundation occurred, with standing flood waters exceeding a depth of 3 feet in portions of Hobe Heights and surrounding neighborhoods,

Date	*Location*	*Event Type*	*Damage*	*Flood Cause*	*Event Description*
					where flood waters approached homes, overtopped culverts and creeks and caused dozens of roads to become fully or partially impassable. The flood waters were very slow to recede.
10/2/2020	Stuart	Flash Flood	Unknown	Heavy Rain	Training bands of heavy showers redeveloped across coastal areas of Martin County during the morning of October 2 and persisted into the early afternoon. Rain totals of 5 to 8 inches fell across the same area impacted by 6 to 10 inches only a day earlier. Many of the same areas which experienced flash flooding were again inundated with rapidly rising water, exceeding 3 feet in some areas. High water resulted in the closing of dozens of roadways. Flood waters approached many homes and intruded into several homes resulting in damage. Drainage canals and creeks overflowed and high water from the Savannas Preserve flowed into surrounding areas. The flood waters were very slow to recede.
9/27/2022	Palm City	Flood	Unknown	Heavy Rain / Tropical System	Heavy rain embedded within the outer bands ahead of Hurricane Ian produced widespread rainfall totals of 4 to 8 inches across Martin County, resulting in sporadic reports of street, urban, and poor drainage flooding. Several roadways were impacted by significant levels of standing water and many retention ponds reached capacity or overflowed. A 34-year-old man was discovered drowned in about 10 inches of water along the side of a road in Stuart where he was last known to be collecting work debris in preparation for the hurricane (indirect). Emergency management officials indicated minimal damage to residential and business structures.

There has only been one federal declaration directly related to flooding in Martin County.

- DR-1074 for severe flooding in 1995, with unknown damages.

Probability

There have been 16 flooding events in Martin County between 1998 and 2025 (27 years); there is roughly one flooding event every 1.7 years.

Impacts and Vulnerability

To assess the potential vulnerability of this hazard, the following categories measure what could be a plausible worst-case scenario; the scenario considers the secondary and tertiary effects or cascading events.

Response

Response to flooding will greatly depend on the severity of the flood and the location. There can be flooding in locations that does not affect infrastructure or properties and would not require a response.

In Martin County there have not been injuries or deaths resulting from floods, therefore, response efforts are mainly focused on roadway flood management and home protection.

Location

All communities within Martin County are highly vulnerable to flooding, but they are not all vulnerable for the same reasons. The barrier island communities (Jupiter Island and Sewall's Point) are obviously highly vulnerable to storm surge damage from hurricanes. The communities fronting on Martin County's estuaries and rivers also are highly vulnerable to flooding associated with high tides, extreme rainfall in a short period of time, hurricane winds and storm surge. Communities along the estuaries and rivers could receive flooding up to 5 feet under these conditions. Communities away from the water may be more vulnerable to flooding associated with rain rather than storm surge. Not all the areas within any given jurisdiction is equally vulnerable to flooding, but all jurisdictions have specific areas where flooding is a problem.

The map below indicates the most vulnerable areas that would experience flooding (areas along the coast, rivers and near Lake Okeechobee). A detailed map view is available on Martin County's website at https://geoweb.martin.fl.us/flood/.

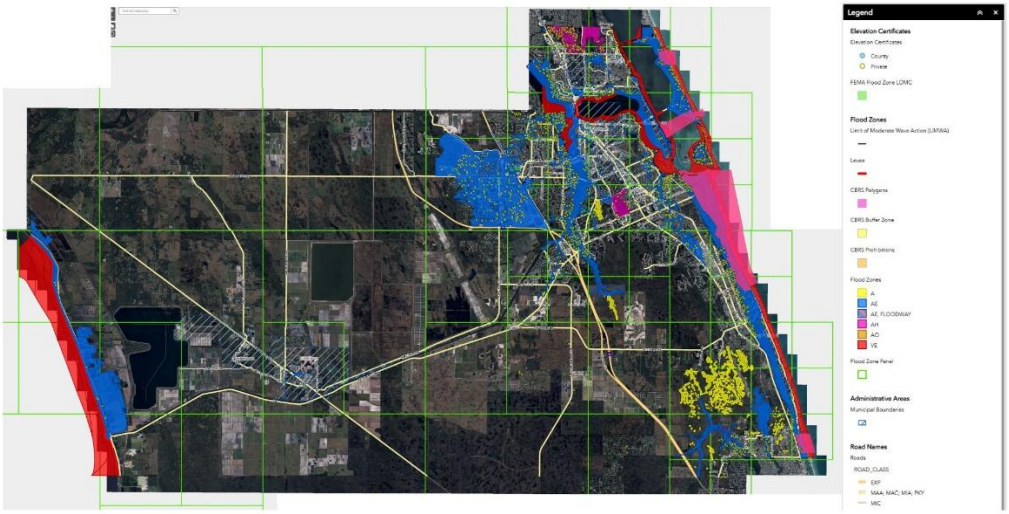


Figure 11: Martin County Flood Zones

Human Impact

From the events described in the Historical Occurrences section above, there have been no reported deaths or injuries in flooding events in Martin County.

However, this is not the only type of impact flooding can have on humans. The following are some examples of impacts that could be expected.

- Increased risk of mortality due to cardiovascular disease, respiratory disease, and mental disorders
- Exposure to pathogens and household and industrial chemicals
- Contaminated drinking water

Property Impact

Martin County has experienced property damages because of flooding. Depending on the location and severity, there may be some structures that are more vulnerable, and these are described in *Section I.E.5. RL and SRL Properties* in Martin County. In total, there are 183 repetitive and severe repetitive loss properties. However, there are many other buildings that experience the effects of flooding events that are not considered to be RL or SRL properties.

Impacts to properties may include:

- Compromised foundation: Water can erode the soil around your foundation, leading to cracks and leaks. If water levels are high, there is an increased chance the foundation can wash away, resulting in severe structural problems.
- Impact to walls, ceilings, and floors: Drywall can swell and break off, ceilings can potentially collapse, and floors can buckle due to the floodwater pressure.
- Damage to personal belongings: Floodwater typically destroys everything in its path, including appliances, electronics, and other home furnishings.
- Proliferation of mold and mildew: Mold and mildew can grow in flooded areas within 24 to 48 hours after the event which can lead to health problems. Other belongings are also at risk for mold and mildew growth.
- Impaired electrical systems: Floodwater affects electrical wiring, which can ultimately pose a fire hazard.
- Water supply contamination: Floodwater can spoil a home's water system, resulting in adverse health effects.
- Affected plumbing systems: Plumbing can go haywire because of floodwater, causing leaks. Flooding can therefore occur in other areas of a home.
- Decreased home values.

Infrastructure Impact

- Some systems depend on gravity to help water move through the pipes. Flat topography can make this a difficult approach that is further compromised by flooding that causes outfalls to be partially or completely submerged. This combination can greatly prolong a flooding event.
- Coastal flooding at outfalls may drive backflow into the system, causing upland flooding through street drains and drainage ditches. The prolonged presence of saltwater can damage stormwater infrastructure.
- Shoreline erosion may expose stormwater infrastructure to potential damage.

- Flooding may introduce debris that can clog storm drains, pipes, and outfalls.
- More frequent, higher, and longer-lasting high-water events may drive up already high groundwater levels in some coastal communities. This change may reduce the soil's ability to absorb stormwater, thus increasing runoff.
- Water from flooding can cause roads to be damaged or wash away, especially along coastal areas.

Economic Impact

It is nearly impossible to calculate the cost of flooding because there are so many factors to consider: insurance, property replacement, rebuilding of infrastructure, loss of revenue for businesses, etc.

FEMA has found that every $1 invested in mitigation efforts can save $6. Using this logic and considering the flooding projects that are proposed on the LMS Prioritized Project List amount to $92.8 million, flood mitigation projects could save up to $556.8 million in the future.

Environmental Impact

- Flooding can have a negative effect on wildlife, causing drowning, disease proliferation, and habitat destruction.
- Floodwater can alter the landscape, for instance, by eroding riverbanks and causing them to collapse.
- Floodwater can be contaminated with pollutants such as agricultural pesticides, industrial chemicals, debris, and sewage. If contaminated floodwater enters the ocean, it can affect water quality and disrupt delicate ecosystems, such as coral reefs.
- Floods are the leading cause of weather-related infectious disease outbreaks. Flooding events increase the chance of spreading waterborne diseases, such as hepatitis A and cholera.

Not all environmental impacts are negative:

- Floods can bring nutrients and essential components for life. Seasonal floods can renew ecosystems, providing life-giving waters in more ways than one. Floods transport vital nutrients, such as nitrogen, phosphorus, and organic material, to the surrounding land.
- Floods can replenish underground water sources. Floodwater gets absorbed into the ground then percolates through layers of soil and rock, eventually reaching underground aquifers.
- Small seasonal floods can be beneficial to native fish stocks and can help those fish outcompete invasive species that are not adapted to the river's cycles.
- Wetlands are an extremely important ecosystem; approximately 40 percent of the world's species rely on them. They filter water, mitigate flooding, and act as a carbon sink.

Risk Assessment

The following table gives points for each category based on research presented in this hazard profile. At the end, it averages the total points for all the categories, which forms the overall hazard ranking for the county (see *Section III.C. Calculating Risk* for description and calculations).

Table 48: Flood Risk Calculation

Category	*Points*	*Description*	*Determination Method*
Threat Calculation			
Frequency	3	Medium	Historical occurrences are approximately once every two to four years.
Probability	3	May or may not occur in a year	There's about a 50/50 chance that a flood will occur in a given year.
Onset	2	1 day to 1 week	Floods have between a day and a week of advance warning of occurrence.
AVERAGE	**2.7**	**Medium Threat**	
Vulnerability Calculation			
Response	3	Up to 1 week	Responders may handle response within one week of the occurrence of an incident
Location	2	Limited	Only certain areas of identified vulnerability would be impacted but may extend outside of the expected areas.
Human	3	Moderate	Moderate illness or injuries are expected requiring medical intervention and may lead to temporary disability.
Property	3	26-50%	26-50% of the property at risk could be affected in some way.
Infrastructure	3	Up to 2 weeks	Infrastructure systems may be disrupted for up to two weeks.
Economy	3	Up to 2 weeks	Businesses and industries may be closed for up to two weeks and need some external assistance to reopen.
Environment	2	Limited	Damages caused require some human intervention to return to normal healthy environment levels.
AVERAGE	**2.7**	**Medium Vulnerability**	
Risk Calculation			
Moderate Risk			Based on the medium threat and the medium vulnerability, this hazard is a moderate risk to Martin County.

Future Considerations

Rapid population growth has resulted in significant expansion of urban lands and rapid depletion of agricultural land, as well as floodplains, waterbodies, and wetlands, which have substantial impacts on flood dynamics. Additionally, urban and infrastructural growth are also associated with changes in hydrological and ecological systems, loss of drainage systems, and therefore, increased susceptibility of areas to floods.

The Intergovernmental Panel on Climate Change (IPCC) has found that climate change "has detectably influenced" several of the variables that contribute to floods, such as rainfall and sea level rise. In other words, while our warming world may not be the only or most direct cause of any given flood, it exacerbates many of the factors that increase flood risk. This leads to heavier precipitation, more frequent hurricanes, and higher seas.

Mitigation Measures

Martin County has contributed $75 million toward land acquisition that precipitated $169 million in land acquisition for Indian River Lagoon South Everglades restoration projects. Those acquisitions led to construction of the $550 million C-44 stormwater treatment area and reservoir. In addition, Martin County has invested $40 million in local stormwater treatment areas and septic to sewer conversions that have complemented $45 million in matching grant funds to provide nutrient reduction, flood control and water quality improvements to the St. Lucie River and Estuary. In total, Martin County has contributed well over $85 million in water quality related investment, which has been integral in over $600 million current total investment in our local watersheds. This progress is prompting even more advancement as momentum is building for future water quality projects.

Additionally, there are many flood mitigation projects on the Martin County Prioritized Project List; 17 projects directly relate to flooding. These are outlined in *Section IV.B.1. Mitigation Projects*.

In 1999, Martin County developed a Local Flood Mitigation Strategy to reduce the community's vulnerability to this hazard. During the development of the Martin County Local Flood Hazard Mitigation Strategy, exposure figures were established for the municipalities. This analysis was completed in 1999 and is based on NFIP-insured properties.

Martin County, as well as municipalities within the county, participates in the Community Rating System (CRS) of the National Flood Insurance Program (NFIP). As participants in the CRS, the County and those municipalities take measures beyond the NFIP's minimum requirements to reduce flooding risks and enhance flood protection. Those measures include:

- Providing flood zone information to the public and publicizing the service annually.
- Providing public outreach by sharing flood information on the County's website and social media pages, through displays in public facilities such as libraries, the County Administration Center, and the Building Department, as well as public meetings and community events.
- Advising property owners of flood hazards and providing information about ways to reduce flood damage.
- Promoting the purchase of flood insurance.
- Maintaining floodplain management documents in County libraries and on County and municipal websites.
- Maintaining flood elevation certificates for new and substantially improved buildings, as well as elevation certificates and FIRMs from prior years.
- Requiring hazard disclosure information on recorded plats.
- Providing technical support to property owners to help them implement mitigation measures.
- Assisting property owners with elevating, retrofitting, reconstructing, or acquiring and demolishing flood-prone buildings through local assistance programs to reduce future flood risk.
- Preserving open space and natural floodplains through community planning that protects undeveloped land and supports natural absorption of floodwaters.
- Inspecting and maintaining public drainage systems, including ongoing capital improvement projects to improve drainage, and enforcing against illegal dumping in drainage systems.
- Maintaining a flood warning program.

The county has completed several projects to mitigate the observed impacts of tidal flooding. Infrastructure improvements and technology like backflow preventers, living shorelines, shore

hardening, and the elevation of structures and critical infrastructure are examples of our recent projects.

The county is currently investing in an Integrated Watershed Management Plan that includes the requirements of a comprehensive watershed management plan and a stormwater master plan, which will include existing and future land uses as well as sea level rise and rainfall projections. The goal is to have the plan adopted to include projects for the LMS and comply with the requirements of the CRS.

Public Perspective

The online public survey conducted between August 2024 and August 2025, indicated that flooding was the second highest concern of respondents after tropical cyclones with 78.08% of respondents indicating that they were concerned or very concerned. When asked what types of projects would help reduce vulnerabilities, the suggested projects that scored highest were all relating to flooding: water and sewer protection and flood control; also scoring somewhat high on the list were building elevations.

HARMFUL ALGAL BLOOM

Description

Harmful algal blooms (HAB) occur when colonies of algae, simple plants that live in the sea and freshwater, grow out of control and produce toxic or harmful effects on people, fish, shellfish, marine mammals and birds. Ranging from microscopic, single-celled organisms to large seaweeds, algae are simple plants that form the base of food webs. Sometimes, however, their roles are more sinister. Under the right conditions, algae may grow out of control — and a few of these "blooms" produce toxins that can kill living organisms. Other algae are nontoxic but eat up all of the oxygen in the water as they decay, clog the gills of fish and invertebrates, or smother corals and submerged aquatic vegetation. Still others discolor water, form huge, smelly piles on beaches or contaminate drinking water. Collectively, these events are called harmful algal blooms, and there are two types.

- **Blue-Green Algae**: Blue-green algae, or cyanobacteria, occur frequently in Florida's freshwater environments. Blue-green algae are microorganisms that function like plants in that they use light energy from the sun and nutrients acquired from the environment to help them grow.
- **Red Tide**: Red tide is one type of harmful algal bloom that is caused by high concentrations of toxic dinoflagellates, microscopic algae. In Florida and the Gulf of Mexico, the alga that causes most red tides is *Karenia brevis*, often abbreviated as *K. brevis*.

Possible Causes

HABs occur naturally, but human activities that disturb ecosystems play a role in their more frequent occurrence and intensity. Increased nutrient loadings and pollution, food web alterations, introduced species, water flow modifications and climate change all play a role.

Studies show that many algal species flourish when wind and water currents are favorable. In other cases, HABs may be linked to "overfeeding." This occurs when nutrients (mainly phosphorus and nitrogen) from sources such as lawns and agriculture flow into bays, rivers, and the sea, and build up at a rate that "overfeeds" the algae that exist normally in the environment. Some HABs appear in the aftermath of natural phenomena like sluggish water circulation, unusually high-water temperatures, and extreme weather events like hurricanes, floods, and drought.

Even though HAB is a natural phenomenon, unlike many of the natural disasters of the last several years, there is nothing natural about this. Harmful algal blooms are not a result of some natural cycle of these bacteria. These are a result of excess farm and industrial runoff, under treated sewage from lake communities, and the depletion of the flora and fauna that would normally consume or otherwise keep these blooms in check.

Extent

There is no established method to determine or measure the HABs. However, the Florida Department of Health issues notifications to the public based on certain criteria.

- ***Health Caution***: Criteria to issue a *Health Caution* is the presence of an algal bloom or when sampling results indicate the dominant species to be cyanobacteria.
- ***Health Alert***: Criteria to issue a *Health Alert* is the presence of cyanotoxin.
- ***Lift Alert*****:** A *Health Alert* is lifted once toxins are not detected according to the analyses obtained from DEP-coordinated resampling of the bloom or if 30 days have elapsed since the last sampling date. If one of the criteria has been met, the *Health Alert* can be rescinded at this time. A *Health Caution* can remain in effect if blooms are present or throughout the bloom "season".

Historical Occurrences

The following table outlines the Health Cautions and Health Alerts that the Florida Department of Health – Martin County has issued relating to HABs.

Table 49: Martin County Harmful Algal Bloom Notifications

Date Issued	*Type*	*Location*
January 3, 2022	Alert	Lake Okeechobee
April 8, 2022	Alert	Lake Okeechobee
June 3, 2022	Alert	Lake Okeechobee, C-44 Canal
** MISSING 2023 DATA	N/A	N/A
March 29, 2024	Alert	St. Lucie Canal
April 12, 2024	Alert	Lake Okeechobee, C-44 Canal
May 8, 2024	Caution	Lake Okeechobee
May 17, 2024	Alert	Lake Okeechobee
May 24, 2024	Alert	Lake Okeechobee, C-44 Canal
July 3, 2024	Alert	Lake Okeechobee
July 12, 2024	Alert	Lake Okeechobee
July 17, 2024	Alert	C-44 Canal
July 26, 2024	Alert	Lake Okeechobee
August 26, 2024	Alert	Lake Okeechobee
June 27, 2025	Alert	Lake Okeechobee
May 21, 2025	Caution	Lake Okeechobee, C-44 Canal

Source: Florida Department of Health https://www.floridahealth.gov/environmental-health/aquatic-toxins/where-are-habs.html

There have been no Red Tide notifications issued in Martin County since 2022, and no federal declarations for Harmful Algal Blooms.

Probability

Because harmful algal blooms (HABs) require warm temperatures and sunlight, HABs usually occur during the warmer parts of the year when water temperatures are higher, and the days are longer. However, HABs can occur year-round, especially in warmer climates like Florida.

Impacts and Vulnerability

Under the right conditions, algae may grow out of control — and a few of these "blooms" produce toxins that can kill fish, mammals and birds, and may cause human illness or even death in extreme cases. Other algae are nontoxic but eat up all of the oxygen in the water as they decay, clog the gills of fish and invertebrates, or smother corals and submerged aquatic vegetation. Still

others discolor water, form huge, smelly piles on beaches or contaminate drinking water. Collectively, these events are called harmful algal blooms, or HABs.

To assess the potential vulnerability of this hazard, the following categories measure what could be a plausible worst-case scenario; the scenario considers the secondary and tertiary effects or cascading events. For purposes of this analysis, the scenario would be a typical occurrence in Martin County as it is seen almost every year.

Response

Scientists, water department workers, and environmentalists work together for months to solve HAB problems that arise every year.

Location

Every U.S. coastal and Great Lakes state experiences HABs. These blooms are a national concern because they affect not only the health of people and marine ecosystems, but also the “health” of our economy, especially coastal communities dependent on the income of jobs generated through fishing and tourism. With climate change and increasing nutrient pollution potentially causing HABs to occur more often and in locations not previously affected, it's important for us to learn as much as we can about how and why they form and where they are, so that we can reduce their harmful effects.

Martin County is susceptible to HABS where there is freshwater and saltwater, mainly at Lake Okeechobee, and the coastal area and connecting canals. All jurisdictions are susceptible as they are all on or near the water.

Human Impact

Harmful algal blooms are caused by toxins that are dangerous to health. There are several ways that people (and pets) can be exposed to these compounds and are triggered by excess nutrients such as phosphorus and nitrogen. These nutrients, often from runoff, combined with warm temperatures, sunlight, and slow-moving water, promote the growth of various algae species that release these harmful compounds.

- Direct exposure to toxic algae: Drinking water can be a source of exposure to chemicals caused by nutrient pollution. Drinking, accidentally swallowing or swimming in water affected by a harmful algal bloom can cause rashes, stomach or liver illness, respiratory problems, or neurological affects.
- Nutrients: Nitrogen and Phosphorous are compounds found in fertilizer that often contaminate drinking water in agricultural areas. Infants who drink water too high in nitrogen and phosphorous can become seriously ill and even die. Symptoms include shortness of breath and blue-tinted skin, a condition known as blue baby syndrome.
- Byproducts of water treatment: Stormwater runoff carries nutrients directly into rivers, lakes and reservoirs which serve as sources of drinking water. When disinfectants used to treat drinking water react with toxic algae, harmful chemicals called dioxins can be created. These byproducts have been linked to reproductive and developmental health risks and even cancer.

Property Impact

HABs don't affect the built environment, so no damage to property is expected.

Infrastructure Impact

Toxins from harmful algal blooms (HABs) are increasingly contaminating sources waters, as well as the drinking water treatment facilities that the source waters supply. These treatment facilities face a difficult task of not only removing the toxins but doing so in a safe and cost-effective way. However, Martin County source supply is from shallow wells (surficial aquifer) and deep wells (Floridan Aquifer). No surface water is utilized, so HABs are not an issue for Martin County Utilities.

When HABs are discovered in stormwater management ponds and conveyance systems, potential wildlife and fish kills may occur which impact the stormwater infrastructure, which would trigger clean up.

Economic Impact

It is still unclear what the actual harmful algal bloom damages have been to Martin County as there is not an agency or organization tracking this data. However, nutrient pollution can have diverse and far-reaching effects on the U.S. economy, impacting tourism, property values, commercial fishing, recreational businesses, and many other sectors that depend on clean water.

- Drinking water costs: Nitrates and algal blooms in drinking water sources can drastically increase treatment costs. It can also cost billions of dollars to clean up polluted water bodies. Every dollar spent on protecting sources of drinking water saves in water treatment costs.
- Tourism losses: The tourism industry loses close to $1 billion each year, mostly through losses in fishing and boating activities, because of water bodies that have been affected by nutrient pollution and harmful algal blooms. Airborne nutrient pollution can also affect visibility at popular outdoor destinations like national parks. This kind of pollution can also damage buildings and other structures, especially those made of marble and limestone.
- Commercial fishing and shellfish losses: Fishing and shellfish industries are hurt by harmful algal blooms that kill fish and contaminate shellfish. Annual losses to these industries from nutrient pollution are estimated to be in the tens of millions of dollars.
- Real estate losses: clean water can raise the value of a nearby home by up to 25 percent. Waterfront property values can decline because of the unpleasant sight and odor of algal blooms.

Environmental Impact

Nutrient pollution fuels the growth of harmful algal blooms which devastate aquatic ecosystems.

- Direct exposure to algae: Harmful algal blooms sometimes create toxins that can kill fish and other animals. After being

consumed by small fish and shellfish, these toxins move up the food chain and hurt larger animals like sea lions, turtles, dolphins, birds, manatees, and fish. Even if algal blooms are not toxic, they can hurt aquatic life by blocking out sunlight and clogging fish gills.

- Dead zones or hypoxia: Nutrient pollution can create dead zones, areas in water with little or no oxygen where aquatic life cannot survive, also known as hypoxia. These areas are caused by algal blooms consuming oxygen as they die and decompose. Aquatic animals must leave the affected area or die. Young fish and seafloor dwellers like crabs and clams are most likely to die in hypoxic areas.
- Acid rain: Acid rain, caused by nutrient pollution in the air, damages lakes, streams, estuaries, forests and grasslands across the country.
- Air pollution: Airborne nitrogen compounds like nitrogen oxides contribute to the formation of other air pollutants such as ground-level ozone, a component of smog which can restrict visibility. Wind and weather can carry ozone many miles from urban to rural areas. Ozone pollution can damage trees and harm the appearance of vegetation and scenic areas.

Risk Assessment

The following table gives points for each category based on research presented in this hazard profile. At the end, it averages the total points for all the categories, which forms the overall hazard ranking for the county (see *Section III.C. Calculating Risk* for description and calculations).

Table 50: Harmful Algal Bloom Risk Calculation

Category	*Points*	*Description*	*Determination Method*
Threat Calculation			
Frequency	5	High	Multiple alerts are issued annually.
Probability	5	Will occur in a year	Based on current frequency, it can be assumed that the trend will continue.
Onset	1	Over 1 week	HAB can be forecasted based on a variety of factors well before the HAB becomes a problem.
AVERAGE	**3.7**	**High Threat**	
Vulnerability Calculation			
Response	5	> 1 month	Scientists, water department workers, and environmentalists work together for months to solve HAB problems that arise every year.
Location	1	Localized	Limited to Lake Okeechobee, waterways, and coastal areas.
Human	1	None	Because water quality is constantly tested, officials can issue warnings in time for the population to react and avoid harm.
Property	1	< 10%	HAB typically does not affect property.
Infrastructure	1	< 1 day	No impact to utilities.
Economy	1	< 1 day	It is possible that businesses could be affected due to the inability to utilize water; this could affect

			restaurants, hotels, tourism, and other types of business in the area.
Environment	1	Minimal	Damages caused require little to no intervention.
AVERAGE	1.6	Minimal Vulnerability	
Risk Calculation			
MODERATELY LOW RISK			Based on the high threat and the low vulnerability, this hazard is a moderately low risk to Martin County.

Future Considerations

Land development and freshwater discharges contribute to harmful algal blooms (HABs) by increasing nutrient pollution, altering water flow, and changing water temperatures. Excess nutrients like nitrogen and phosphorus from agricultural, urban, and residential runoff, combined with factors like deforestation and increased atmospheric carbon dioxide, create conditions favorable for HABs to thrive and worsen their impacts. Urban and agricultural development increases runoff containing fertilizers, septic waste, and other sources of nitrogen and phosphorus. These nutrients act as fertilizer for algae, causing them to overgrow.

The United States Environmental Protection Agency (EPA) acknowledges that climate change is leading to higher air temperatures which will correspond in raising water temperatures that, paired with increased stormwater runoff, result in favorable conditions for algal blooms. The EPA states that harmful algal blooms can occur more often, in more fresh or marine water bodies, and can be more intense with increasing temperatures of climate change.

Mitigation Measures

The Florida Department of Health Martin County conducts periodic testing of water sources around Martin County to ensure early detection and public warning.

Public Perspective

The online public survey conducted between August 2024 and August 2025, did not address this hazard, as it is a new one added for this update.

INVASIVE SPECIES

Description

Invasive species are plants, animals, or other living organisms that are non-native to the ecosystem under consideration and whose introduction causes or is likely to cause economic or environmental harm or harm to human health.

Non-native species are plants and animals living in areas where they do not naturally exist. "Non-native species" and "invasive species" cannot be used interchangeably. Many commonly grown fruits and vegetables are not native to the U.S. For example, tomatoes and hot peppers originated from South America, while lettuce was first grown by the Egyptians. Domestic cows are non-native to North America and were introduced as a food source and considered to be a beneficial organism in an agricultural setting.

There are many types of invasive species such as:

- Plants
  - Aquatics
  - Forbs and herbs
  - Grasses
  - Shrubs
  - Trees
  - Vines
- Insects
- Fungi and diseases
- Wildlife
  - Mollusks
  - Reptiles
  - Fish
  - Mammals
  - Amphibians
  - Birds
  - Crustaceans
  - Annelids

Possible Causes

Invasive species are spread primarily by human activities, often unintended. People, and goods transported, travel quickly around the world, and often carry uninvited species with them. Invasive species can be introduced to an area by ship ballast water, firewood, accidental release, and by people. Insects can be transported easily in wood, shipping palettes, and crates shipped across the globe. Ornamental plants can become invasive after escaping in the wild. Released unwanted pets are another way invasive species are spread.

Extent

The presence of invasive species is known from observation. The U.S. Forest Service measures invasive species by using remote sensing like satellite and drone imagery, ground surveys, or molecular techniques like DNA.

Historical Occurrences

According to the Florida Wildlife Federation, there are several invasive wildlife species in Florida. The following describes the types and their origins. There are many types of invasive species in Martin County, but the following describes the most common in Florida.

Originally introduced through the exotic pet trade, these massive **Burmese python** snakes have established a stronghold in the Everglades, where they have decimated native wildlife populations. Studies show that raccoons, opossums, and bobcats have declined by over 90% in areas with high python populations. Without natural predators to keep their numbers in check, these apex predators continue to threaten Florida's native species.

The highly destructive **feral hogs** root through the soil, damaging crops, wetlands, and native habitats. They compete with native wildlife for food, degrade water quality, and can carry diseases that threaten livestock and other animals. First introduced by Spanish explorers in the 1500s, their populations have exploded, causing widespread destruction across the state.

The **green iguana** is a growing nuisance. These large, herbivorous lizards damage gardens, devour native plants, and undermine infrastructure by digging burrows under sidewalks, seawalls, and roads. Their populations have surged due to Florida's warm climate, and without natural predators, they continue to spread.

The **Argentine black and white tegu** is one of Florida's most concerning invasive reptiles. These large lizards are voracious predators that eat bird eggs, small mammals, insects, and even native reptiles. They are particularly dangerous to ground-nesting species like gopher tortoises and burrowing owls. Highly adaptable, tegus can survive in a range of environments, including areas as far north as Central Florida.

One of the more unusual invasive species in Florida is the **Rhesus macaque**, a non-native monkey species that has established populations around Silver Springs State Park. These monkeys were introduced in the 1930s as part of a tourism attraction but quickly became a problem. In addition to competing with native wildlife, some individuals carry the herpes B virus, which can pose a risk to humans.

According to the Southwest Florida Water Management District, the **Hydrilla**, an invasive aquatic plant, thrives in Florida's water bodies due to its efficient photosynthesis process, allowing it to rapidly convert nutrients and carbon dioxide into growth. This advantage enables hydrilla to outcompete native species, forming dense mats on the water surface that block sunlight, deplete oxygen and disrupt ecosystems. These mats reduce biodiversity, create breeding grounds for mosquitoes and interfere with recreational activities like boating and fishing.

Old World climbing fern, a vine native to Africa, Asia and Australia, was first found in south Florida in the late 1950s. It forms dense mats that can kill trees, shrubs and plants, degrading wildlife habitats. The vine is flammable and can carry fire into normally fire-resistant wetland areas, causing fires to reach treetops and potentially kill even fire-tolerant trees. It is spreading northward from south Florida and has been detected and treated as far north as Hernando and Sumter counties. This invasive species poses a significant threat to the integrity of natural ecosystems, necessitating ongoing management efforts.

Cogongrass, a warm-season perennial grass, is considered one of the world's worst invasive plants. In the U.S., it is found in Virginia, North Carolina, South Carolina, Georgia, Florida,

Alabama, Mississippi, Louisiana, Texas and Oregon. Accidentally introduced near Mobile, Alabama, in 1912 via crate packing material, it was later intentionally brought from the Philippines to Mississippi as a forage crop in 1921 and replanted in Florida in the 1930s for forage and soil stabilization. Despite these efforts, it proved inadequate for forage and quickly became a widespread pest. Its aggressive growth outcompetes native vegetation, posing a significant threat to biodiversity and ecosystem health.

The **Melaleuca** tree drains wetlands and displaces native species, leading to reduced biodiversity and altered fire patterns.

Dense clusters of **Brazilian pepper trees** overwhelm native vegetation, disrupting habitats and creating unsuitable conditions for wildlife. These trees form dense thickets that block sunlight and water, hindering the growth of other plants.

Lionfish are a venomous, spiny fish with a native habitat range in the Pacific and Indian Oceans and are an invasive species that threaten local reef systems throughout the Caribbean and along the southeastern seaboard of the United States. They are popular with aquarium enthusiasts around the world, and it is likely these fish were introduced to the Atlantic via the aquarium trade or ballast tanks of transoceanic vessels. Lionfish are known to be highly territorial and can be found offshore or in estuaries. In Florida, lionfish have been found in all water depths, on hard bottom, mangrove, seagrass, coral, artificial reefs, oyster reefs, seawalls and other manmade structures.

Probability

An invasive species population of plants, animals, or microbes are always present in Martin County ecosystems, as they are highly difficult to manage. Therefore, the occurrence of invasive species in Martin County is highly likely at any given time.

Impacts and Vulnerability

To assess the potential vulnerability of this hazard, the following categories measure what could be a plausible worst-case scenario; the scenario considers the secondary and tertiary effects or cascading events.

Response	Martin County has a “Report Invasive Plants and Animals” webpage, where residents can report invasive species for the County to be aware of and handle if necessary. There is no “response” in the traditional way as with other natural hazards, it is an ongoing task.
Location	All of Martin County and its jurisdictions are equally at risk of having some type of invasive species in their ecosystems.
Human Impact	Invasive species can negatively impact human health by infecting humans with new diseases, serving as vectors for existing diseases, or causing wounds through bites, stings, allergens, or other toxins.
Property Impact	Invasive terrestrial plant species can negatively impact property by causing structural damage, reducing property values, and creating expensive management costs. They can physically damage

homes and infrastructure, outcompete native plants to lower aesthetic value, clog waterways, and disrupt recreational use.

Infrastructure Impact As property is impact, so, too, is the infrastructure.

Economic Impact A 2021 study estimated that invasive species have cost North America $2 billion per year in the early 1960s to over $26 billion per year since 2010

Environmental Impact Invasive species can impact both the native species living within an ecosystem as well as the ecosystem itself. Native species populations can be directly affected through predation, herbivory, and disease. Indirectly, invasive species may cause native species declines due to resource competition and habitat alteration. For instance, plant invasions have been demonstrated to alter carbon and nitrogen cycles and fire regimes in invaded ecosystems.

Risk Assessment

The following table gives points for each category based on research presented in this hazard profile. At the end, it adds the total points for all the categories, which forms the overall hazard ranking for the county (see *Section III.C. Calculating Risk* for description and calculations).

Table 51: Invasive Species Risk Calculation

INVASIVE SPECIES RISK CALCULATION			
Category	*Points*	*Description*	*Determination Method*
Threat Calculation			
Frequency	5	High	Historically has occurred at least annually or more than once per year.
Probability	5	Highly likely	Expectation is that the hazard will definitely occur during a year based on frequency and other factors as described above.
Onset	3	Unknown	It is mainly unknown when an invasive species will appear in an area, but other species can be tracked outside the County and provide information on if the species could be expected.
AVERAGE	**4.3**	**Extreme Threat**	
Vulnerability Calculation			
Response	5	>1 month	Response is ongoing
Location	5	Widespread	This hazard can be found anywhere in the county
Human	1	None	Minimal to no harm to humans is expected
Property	1	<10%	Less than 10% of property would be affected
Infrastructure	1	<1 day	Infrastructure would be minimally affected
Economy	1	<1 day	Minimal economic impacts are expected
Environment	3	Moderate	Damages caused could require significant intervention
AVERAGE	**2.4**	**Low Vulnerability**	
Risk Calculation			
Moderately High Risk			Based on the extreme threat and the low vulnerability, this hazard is a moderately high risk to Martin County.

Future Considerations

Invasive species and development are interconnected because human activities like trade, transportation, and land development facilitate the spread of non-native species, which in turn can cause economic harm, damage infrastructure, and threaten sustainable development goals. Development projects can also disrupt habitats, making them more vulnerable to invasions and creating a cycle where species can adapt to urban environments and then spread to surrounding natural areas.

Mitigation Measures

Martin County's Environmental Resources Division has several ongoing efforts to address invasive species locally:

- Drafting management plans for all environmentally sensitive lands with an emphasis on restoration of native habitats, including treatment of invasive vegetation and control of problematic exotic animals.
- Removal of invasive, exotic vegetation from conservation areas. Invasive, exotic species are plants and animals that have been brought to Florida from other parts of the world. These species, for a variety of reasons, outcompete native species. As a result, they have a negative ecological, environmental, and even economic impact.
- Working with other agencies and organizations to help solve environmental problems that do not stop at the borders of our conservation lands.

Other state and non-profit organizations promote the management of invasive species.

- The Florida Fish and Wildlife Conservation Commission (FWC) encourages removal and hosts annual python challenges to reduce their numbers.
- Hunting and trapping programs help manage feral hog populations, but their high reproduction rate has made eradication difficult.
- Homeowners are encouraged to remove iguanas from their properties, and professional removal efforts are increasing.
- FWC encourages the public to report sightings of the Argentine Tegu, and removal efforts are ongoing.
- Population monitoring of the Rhesus Macaques and public education on avoiding human-wildlife conflict.
- Effective management of the Hydrilla combines mechanical, chemical, and biological methods, with strategies tailored to hydrilla's growth patterns.
- Control methods for the Melaleuca Tree include physical removal, herbicides, and biological control agents like the Melaleuca snout beetle. These efforts are crucial to restoring natural habitats and preventing further ecological damage.
- Effective control methods for the Brazilian Peppertree involve mechanical removal, such as cutting and digging out the trees and the use of herbicides to prevent their regrowth.

Public Perspective

The Invasive Species hazard is a new hazard profile for this plan update. The public survey conducted did not include this as a hazard for feedback. However, several people mentioned in their comments that they were concerned with waterway health, ecosystem disruption or destruction, and loss of natural habitat and wildlife.

SEA LEVEL RISE

Description

Sea Level Rise is the change in sea level referring to a long-term increase in the average level of the world's oceans. Since 1870, global sea level has risen by about eight (8) inches. Nationally, sea level has risen 6.5 inches since 1950, and the rate of increase is accelerating with sea levels now rising by an average of 1 inch every 5 years (NOAA Tides and Currents). SFWMD has estimated approximately 0.19 inches per year in Martin County whereas specific gages indicate up to 1 inch per year dependent on the tide. As coastal populations increase, vulnerability of those populations to sea level rise increases as well.

Causes

Localized sea level rise is caused localized sea level rise is caused by vertical land motion (subsidence or uplift), changes in ocean currents, and local effects from global sea level rise. Causes for land motion include natural factors like post-glacial rebound and human activities such as groundwater, oil, and gas extraction. Ocean currents vary regionally and can cause sea levels to pile up in certain areas. Global climate change contributes to the local rise through thermal expansion and melting ice, but its effect is amplified or reduced by these local factors.

Extent

Sea level rising is primarily measured using tide stations and satellite laser altimeters.

Historical Occurrences

For the Sea Level Rise hazard, there is not a traditional list of occurrences with dates, rather it is a slow and steady increase over time. The global average sea level has risen 8–9 inches since 1880. In 2023, global average sea level set a record high—101.4 mm (3.99 inches) above 1993 levels. The rate of global sea level rise is accelerating; it has more than doubled from 0.06 inches per year throughout most of the twentieth century to 0.14 inches per year from 2006–2015.

In many locations along the U.S. coastline, the rate of local sea level rise is greater than the global average due to land processes like erosion, oil and groundwater pumping, and subsidence. Sea levels across Florida are as much as 8 inches higher than they were in 1950, and the rate of sea level rise is accelerating. For instance, sea levels around Virginia Key have risen by 8 inches since 1950, but they have been rising by 1 inch every 3 years over the past 10 years, based on tide gauge data. This acceleration in sea level rise is projected to continue. In the same area around Miami, sea levels increased 6 inches over the last 31 years, from 1985 to 2016, but they are expected to rise another 6 inches in half that time, over the next 15 years, according to the U.S. Army Corps of Engineers high scenario projections.

There have been no federal declarations for sea level rise in Martin County.

Probability

The figure below shows a prediction of what sea level rise would be in Martin County in the year 2100, based on the NOAA intermediate high projection. Based on historical data and trends in sea level rise, it is reasonable to assume that sea level rise will continue and accelerate.

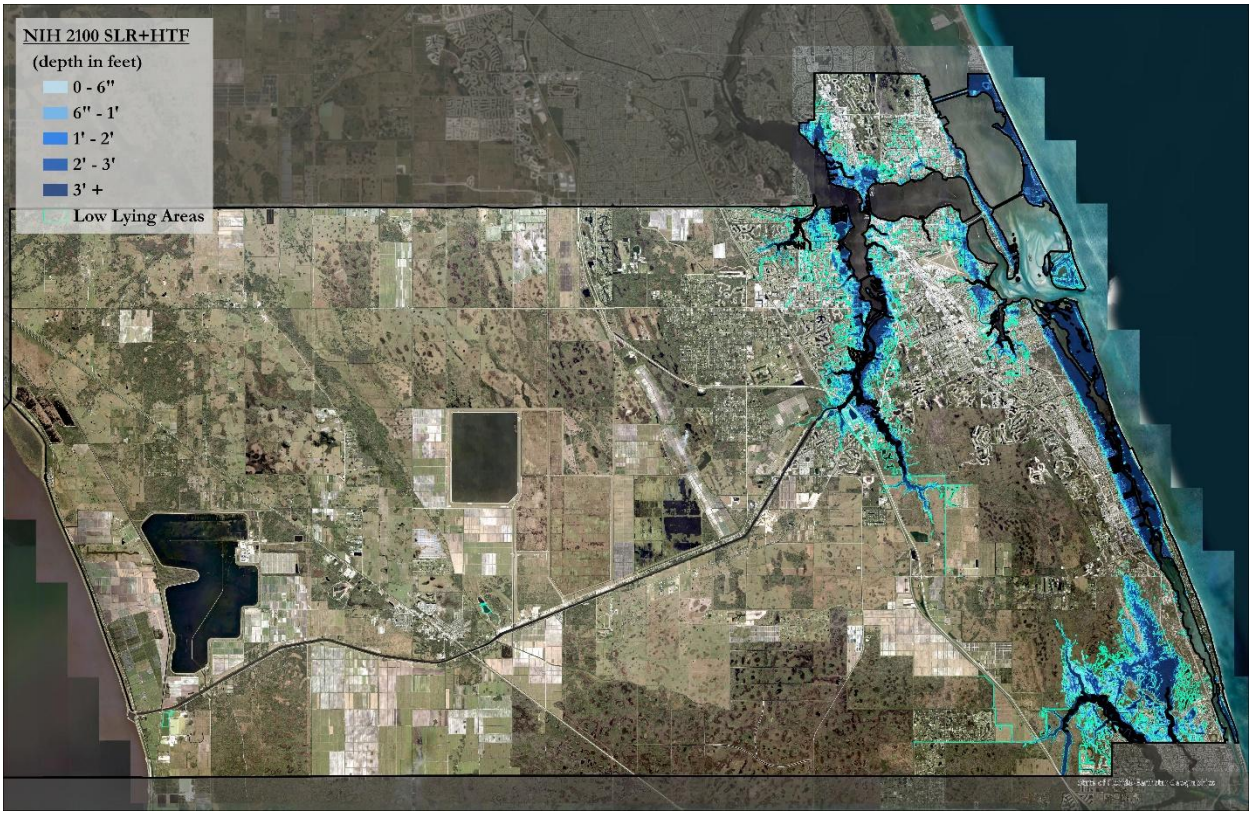


Figure 12: Year 2100 Sea Level Rise Plus High Tide Flooding
Source: Martin County Vulnerability Assessment, 2025.

Impacts and Vulnerability

To assess the potential vulnerability of this hazard, the following categories measure what could be a plausible worst-case scenario; the scenario considers the secondary and tertiary effects or cascading events.

Response

Because sea level rise is expected to be very gradual for the next several decades, a traditional "response" is not expected to occur.

As Martin County plans for new, replacement, or repaired infrastructure, design should include accounting for the infrastructure lifespan to offset future impacts. The county is preparing an adaptation plan to help respond to this threat.

Location

Martin County has many miles of ocean, estuarine and freshwater coastlines, and marsh habitats, as well as constructed infrastructure and natural uplands that are fundamentally at risk from climate change. Sea level rise would not affect all areas of the county equally; the areas impacted by sea level rise will be in the coastal areas of unincorporated Martin County, and in the coastal jurisdictions of Jupiter Island, Sewall's Point, Ocean Breeze, and Stuart.

Access to detailed Sea Level Rise vulnerability maps can be found on the Martin County Resilience website at www.martin.fl.us/Resilience.

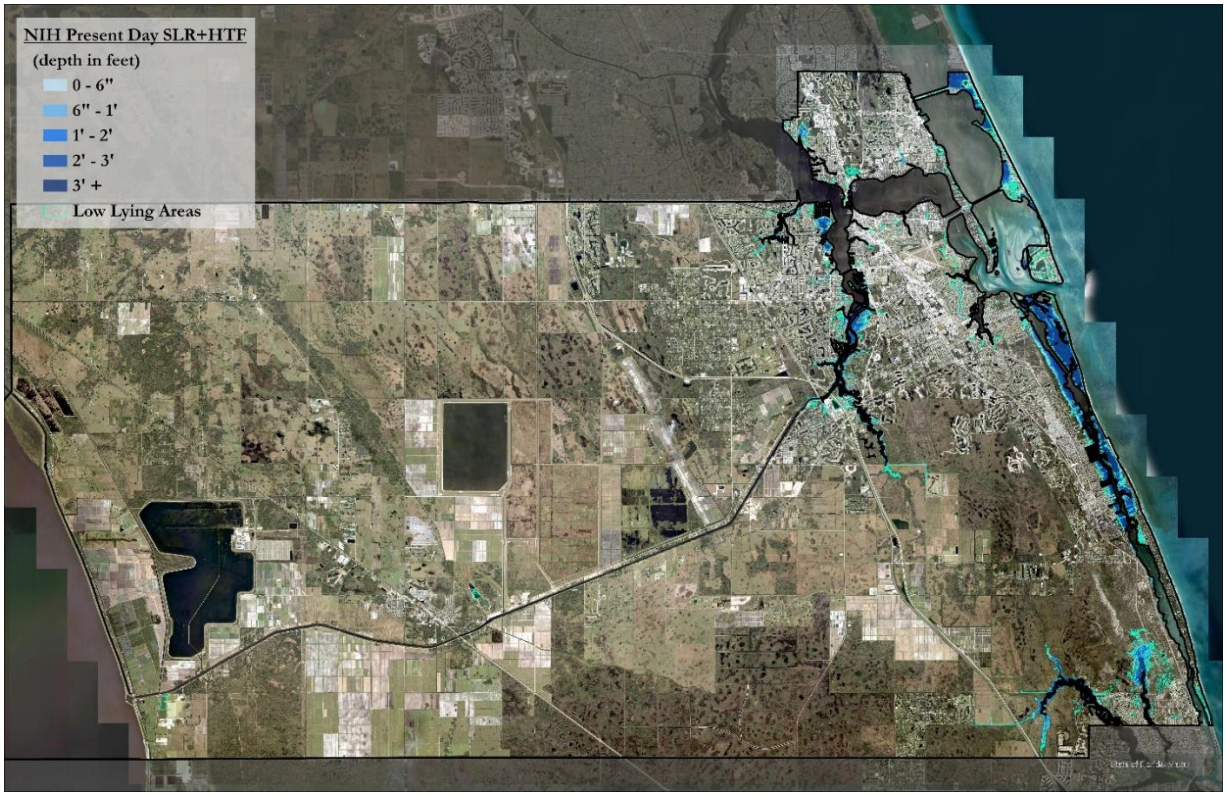


Figure 13: Present Day Sea Level Rise Plus High Tide Flooding
Source: Martin County Vulnerability Assessment, 2025.

Human Impact

Information on human impacts regarding health are not yet fully known. As the process of sea level rise is slow, there is sufficient time to mitigate any potential negative effects of the hazard. However, some studies list the following potential impacts on human health.

- Exposure to infectious disease such as waterborne pathogens due to disrupted infrastructure and threats to marine food safety.
- Exposure to contaminants from industrial development along coastlines.
- Exposure to vector-borne diseases due to expanded water-based habitat for vectors such as mosquitoes.
- Exposure to poor air quality from indoor mold growth.
- Mental health effects from the accumulation of incremental changes that over time can cause a significant impact such as stress from forced displacement, loss of cultural land, and economic hardship.

Property Impact

The majority of Martin County residents, and almost all of its built environment, is clustered near the inland shorelines and ocean. Sea Level Rise is likely to increase the number of homes and businesses that are found in the general floodplain and Special Flood Hazard

Areas. As a result, property owners can experience rising insurance rates, or perhaps the inability to get insurance at all, in response to these changes. It has also been speculated that 30-year mortgages will be increasingly difficult to obtain.

Access to property may be impacted as roads begin to flood during high tide events as well as compound impacts from storms during times of high tide events where stormwater is unable to discharge and low-lying areas begin to flood.

Infrastructure Impact

Future sea level rise will impact groundwater. The land will become saturated much more quickly and stormwater pipes may be unable to drain because they are submerged. Increasing numbers of coastal homes and infrastructure will flood more often as storm surge and extreme tides add to the rising sea level.

Both the built and natural environment in Florida are vulnerable to the impacts of stronger storms and accelerating sea level rise. More intense or more frequent rainstorms can increase the likelihood of flooding from a combination of rainfall, sea level rise and eventual increase in groundwater level.

Potential impacts from climate change include sanitary sewer infrastructure damage associated with flooding (e.g., damage to sewer pumps and infiltration of seawater into the sewer system) and low flow caused by periods of drought. Collection systems are compromised when flows are no longer sufficient to carry sewage to treatment plants.

Economic Impact

In 2040, about $21 million in annual revenues are vulnerable to disruption from SLR alone (no storm surge impacts), with average estimated inundation depths of less than 6 inches (using NOAA Intermediate High (NIH)). It is important to remember that this estimate does not account for precipitation, nor for the number of businesses that are likely to be located in the area two decades from now. In the next two decades, additional businesses will open in the area, meaning this estimate can be assumed to be a conservative estimate for impacts resulting from sunny-day, high-tide flooding.

By 2070, under the same scenario (NIH), inundation depths increase substantially to greater than one foot, primarily affecting the same businesses – again, without incorporating storm surge. Under the NOAA High scenario, this jumps to $100 million in vulnerable revenues and about 200 jobs, considering inundation only from SLR.

By 2100, the estimate of revenue impacts is $341 million at NOAA IH and $1.2 billion at NOAA High without storm surge – which jumps to $5 billion with storm surge, and more than 2,000 jobs.

Environmental Impact

Sea level along the Florida coast is projected to rise one to four feet in the next century. Rising sea levels will submerge existing wetlands and dry land, accelerate beach erosion and exacerbate coastal flooding.

Risk Assessment

The following table gives points for each category based on research presented in this hazard profile. At the end, it averages the total points for all the categories, which forms the overall hazard ranking for the county (see *Section III.C. Calculating Risk* for description and calculations).

Table 52: Sea Level Rise Risk Calculation

Category	*Points*	*Description*	*Determination Method*
Threat Calculation			
Frequency	5	High	Although very gradual, sea level rise occurs constantly throughout the year, often going unnoticed.
Probability	1	Very unlikely	Very unlikely to see impacts of sea level rise in a year.
Onset	1	>24 hours	There are several years of warning for this hazard.
AVERAGE	**2.3**	**Low Threat**	
Vulnerability Calculation			
Response	1	No response	No traditional response.
Location	1	Localized	Concentrated along coastal areas.
Human	1	None	No short-term effects to human health and wellbeing.
Property	1	< 10%	Less than or up to 10% of structures affected.
Infrastructure	1	< 1 day	Damage to infrastructure will not be seen for several years, allowing sufficient time to plan and mitigate.
Economy	1	< 1 day	Even with potential impacts in several years, no impacts currently.
Environment	2	Moderate	Main impacts of sea level rise will be seen in the environment.
AVERAGE	**1.1**	**Minimal Vulnerability**	
Risk Calculation			
Slight Risk			Based on the low threat and the minimal vulnerability, this hazard is a slight risk to Martin County.

Future Considerations

Increased development in the coastal areas of Martin County, would make the built environment susceptible to the effects of sea level rise, increasing the risk of population settled in the area.

Regional or local projects will be needed to adapt existing areas to meet future conditions. Existing residents within these areas will need to raise, adapt, or abandon their homes. Shoreline protection will be a main factor in protecting infrastructure.

From a report by the Florida Oceans and Coastal Council, over the past 20 years the rate of sea-level rise has been about 80% faster than the best estimate from the United Nations' Intergovernmental Panel on Climate Change. This is assumed to be due to the increasing contribution of water from melting ice reservoirs, due to the increasing temperature of the planet. It is recognized that climate change has and will continue to greatly affect sea-level rise.

Mitigation Measures

- Martin County has received grant funding from the Florida Department of Environmental Protection to perform targeted analyses required to develop a resiliency plan that

addresses the impacts of sea level rise. A Martin County Adaptation Plan is being developed.

- Targeted analysis for watershed adaptation is being conducted in an Integrated Watershed Management Plan to address rainfall, sea level rise, and water quality in one plan that will be accepted to propose projects for the LMS and meet CRS requirements.
- Martin County's strict growth management and conservation principles have resulted in a large percentage of publicly held, undeveloped land along and adjacent to many of these waterbodies. Additionally, the County's aggressive septic to sewer conversion program will minimize, and eventually eliminate, the risk to water quality associated with inundated septic systems.

Public Perspective

The online public survey conducted between August 2024 and August 2025, indicated that over 61% of respondents are concerned or very concerned about sea level rise.

SEVERE THUNDERSTORMS

Description

A severe thunderstorm is defined as a thunderstorm containing one or more of the following phenomena: hail US quarter size or greater, winds gusting in excess of 58 mph, and/or a tornado (NOAA, NWS, 2014). Severe thunderstorms include lightning, winds, heavy rainfall, hail, and tornadoes. Although **tornadoes** are one of the hazards of severe thunderstorms, this hazard is profiled separately.

Most individual **thunderstorms** only last several minutes; however, some can last several hours. There are several types of thunderstorms:

- Single Cell: uncommon, lasting 20-30 minutes and containing non-damaging hail, microbursts, and weak tornadoes.
- Multi Cell Storm: common, organized cluster of two or more single cells with each lasting approximately 20 minutes. Downbursts bay be of up to 80 mph and bring heavy rainfall, downbursts, hail, and weak tornadoes.
- Mesoscale Convective System (MCS): a well-organized system of thunderstorms that las up to 12 hours or more. Associated hazards include torrential rainfalls, derechos, and tornadoes.
- Squall Lines: storms arranged in a line that may extend up to 500 miles and be 10-20 miles wide; individual cells may last 30-60 minutes and produce significant rain after the storm and derechos.
- Supercell: a long-lived (greater than 1 hour) and highly organized storm feeding off an updraft (a rising current of air) that is tilted and rotating; most large and violent tornadoes come from supercells. Updrafts and downdrafts can be of more than 100 mph.

Lightning is a naturally occurring spark of electricity in the air between clouds, the air, or the ground. Air acts as an insulator between the cloud and the ground, but when the charge difference becomes significant enough, this insulating capacity breaks down, allowing the rapid discharge of electricity. This electrical discharge is known as lightning. Lighting can reach a significant distance from a storm, up to 25 miles. The National Severe Storms Laboratory (NSSL) found that 80% of the next lightning strikes in a storm are within two to three miles of each other in certain weather conditions in Florida, but more typically lightning strikes are about six miles from each other. While lightning is a common occurrence and can be seen in most thunderstorms, only about 20% of the lighting observed in a storm will strike the ground.

Severe **wind** includes non-tornadic, damaging winds from thunderstorms. There are six types of severe wind:

- Straight-line Wind: Straight-line wind is a term used to define any thunderstorm wind not associated with rotation, used mainly to differentiate from tornadic winds.
- Downburst: Downburst is the general term for all localized strong wind events caused by a strong downdraft within a thunderstorm.
- Macro burst: An outward burst of strong winds at or near the surface with a diameter larger than 2.5 miles that occurs when a strong downdraft reaches the surface.
- Microburst: A small, concentrated downburst that produces an outward burst of strong winds near the surface. Microbursts are small and short-lived, with a diameter of less than 2.5 miles and lasting only five to 10 minutes.

- Gust Front: The leading edge of rain-cooled air that clashes with warmer thunderstorm inflow. It is characterized by a wind shift, temperature drop, and gusty winds ahead of a thunderstorm.
- Derecho: A widespread, long-lived windstorm associated with a band of rapidly moving showers or thunderstorms. A typical derecho consists of numerous microbursts and downbursts. An event with wind speeds of at least 58 mph and a diameter of 240 miles is a derecho.

Hail is a form of precipitation that occurs when updrafts in thunderstorms carry raindrops upward into extremely cold areas of the atmosphere where they freeze into balls of ice; the drops of ice can move upwards and downwards within the draft and become larger. When the hailstone is heavy enough, it will fall to the ground (NSSL, n.d.).

Possible Causes

The Florida rainy season runs from May 15 to October 15; 55-70% of our annual rainfall typically falls during June through September. During the late spring and summer months, the tropical climate shifts north. When combined with the influence of the surrounding oceans and daily sea breezes, this leads to our thunderstorm season. The thunderstorm season is active when:

- the Bermuda High sets up,
- sea surface temperatures surpass 82°F offshore, not just along the coast,
- moisture aloft increases, and
- surface dew points increase into the 70s.

Hail forms when water droplets are carried upward into extremely cold areas of the atmosphere. Hailstones grow by colliding with super cooled water drops. Super cooled water will freeze on contact with ice crystals, frozen raindrops, or dust. Thunderstorms that have a strong updraft keep lifting hailstones up toward the top of the cloud where they continue to grow. The hail eventually falls when the updraft can no longer lift the weight of the hailstone. Hail cannot form without an extremely cold upper atmosphere (NSSL, 2018).

Lightning is an electrical current that start from the clouds. When the ground is hot, it heats the air above it; as the warm air rises, water vapor cools and forms into a cloud. When the warm air continues to rise, the cloud will grow. The top of the cloud has a temperature below freezing, which means water vapor turns to ice. As the water vapor freezes, the cloud becomes a thundercloud, and the frozen particles collide with each other creating an electric charge. Positively charged particles will rise to the upper part of the cloud, and the negatively charged particle will sink to the lower portion of the cloud. When the charges grow large enough, a spark or lightning will occur. This process may vary. Cloud-to-ground lightning occurs where the cloud is negatively charged, and the ground is positively charged, thus making a spark.

Extent

In 1986, Jonathan Webb, a member of the Tornado and Storm Research Organisation (TORRO) in England, developed the TORRO Hailstorm Intensity Scale as a way to measure and categorize hailstorms.

Table 53: TORRO Hailstorm Intensity Scale

Scale	*Intensity category*	*Typical hail diameter (mm)*	*Typical damage impacts*
H0	Hard hail	5	No damage
H1	Potentially damaging	5-15	Slight general damage to plants, crops
H2	Significant	10-20	Significant damage to fruit, crops, vegetation
H3	Severe	20-30	Severe damage to fruit and crops, damage to glass and plastic structures, paint and wood scored
H4	Severe	25-40	Widespread glass damage, vehicle bodywork damage
H5	Destructive	30-50	Wholesale destruction of glass, damage to tiled roofs, significant risk of injuries
H6	Destructive	40-60	Bodywork of grounded aircraft dented; brick walls pitted
H7	Destructive	50-75	Severe roof damage, risk of serious injuries
H8	Destructive	60-90	(Severest recorded in the British Isles) Severe damage to aircraft bodywork
H9	Super Hailstorms	75-100	Extensive structural damage. Risk of severe or even fatal injuries to persons caught in the open
H10	Super Hailstorms	>100	Extensive structural damage. Risk of severe or even fatal injuries to persons caught in the open

Source: The Tornado and Storm Research Organisation.

The Storm Prediction Center defines the risk of storms using several categories.

Table 54: Severe Thunderstorm Risk Categories

Level	*Label*	*Probability*	*Description*
N/A	Thunderstorms (no label)	No severe thunderstorms expected	Lightning and flooding threats exist with all thunderstorms
1	Marginal (MRGL)	Isolated severe thunderstorms possible	Limited in duration and/or coverage and/or intensity
2	Slight (SLGT)	Scattered severe storms possible	Short-lived and/or not widespread, isolated intense storms possible
3	Enhanced (ENH)	Numerous severe storms possible	More persistent and/or widespread, a few intense
4	Moderate (MDT)	Widespread severe storms likely	Long-lived, widespread, and intense
5	High (HIGH)	Widespread severe storms expected	Long-lived, very widespread, and particularly intense

Source: National Weather Service

Historical Occurrences

The following table outlines the historical records of thunderstorm hazards (hail, thunderstorm wind, lightning, and heavy rain). Tornadoes are excluded from this list; for a list of tornado events, refer to the *Tornadoes* hazard profile.

Table 55: Severe Thunderstorm Events in Martin County 1960 - 2025

Date	Event Type	Magnitude	Deaths	Injuries	Damages
5/28/1960	Thunderstorm Wind	N/A	0	0	$0
9/15/1961	Thunderstorm Wind	N/A	0	0	$0
6/18/1965	Thunderstorm Wind	N/A	0	0	$0
2/8/1971	Thunderstorm Wind	N/A	0	0	$0
11/5/1971	Thunderstorm Wind	N/A	0	0	$0
5/15/1974	Hail	1.75"	0	0	$0
3/3/1978	Thunderstorm Wind	52 mph	0	0	$0
5/2/1978	Hail	1"	0	0	$0
5/24/1979	Thunderstorm Wind	53 mph	0	0	$0
5/30/1983	Thunderstorm Wind	N/A	0	0	$0
4/15/1987	Thunderstorm Wind	75 mph	0	0	$0
7/12/1987	Thunderstorm Wind	55 mph	0	0	$0
4/5/1989	Hail	0.75"	0	0	$0
7/31/1991	Thunderstorm Wind	N/A	0	0	$0
3/13/1993	Thunderstorm Wind	N/A	0	0	$5,000
3/13/1993	Thunderstorm Wind	N/A	0	0	$5,000
6/9/1994	Thunderstorm Wind	N/A	0	0	$0
2/20/1995	Thunderstorm Wind	40 mph	1	0	$0
3/17/1995	Hail	0.88"	0	0	$5,000
7/2/1995	Thunderstorm Wind	N/A	0	0	$0
3/30/1996	Hail	1.75"	0	0	$0
5/13/1996	Hail	1.75"	0	0	$0
6/22/1996	Thunderstorm Wind	N/A	0	0	$0
5/3/1997	Hail	0.75"	0	0	$0
5/26/1997	Thunderstorm Wind	N/A	0	0	$0
7/1/1997	Hail	0.75"	0	0	$0
7/5/1997	Thunderstorm Wind	N/A	0	0	$0
7/11/1997	Lightning	N/A	0	1	$0
8/23/1997	Lightning	N/A	0	1	$0
2/2/1998	Thunderstorm Wind	53 mph	0	0	$0
3/1/1998	Hail	1"	0	0	$0
5/5/1998	Hail	1.25"	0	0	$0
5/5/1998	Hail	1"	0	0	$0
6/21/1998	Hail	1.75"	0	0	$0
4/27/1999	Hail	0.75"	0	0	$0
5/9/1999	Hail	0.75"	0	0	$0
5/9/1999	Hail	0.75"	0	0	$0
8/2/1999	Thunderstorm Wind	50 mph	0	0	$0
4/13/2000	Thunderstorm Wind	50 mph	0	0	$3,000
4/13/2000	Hail	0.88"	0	0	$0
5/15/2000	Hail	1"	0	0	$0
5/15/2000	Hail	1"	0	0	$0
3/29/2001	Thunderstorm Wind	50 mph	0	0	$0
3/26/2002	Hail	0.75"	0	0	$0
5/30/2002	Hail	1"	0	0	$0
5/30/2002	Thunderstorm Wind	50 mph	0	0	$0
3/12/2003	Hail	1"	0	0	$0

Date	Event Type	Magnitude	Deaths	Injuries	Damages
3/13/2003	Hail	1.75"	0	0	$0
3/16/2003	Thunderstorm Wind	50 mph	0	0	$1,000
3/18/2003	Thunderstorm Wind	50 mph	0	0	$2,000
7/29/2003	Hail	1.75"	0	0	$0
8/9/2003	Thunderstorm Wind	50 mph	0	0	$0
6/2/2004	Thunderstorm Wind	50 mph	0	0	$0
5/3/2005	Hail	1.75"	0	0	$0
5/25/2005	Hail	0.88"	0	0	$0
5/25/2005	Hail	1"	0	0	$0
5/25/2005	Hail	1.5"	0	0	$0
11/19/2005	Heavy Rain	6"	0	0	$0
5/6/2007	Hail	1"	0	0	$0
5/13/2007	Hail	1"	0	0	$0
6/29/2007	Lightning	N/A	0	0	$60,000
7/2/2007	Hail	0.75"	0	0	$0
3/6/2008	Hail	1"	0	0	$0
3/6/2008	Thunderstorm Wind	84 mph	0	0	$1,000,000
6/22/2008	Hail	1.75"	0	0	$0
6/23/2008	Hail	0.75"	0	0	$0
6/23/2008	Hail	0.75"	0	0	$0
6/26/2008	Heavy Rain	4"	0	0	$0
5/11/2009	Hail	1"	0	0	$0
7/18/2009	Hail	1"	0	0	$0
2/24/2010	Thunderstorm Wind	55 mph	0	0	$0
2/24/2010	Thunderstorm Wind	52 mph	0	0	$0
2/24/2010	Thunderstorm Wind	50 mph	0	0	$0
2/24/2010	Hail	1.5"	0	2	$0
2/24/2010	Hail	1"	0	0	$0
2/24/2010	Hail	0.75"	0	0	$0
3/11/2010	Hail	0.75"	0	0	$0
5/14/2011	Thunderstorm Wind	56mph	0	0	$0
5/14/2011	Hail	0.75"	0	0	$0
5/14/2011	Hail	0.75"	0	0	$0
5/14/2011	Thunderstorm Wind	54 mph	0	0	$0
6/14/2011	Thunderstorm Wind	52 mph	0	0	$0
6/15/2011	Hail	1.75 "	0	0	$0
6/15/2011	Thunderstorm Wind	50 mph	0	0	$0
12/10/2011	Heavy Rain	5"	0	0	$0
4/20/2012	Thunderstorm Wind	48 mph	0	0	$10,000
5/19/2012	Hail	1"	0	0	$0
5/19/2012	Hail	0.75"	0	0	$0
5/19/2012	Hail	1"	0	0	$0
4/15/2013	Thunderstorm Wind	52 mph	0	0	$0
4/15/2013	Thunderstorm Wind	52 mph	0	0	$0
5/11/2013	Hail	1"	0	0	$0
5/11/2013	Hail	0.88"	0	0	$0
5/11/2013	Hail	0.88"	0	0	$0
7/21/2013	Lightning	N/A	0	0	$500,000

Date	*Event Type*	*Magnitude*	*Deaths*	*Injuries*	*Damages*
1/9/2014	Thunderstorm Wind	70 mph	0	0	$150,000
4/20/2015	Hail	1"	0	0	$0
4/27/2015	Hail	1.75"	0	0	$0
9/16/2015	Heavy Rain	6"	0	0	$0
9/16/2015	Lightning	N/A	0	2	$0
3/25/2016	Lightning	N/A	1	0	$0
4/15/2016	Hail	0.75"	0	0	$0
4/15/2016	Hail	1.5"	0	0	$0
6/6/2016	Thunderstorm Wind	45 mph	0	0	$1,000
5/17/2017	Lightning	N/A	1	0	$0
5/31/2017	Thunderstorm Wind	43 mph	0	0	$1,000
7/8/2017	Lightning	N/A	0	3	$0
4/24/2018	Hail	1"	0	0	$0
4/24/2018	Hail	1.75"	0	0	$0
8/9/2018	Thunderstorm Wind	56 mph	0	0	$0
12/20/2018	Thunderstorm Wind	43 mph	0	0	$1,000
5/3/2019	Thunderstorm Wind	50 mph	0	0	$0
5/5/2019	Thunderstorm Wind	52 mph	0	0	$0
5/13/2019	Thunderstorm Wind	56 mph	0	0	$0
8/2/2019	Lightning	N/A	0	1	$0
8/15/2019	Thunderstorm Wind	52 mph	0	0	$0
4/20/2020	Thunderstorm Wind	52 mph	0	0	$0
4/20/2020	Thunderstorm Wind	50 mph	0	0	$0
4/20/2020	Hail	1"	0	0	$0
4/20/2020	Thunderstorm Wind	57 mph	0	0	$0
6/7/2020	Lightning	N/A	0	2	$0
10/1/2020	Heavy Rain	N/A	0	0	$0
4/11/2021	Thunderstorm Wind	63 mph	0	0	$0
4/11/2021	Thunderstorm Wind	67 mph	0	0	$0
4/11/2021	Thunderstorm Wind	55 mph	0	0	$0
4/11/2021	Thunderstorm Wind	62 mph	0	0	$0
4/11/2021	Thunderstorm Wind	60 mph	0	0	$0
4/11/2021	Thunderstorm Wind	60 mph	0	0	$0
4/11/2021	Thunderstorm Wind	59 mph	0	0	$0
4/11/2021	Thunderstorm Wind	60 mph	0	0	$0
4/11/2021	Hail	1.75"	0	0	$0
4/11/2021	Hail	1"	0	0	$0
8/13/2021	Heavy Rain	5"	0	0	$0
9/19/2021	Heavy Rain	5"	0	0	$0
4/18/2022	Hail	1.25"	0	0	$0
6/6/2022	Thunderstorm Wind	54 mph	0	0	$0
6/6/2022	Thunderstorm Wind	60 mph	0	0	$0
6/6/2022	Thunderstorm Wind	51 mph	0	0	$0
4/16/2023	Hail	1"	0	0	$0
4/26/2023	Thunderstorm Wind	74 mph	0	0	$0
5/19/2024	Hail	1.75"	0	0	$0
5/19/2024	Hail	1.5"	0	0	$0
5/19/2024	Hail	1"	0	0	$0

Date	Event Type	Magnitude	Deaths	Injuries	Damages
5/23/2025	Hail	2"	0	0	$0

Source: National Centers for Environmental Information Storm Events Database

Since 1960, there have been 64 hail events, 63 instances of thunderstorm wind, 10 notable lightning events, and 7 heavy rain events. Altogether, this accounts for 144 severe thunderstorm events in Martin County, not including tornadoes. On average, there are 2.2 severe thunderstorm events per year.

The Weather Channel reports that the State of Florida averages 24.7 lightning strikes per square mile per year. This would indicate that Martin County, with 555 square miles could average 13,708 lightning strikes per year, if the 70-100 days a year of severe thunderstorms in the State impact Martin County.

There has been one federal declaration for severe storms in Martin County:

- DR-982 in 1993 with an estimated loss of $50 million.

Probability

Regular thunderstorms are prevalent during the thunderstorm season, yet not all storms rise to the level of severe. However, given the data from the NCEI, there are more than 2 severe thunderstorms in Martin County on average per year, making this hazard likely to occur in a year.

Impacts and Vulnerability

To assess the potential vulnerability of this hazard, the following categories measure what could be a plausible worst-case scenario; the scenario considers the secondary and tertiary effects or cascading events.

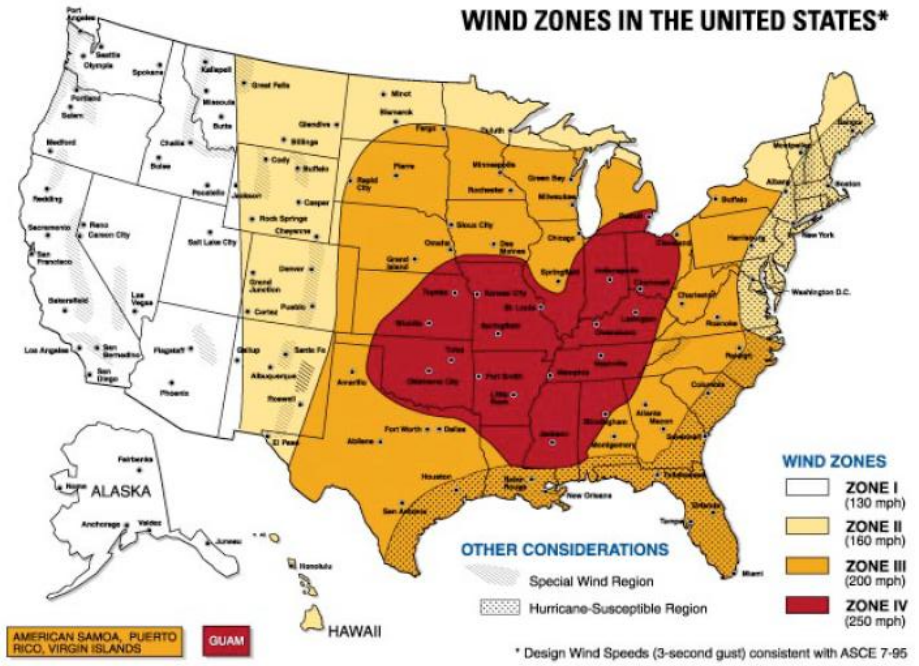
Response

The response to a severe thunderstorm could be up to a day. Typically, severe thunderstorms are fast-moving, short-lasting events, which allows responders to immediately survey and respond to damages. Actions would be limited to clearing debris from roads, restoring power, and tending to injuries from hail or wind damage.

Impact Area

Severe thunderstorms can affect all areas of Martin County, its jurisdictions, and the wider region equally. These events can last a few seconds (i.e., lightning), minutes (i.e., hailstorms), hours (i.e., thunderstorms), or even days (i.e., high winds). The wind is a commonplace phenomenon across the globe. Wind events can impact several jurisdictions simultaneously, with varying duration and severity.

FEMA's wind zone map classifies wind zones in the United States. As shown below, Martin County is located in zone III; buildings should be constructed to withstand three-second gusts of up to 200 miles per hour.



Human Impact Lightning, hail, and wind could cause injuries and possible death.

Property Impact Lightning may cause fires to structures while strong winds can cause damage to buildings. Hail can cause damage to personal property such as cars, boats, etc.

Infrastructure Impact Lightning may cause fires to structures while strong winds can cause damage to buildings due to flying debris.

Economic Impact The National Centers for Environmental Information Storm Events Database provides information on reported damages from each type of hazard associated with thunderstorms.

Thunderstorm wind	$1,170,000	available damages from 63 events
Hail	$5,000	available damages from 64 events
Lightning	$560,000	available damages from 10 events
Heavy Rain	N/A	available damages from 7 events

Environmental Impact Lightning is known to cause fires in open land or forests. Wind can cause damage to the vegetation in the form of fallen trees.

Risk Assessment

The following table gives points for each category based on research presented in this hazard profile. At the end, it averages the total points for all the categories, which forms the overall hazard ranking for the county (see *Section III.C. Calculating Risk* for description and calculations).

Table 56: Severe Thunderstorm Risk Calculation

Category	*Points*	*Description*	*Determination Method*
Threat Calculation			
Frequency	5	High	There are over 2 severe thunderstorms on average per year in Martin County.
Probability	4	Likely to occur in a year	It is likely that a severe thunderstorm would occur in a year.
Onset	2	1 day – 1 week	The National Weather Service issues outlooks several days in advance of a potential severe thunderstorm.
AVERAGE	**3.7**	**High Threat**	
Vulnerability Calculation			
Response	2	Up to 1 day	Responders may handle response within one day of the occurrence of the incident.
Impact Area	5	Widespread	The majority if not all of the county is affected by severe thunderstorms.
Human	3	Moderate	Although the hazards of a severe thunderstorm may and have led to deaths, the majority of the events have had no injuries reported.
Property	1	< 10%	Less than 10% of the property at risk would be affected in some way.
Infrastructure	1	< 1 day	Infrastructure systems may be disrupted for up to one day.
Economy	1	<1 day	Economic impact is minimal, and businesses are expected to open within one day.
Environment	1	Minimal	Damages caused require little to no intervention.
AVERAGE	**2**	**Low Vulnerability**	
Risk Calculation			
Moderate Risk			Based on the high threat and the low vulnerability, this hazard is a moderate risk to Martin County.

Future Considerations

The risk of severe thunderstorms from increased development and population changes in Martin County would not increase. The vulnerability of the increased number of properties and people living in the area would be equal to the current vulnerability, except that there would be more properties and people at risk.

Data on the impacts of climate change suggest that severe summer weather to include thunderstorms, may increase in intensity in the coming years, rendering loss estimates based on previous occurrences obsolete. As yet, there is no collectively agreed-upon manner of adjusting historical losses to forecast future damages accurately. Significantly, this data-supported conclusion aligns with the lived experience of local officials. Steering committee representatives frequently noted the impacts of summer weather as having changed in the past decade. Forecasts have often proved to be incorrect, as forecasted impacted areas will be spared while non-forecasted areas experience heavy downpours or strong winds. Local officials also noted the very small, “hyper-localized” impact areas from some downpours.

Mitigation Measures

There are no specific mitigation measures that Martin County focuses on for severe thunderstorms. However, past, current, and future mitigation measures for other hazards such as floods and tropical cyclones can apply to severe thunderstorms.

Public Perspective

The online public survey conducted between August 2024 and August 2025, indicated that about 42% of respondents were concerned or very concerned with severe thunderstorms.

SHORELINE EROSION

Description

Shoreline erosion is the wearing away of land and the removal of beach, dune, or shoreline sediments by wave action, tidal currents, wave currents, drainage, or high winds.

Possible Causes

Energy from wind, waves, tides, currents, and storms all generate impacts and spoil our barrier islands and shape the shoreline, beaches, intercoastal waterways, estuary, and streams. Naturally occurring erosion removes sand and deposits it offshore. Over time, waves return some of the sand to the beach. Storms with heavy surf and high winds can cause erosion to occur with increased intensity and frequency.

Extent

The unit of measurement is based on cubic feet or tons of mission soil in the affected areas.

The U.S. Geological Survey (USGS) uses a nationwide network of coastal observing cameras, or CoastCams, to monitor coastal conditions in near real-time and support research by the USGS and its partners into a variety of coastal processes and hazards. Martin County uses aerial photography, satellite imagery, structure-from-motion (SfM) photogrammetry, and lidar (laser-based surveying)—to measure coastal change along U.S. shorelines.

Historical Occurrences

- The 2004 Hurricane season was particularly active and included Hurricanes Frances and Jeanne, which made approximate landfall at Bathtub Beach and the House of Refuge, respectively, within a period of three weeks. Hurricane Frances made landfall within Bathtub Beach on September 5, 2004. Hurricane Jeanne made landfall approximately one mile north, at the House of Refuge, on September 25, 2004.
- For the period after the 2004 Hurricanes, from June 2005 to August 2011, the northern shoreline at monument stations R-35, R-36, and R-37 experienced significant erosion rates of 18, 9, and 6 feet/per year respectively. This shoreline erosion occurred despite the placement of over 168,800 CY of fill within the project shoreline during this period. Thus, the actual erosion was higher.
- In 2008, Tropical Storm Fay required emergency hauling of 3,426 Tons of sand to Bathtub Beach.
- In 2010, Tropical Storm Nicole passed by our coast causing high waves followed by the king tides and a Nor'Easter which required emergency hauling of 9,070 Tons of sand to Bathtub Beach.
- In 2012, Tropical Storm Isaac caused significant erosion to Bathtub Beach, requiring an initial emergency truck-haul more than 27,000 Tons of sand.
- In 2013, Bathtub Beach received additional emergency truck-hauls of approximately 3,000 Tons of sand for erosion from high surf.
- On December 9, 2014, Hutchinson Island Beach received several washouts because of erosion damage from a high surf event. Martin County immediately responded to Bathtub Beach by moving sand previously stockpiled at the beach to begin repairs and by hauling 1,500 Tons of sand to fill the breach in the dune/berm.

- In 2017, following the completion of the Bathtub Beach/Sailfish Point Nourishment Project Hurricane Irma made landfall in the Florida Keys and caused severe erosion on our coastline. An emergency truck-haul of 32,972 Tons of sand was taken to Bathtub Beach.
- Labor Day weekend of 2019 Hurricane Dorian sat off of our coast for days as a Cat 5 over the Bahamas. The wave action eroded Bathtub Beach causing an emergency truck-haul of 1,098 tons.
- Fall of 2020 had strong Nor'easters which coincided with the King tides requiring a truck haul of 61,421 Tons of sand to Bathtub Beach.
- In November of 2022, Hurricane Ian and Nicole made land fall north of Martin County in Tampa and Fort Pierce causing high waves and erosion at all of Martin County beaches. Martin County began a truck haul at numerous locations from R-25 to R-35 with the placement of 61,422 Tons of sand.
- In 2023, Martin County installed a seawall on the oceanside of Bathtub Beach as a preventative measure and to reduce the amount of emergency truck hauls performed in the future.
- In 2024, Martin County raised MacArthur Blvd to an elevation of 5ft and installed a seawall on the riverside of the road to reduce impacts from SLR coming from the river.

Probability

It is difficult to accurately predict the future occurrences of shoreline erosion; erosion can happen as a result of a large-scale storm or hurricane, or gradually over time, not necessarily being able to assign the erosion to one event. It can safely be assumed that at least the events that are known to cause erosion will have at least some erosion as a result, and minimal constant erosion from waves.

Impacts and Vulnerability

To assess the potential vulnerability of this hazard, the following categories measure what could be a plausible worst-case scenario; the scenario considers the secondary and tertiary effects or cascading events.

Response

Martin County monitors shoreline erosion especially when north easterners or major storms impact the area. Immediate response consists of sand placement in areas that have been eroded. If structural damage becomes plausible, then evacuation of the structure would occur.

Location

Vulnerable areas are located along the coastline and rivers. Martin County has 21 miles of beaches and 161 miles of shoreline to protect.

According to the 2025 Florida Department of Environmental Protection's *Critically Eroded Beaches in Florida* report, there are three critically eroded areas in Martin County, making up 18.4 miles of beach shoreline.

The northern 6.7 miles of Hutchinson Island (R1 – R40) are designated as critically eroded, threatening development and recreational areas. The northern 3.75 miles of this segment is part of an existing beach restoration project called the Federal Martin County Shore Protection

Project. From the south end of the Federal Martin County Shore Protection Project to monument R4.5, Martin County as a local option has a dune restoration project called the MacArthur Dune Restoration Project. This area includes the House of Refuge. From Monumber R34.5 to R40 is the Bathtub Beach/Sailfish Point Beach Fill Project.

Most of Jupiter Island (R45 – R111), south of the St. Lucie Inlet, is considered critically eroded for 11.5 miles. The northern half of this eroded area extends along St. Lucie Inlet Preserve State Park and Hobe Sound National Wildlife Refuge. The erosion along this shoreline segment threatens wildlife habitat, including the potential to break through Jupiter Island at Pecks Lake. Also threatened and already half destroyed is the Joseph Reed Mound archeological site which appears to have been constructed during the late archaic period (2250 B.C.E. – 1000 B.C.E.). The entire town of Jupiter Island is also within this long critically eroded area where development and recreational interests are threatened. Inlet sand bypass occurs along the beaches from R-45 to R-73 with Martin County projects and the Town of Jupiter Island has projects that exist from R-73 to R-111 and R-126 to R127.4.

South of Blowing Rocks Preserve is another critically eroded area (R126 – R127.4) extending 0.2 mile to the Palm Beach County line and threatening private development.

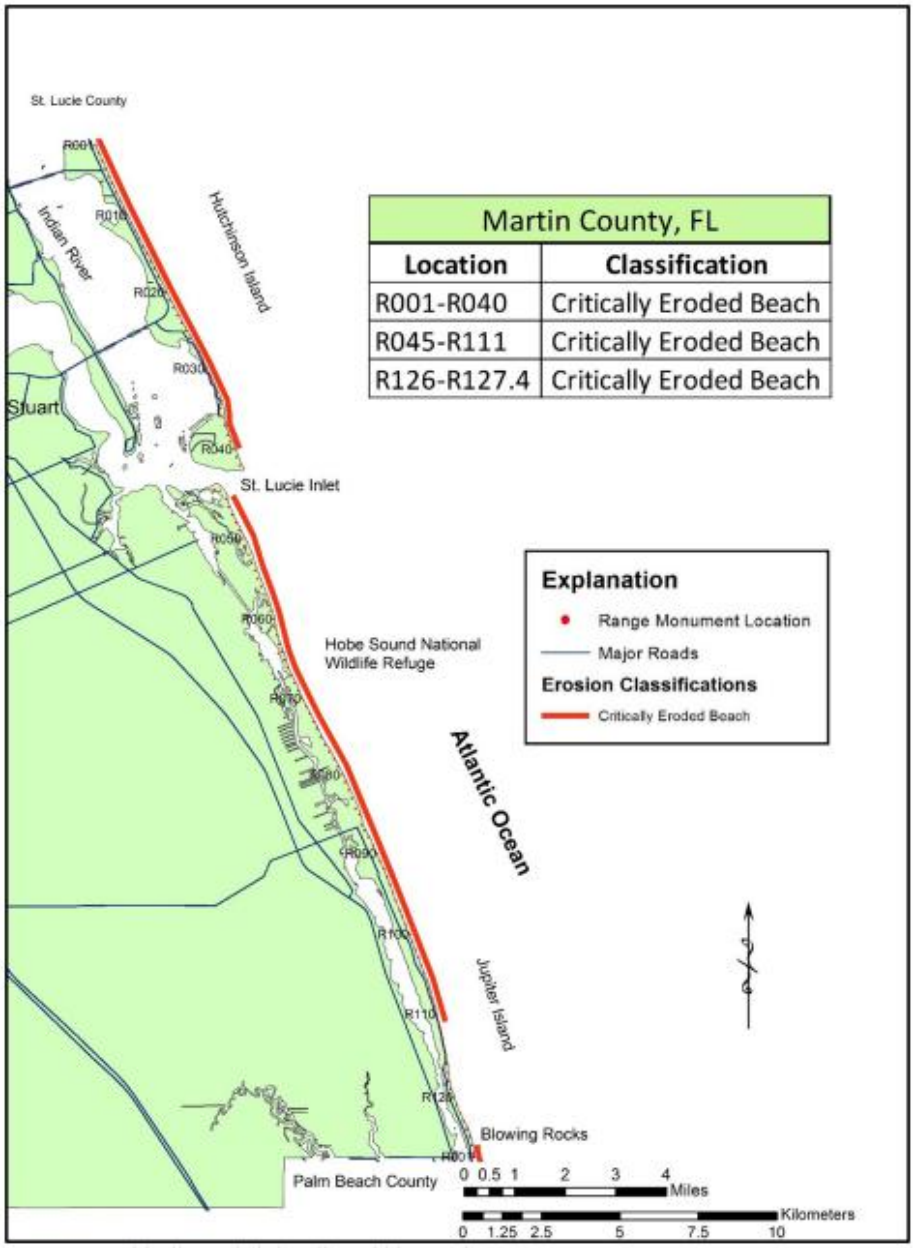


Figure 14: Critically Eroded Shoreline in Martin County

Human Impact

The human impact of shoreline erosion is mainly due to other impacts to property, infrastructure, the economy, and the environment. There is a reasonable expectation that shoreline erosion itself would not cause illness, injury, or death.

Property Impact

Because Martin County is a coastal community, shoreline erosion may affect people who live on the water of beaches and rivers. Properties may be at risk of increased flooding and collapsing into the ocean or waterways.

Infrastructure Impact

Shoreline erosion can impact infrastructure by undermining buildings and roads, damaging transportation networks, and threatening

essential services like water and power. This can lead to property damage, and significant economic strain from costly repairs or closures. Erosion can also impact coastal protection structures, such as seawalls, and vital areas like tourist attractions and cultural sites.

Economic Impact

Some possible economic impacts of shoreline erosion in Martin County could be:

- Direct property damage.
- Loss of tourism revenue.
- Damages to infrastructure such as roads, utilities, and power lines.
- Destruction of coastal habitats that provides protection during storms.
- Beach renourishment.

Environmental Impact

- Habitat loss and biodiversity decline causing impacts to wildlife and disruption of nesting grounds.
- Ecosystem degradation including loss of natural barriers, changes in water quality, and soil and water contamination.
- Saltwater intrusion and increased flooding and storm damage.

Risk Assessment

The following table gives points for each category based on research presented in this hazard profile. At the end, it averages the total points for all the categories, which forms the overall hazard ranking for the county (see *Section III.C. Calculating Risk* for description and calculations).

Table 57: Shoreline Erosion Risk Calculation

Category	*Points*	*Description*	*Determination Method*
Threat Calculation			
Frequency	5	High	Shoreline erosion, although minimal, can be constant and exacerbated by storm or king tide events.
Probability	5	Highly likely	Expectation is that the hazard will definitely occur during a year based on frequency and other factors as described above.
Onset	1	Over 1 week	This hazard has over one week of advance notice of occurrence.
AVERAGE	**3.7**	**High Threat**	
Vulnerability Calculation			
Response	3	Up to 1 week	Responders may handle response within one week of the occurrence of an incident
Location	1	Localized	only certain areas of vulnerability could be impacted.
Human	1	None	No illness or injury is expected
Property	1	<10%	Less than 10% of the property at risk could be affected in some way.
Infrastructure	2	Up to 1 week	Infrastructure systems may be disrupted for up to one week.
Economy	2	Up to 1 week	Businesses and industries may be closed for up to one week and need some external assistance to reopen.

Category	*Points*	*Description*	*Determination Method*
Environment	4	Critical	Damages caused are expected to have a long-lasting effect on the environment such as habitat destruction, water and air pollution, and biodiversity loss
AVERAGE	**2**	**Low Vulnerability**	
Risk Calculation			
Moderate Risk			Based on the high threat and the low vulnerability, this hazard is a Moderate risk to Martin County.

Future Considerations

Development and population growth in coastal areas can exacerbate shoreline erosion by disrupting natural sediment flow through construction and infrastructure like seawalls, while also contributing to the loss of natural barriers like dunes and vegetation. This human-caused acceleration can lead to significant property loss, damage to ecosystems, and the need for costly solutions like sand nourishment and building hard structures.

Climate change accelerates shoreline erosion through sea-level rise, more intense storms, and warmer oceans. Rising seas cause greater inundation, while stronger storms increase wave energy and storm surge, washing away sand and undermining natural barriers. This leads to smaller beaches, increased vulnerability of coastal infrastructure, and loss of ecosystems like wetlands, which are crucial for coastal protection.

Mitigation Measures

Martin County has a Coastal Management program that plans for, constructs, and maintains living shorelines, coral and artificial reefs, and beach nourishment.

Public Perspective

The online public survey conducted between August 2024 and August 2025, indicated that shoreline erosion is not as much as a concern to respondents; of the 20 hazards outlined, shoreline erosion ranked at number 15. It is possible that shoreline erosion is not as much of a concern for people who are not directly affected by it (i.e., living on the beach). When asked about beach nourishment as a mitigation project they would support, only 29.8% of respondents said they would support the measure.

TORNADOES

Description

A tornado is a violent windstorm characterized by a twisting, funnel-shaped cloud extending to the ground. It is generated by a thunderstorm or hurricane when cool air overrides a layer of warm air, forcing the warm air to rise rapidly. The most common type of tornado, the relatively weak and short-lived type, occurs in the warm season with June being the peak month. The strongest, most deadly tornadoes occur in the cool season, from December through April.

Florida's tornadoes usually occur in the Spring and Summer months. Summer season tornadoes (June-September) typically occur along strong sea breeze boundary collisions, as well as from tropical cyclones. Spring season tornadoes (February-May) can be more powerful and deadly as they are spawned from severe supercells along a squall line ahead of a cold front. These types of tornadoes are also possible in the fall and winter months (October-January). Florida tornado climatology shows us that strong to violent tornadoes are just as likely to occur after midnight as they are in the afternoon.

Possible Causes

Wind is caused by differences in atmospheric pressure; when there is a difference in pressure, air moves higher resulting in wind. See the *Severe Thunderstorms* and *Tropical Cyclones* profiles for further details.

Extent

The Fujita Scale was first developed in 1971 by Ted Fujita, a meteorologist at the University of Chicago in Illinois.

Table 58: Fujita Scale

Scale	*Intensity*	*Wind Speed*	*Type of Damage Done*
F0	Gale tornado	40-72 mph	Some damage to chimneys; breaks branches off trees; pushes over shallow-rooted trees; damages sign boards.
F1	Moderate tornado	73-112 mph	The lower limit is the beginning of hurricane wind speed; peels surface off roofs; mobile homes pushed off foundations or overturned; moving autos pushed off the roads; attached garages may be destroyed.
F2	Significant tornado	113-157 mph	Considerable damage. Roofs torn off frame houses; mobile homes demolished; boxcars pushed over; large trees snapped or uprooted; light object missiles generated.
F3	Severe tornado	158-206 mph	Roof and some walls torn off well constructed houses; trains overturned; most trees in forest uprooted
F4	Devastating tornado	207-260 mph	Well-constructed houses leveled; structures with weak foundations blown off some distance; cars thrown and large missiles generated.
F5	Incredible tornado	261-318 mph	Strong frame houses lifted off foundations and carried considerable distances to disintegrate; automobile sized missiles fly through the air in excess of 100 meters; trees debarked; steel reinforced concrete structures badly damaged.

Source: National Weather Service

Storm experts began using an enhanced version of the scale in 2007 that included more detailed descriptions of the damage. Unlike hurricanes, which are classified by measured wind speeds, tornado categories are based on wreckage after a tornado has struck, because the wind speeds are difficult to measure. After a tornado has passed, experts assess the damage, estimate wind speeds, and categorize tornadoes according to the Enhanced Fujita Scale, with ratings from EF-0 to EF-5.

Table 59: Enhanced Fujita Scale

Scale	*Wind Speed*	*Damages*
EF0	65 – 85 mph	The environment sustained minor damage: tree branches are broken, some shallow-rooted trees are uprooted, and some chimneys are damaged.
EF1	86 – 110 mph	The environment sustained moderate damage: mobile homes are tipped over, windows are broken, roof tiles may be blown off, and some tree trunks have snapped.
EF2	111 – 135 mph	The environment sustained considerable damage: mobile homes are destroyed, roofs are damaged, debris flies in the air, and large trees are snapped or uprooted.
EF3	136 – 165 mph	The environment sustained severe damage: roofs and walls are ripped off buildings, small buildings are destroyed, and most trees are uprooted.
EF4	166 – 200 mph	The environment sustained devastating damage: well-built homes are destroyed, buildings are lifted off their foundations, cars are blown away, and large debris flies in the air.
EF5	Over 200 mph	The environment sustained incredible damage: well-built homes are lifted from their foundations, reinforced concrete buildings are damaged, the bark is stripped from trees, and car-sized debris flies through the air.

Source: National Geographic

Both scales are outlined because Martin County tornado data exists prior to 2007 when the Fujita scale was used and after 2007, when the Enhanced Fujita scale was implemented.

Historical Occurrences

The following is a historical overview of tornados that affect Martin County.

Table 60: Tornadoes in Martin County 1956 - 2025

Date	*Scale*	*Deaths*	*Injuries*	*Damage*
8/27/1956	N/A	0	0	$0
10/19/1958	F3	0	0	$250,000
10/17/1959	N/A	0	0	$0
8/1/1963	N/A	0	0	$250
10/14/1964	F2	0	0	$2500
7/11/1968	N/A	0	0	$30
6/28/1970	F1	0	0	$25,000
10/1/1972	F0	0	0	$250
2/9/1973	F2	0	1	$250,000
5/15/1974	F1	0	1	$250,000
7/22/1974	F0	0	0	$25,000
7/6/1977	F0	0	0	$2,500
1/19/1978	F0	0	0	$25,000
1/24/1979	N/A	0	0	$250,000

Date	Scale	Deaths	Injuries	Damage
5/8/1979	F0	0	0	$2,500
5/24/1979	F1	0	0	$25,000
2/2/1981	F1	0	0	$2,500
6/25/1982	F0	0	0	$25,000
2/2/1983	F2	0	1	$250,000
8/28/1986	F0	0	0	$25,000
8/9/1989	F0	0	0	$25,000
3/3/1991	F0	0	0	$250
4/5/1993	F0	0	0	$50,000
3/16/2004	F0	0	0	$20,000
3/16/2004	F0	0	0	$10,000
8/24/2006	F0	0	0	$20,000
8/19/2008	EF0	0	0	$20,000
10/18/2011	EF0	0	0	$207,000
10/29/2011	EF0	0	0	$200,000
10/29/2011	EF0	0	0	$0
1/17/2016	EF1	0	0	$100,000
5/14/2018	EF0	0	0	$7,500
5/27/2018	EF0	0	0	$200
11/5/2019	EF0	0	0	$0
3/11/2022	EF0	0	0	$1,000
1/15/2024	EF0	0	0	$0
6/12/2024	EF1	0	0	$0
10/9/2024	EF0	0	0	$100,000
10/9/2024	EF1	0	1	$2,000,000
10/9/2024	EF2	0	0	$1,500,000
10/9/2024	EF0	0	0	$100,000
10/9/2024	EF2	0	0	$11,000,000
TOTALS		**0**	**4**	**$16,714,480**

Source: National Center for Environmental Information

According to the NCEI data, there have been 42 tornadoes in Martin County between 1956 and 2025, 0.6 tornadoes per year, or roughly, one every two years. The table below shows the number of tornadoes that have been registered by scale in Martin County and their percentage of the total.

Table 61: Tornadoes in Martin County by Intensity

F Scale	Number	% of Total	EF Scale	Number	% of Total
F0	13	31%	EF0	11	26%
F1	4	10%	EF1	3	7%
F2	3	7%	EF2	2	5%
F3	1	2%	EF3	0	0%
F4	0	0%	EF4	0	0%
F5	0	0%	EF5	0	0%
Unknown	5	12%			

The following is a description of tornadoes that have occurred in Martin County in the last five years, since the last update of this plan.

Table 62: Historical Tornadoes in Martin County

Date	*Location*	*Scale*	*Description*
11/5/2019	Waveland	EF0	Martin County Beach Patrol reported a waterspout offshore of Stuart Beach at 1620 LST. The beach was evacuated as the waterspout came onshore and became a short-lived tornado. Numerous reports were received from trained spotters and the public as the waterspout moved slightly inland. After moving onshore, a trained spotter relayed that the spout dissipated quickly near the Hutchinson Island Marriott at 1623 LST. No damage was reported.
3/11/2022	Rio St. Lucie	EF0	A brief, short-lived EF-0 tornado, with peak winds estimated at 60 to 65 mph, touched down in the Rio neighborhood at approximately 1624LST. Based on numerous video and eyewitness reports from trained spotters, the public, and local broadcast media, the tornado was nearly stationary as it produced minor damage along NE Railroad Street and NE Haven Lane. The tornado lifted at approximately 1625LST. Damage consisted of downed branches, downed fences, and backyard items tossed around.
1/15/2024	Palm City	EF0	The tornado touched down to the south and west of I-95 before crossing the interstate around 4:43 PM EST. The system moved to the north-northeast into Palm City, where numerous trees were felled on properties between I-95 and SW Martin Hwy. The circulation continued to the northeast in Stuart where numerous residents submitted videos of the tornado impacting portions of the Canopy Creek residential subdivision, though little in the way of damage was noted. Additional intermittent reports of downed |trees were reported along the path as it moved across Florida's Turnpike and into Stuart. The circulation eventually went on to produce a waterspout over the St. Lucie River that then pushed onshore and into the North River Shores subdivision before lifting and dissipating. The tornado produced minor damage here, including a few fallen trees |near the intersection of NW Pine Lake Dr and NW Fork Rd.
6/12/2024	Hobe Sound	EF1	The tornado touched down in a wooded area to the west of US-1 around 10:37 AM, very near the Island Mall shopping plaza. The system crossed US-1 where it continued to produce a swath of mainly vegetative damage, with numerous trees felled within the parking lot of a second shopping plaza. The circulation moved east toward A1A where additional damage to softwood and hardwood trees was noted in the vicinity of Hobe Sound Elementary School. The most notable damage was along Bridge Road just before where the road crosses the Indian River Lagoon. Here, a total of 20 to 25 large Ficus trees were toppled (uprooted) as a result of wind gusts that peaked between 85 to 95 mph. The tornado moved over the Indian River Lagoon and into Jupiter Island where more trees were felled from peak winds of 75 to 85 mph. Finally, the circulation moved into the Atlantic Ocean where it briefly became a waterspout before dissipating. The vast majority of damage related to this tornado was confined to vegetation, most notably hardwood and softwood trees. Only minor structural damage, including a home with torn shingles and a grocery store with limited roof damage, was noted during the survey.
10/9/2024	Indiantown	EF0	The tornado initially touched down in a wooded area in Martin County, to the south of the SW Martin Hwy and I-95 Interchange. Martin County Fire Rescue reported a tractor trailer was flipped by the tornado near mile marker 109. The circulation continued north along the interstate, downing

Date	Location	Scale	Description
			numerous trees along its path with estimated peak wind speeds of 75 to 85 mph. The tornado continued into St. Lucie County very near the intersection of the County Line Canal and Interstate 95 (near Mile Marker 114).
10/9/2024	Salerno	EF1	A tornado, embedded within one of Hurricane Milton's outer rainbands, touched down just south of US-1 where a camper home was tossed and its occupant was injured. The circulation moved across SE Federal Highway where it impacted portions of the Colonial Heights subdivision. Here, several mobile homes experienced significant damage to roofs and carports. A few experienced major damage when they were moved off their foundation. A continuous damage path was noted north into the New Monrovia subdivision, where numerous homes experienced moderate to major damage, and several manufactured homes experienced complete roof loss. The Murray Middle School also experienced roof and vegetative damage. Damage continued northward into Rocky Point, a large subdivision along the St. Lucie River. Several homes within the western half of the community experienced minor to moderate damage to roofs, soffits, and carports; however, a home on SE Dennis Way experienced total roof loss. The circulation then moved into the St. Lucie River and Intracoastal where it became a waterspout. Video from a resident along the Intracoastal indicates the waterspout dissipated before approaching the Jensen Beach Causeway.
10/9/2024	Indiantown	EF2	The tornado, which produced a large swath of EF-0 and EF-1 damage, and a small section of EF-2 damage, was one of several tornadoes to impact the area as Hurricane Milton's outer rainbands swept across the Treasure Coast. Based on radar dual polarimetric data, this tornado initially touched down in Palm Beach County. As it moved into rural Martin County, the system intersected a few homes south of SW Kanner Hwy. A large, newer construction home, experienced major damage when nearly all of its roof was torn back and tossed onto an adjacent home. Nearby metal storage structures were also significantly damaged, indicating EF-2 winds of 115 - 125 mph. The tornado continued northward through rural Martin County where sporadic damage to vegetation and residential structures was witnessed along Citrus Blvd, producing winds ranging from 85 to 105 mph (EF-0 to EF-1). The circulation damaged several industrial buildings, including the canopy of a gas station, near SW Martin Hwy and SW 42nd Ave. The tornado subsequently crossed Florida's Turnpike where it then entered several subdivisions before crossing into St. Lucie County, producing only minor (EF-0) damage given that most of the homes were concrete block structures.
10/9/2024	Hobe Sound	EF0	Using a combination of reports from Martin County Emergency Management and radar dual polarimetric data, the National Weather Service in Melbourne can confirm that a tornado moved northward out of Jupiter (Palm Beach County) and into far southern Martin County. This is associated with the Palm Beach Gardens tornado that was recorded by the National Weather Service Miami Office. Radar data suggests the circulation was weakening as it moved into Martin County before crossing I-95 around Mile Marker 91. A report from Florida Highway Patrol indicated the tornado produced tree damage and flipped a tractor trailer at this

Date	Location	Scale	Description
			location. The tornado subsequently moved into Jonathan Dickinson State Park where it believed to have lifted.
10/9/2024	Gomez	EF2	A tornado touched down in a wooded rural area in between I-95 and US-1 in eastern Martin County. Damage began in the Lost Lake subdivision before the tornado moved north into The Preserve, where vegetative damage was extensive and numerous concrete block homes experienced significant tile loss. The tornado moved north into the Mariner Sands community, where some of the most significant damage occurred along its nearly 6-mile-long path. Several wood-framed homes experienced total roof loss and partial wall collapse due to estimated winds of 110 to 120 mph. One resident who was trapped under his fallen roof was extracted and transported to a nearby hospital with minor injuries. The strong tornado then intersected the Manatee Creek subdivision where nearly 30 wood-framed homes experienced major damage in the form of roof loss and/or wall collapse from winds up to 120 mph. Finally, the circulation persisted into Rocky Point, where the eastern side of the subdivision experienced more sporadic damage in the roof of partial roof loss, soffit damage, and downed trees and power lines. Based on radar data, the tornado likely became a waterspout as it moved into the Intracoastal where it dissipated shortly thereafter.

Source: National Centers for Environmental Information

Probability

In Martin County, tornadoes occur about once every two years (although there can be years where several occur as a result of one storm, as it was the case in October of 2024 due to Hurricane Milton. Based on the historical data, it is most likely that Martin County would experience an EF0 or EF 1 tornado.

Impacts and Vulnerability

To assess the potential vulnerability of this hazard, the following categories measure what could be a plausible worst-case scenario; the scenario considers the secondary and tertiary effects or cascading events.

Response

Emergency services such as fire, law enforcement, and emergency medical services could be disrupted due to impassable roadways or damage to infrastructure.

Response could take anywhere from a few hours to several days or even up to a week.

Location

Because tornado hazards are not linked to geography or geology, it can be assumed Martin County and its jurisdictions would be equally at risk. However, some specific communities have a moderate to high vulnerability to this hazard due to the type of construction or numbers of mobile homes or manufactured housing units within their boundaries. These communities include Port Salerno, Indiantown, Hobe Sound, and Town of Ocean Breeze. These communities

continue to be more vulnerable due to the type of construction of structures in the areas.

Human Impact Tornadoes may cause injuries and deaths, especially during times when warnings may not be received, such as during night hours.

Property Impact Wind often results in damages to roofs and other home finishings (such as siding, etc.) as a result of flying debris from surrounding areas.

Infrastructure Impact Tornadoes could cause extended power outages, transportation system interruptions (air, rail, ground, and water) in the form of blocked roadways or facilities damage, potable water and sewer disruptions, communications damages. Depending on the severity and

Economic Impact The NCEI database estimates that tornadoes have caused approximately $16.7million in damages.

Environmental Impact Wind can cause damage to the vegetation in the form of fallen trees.

Risk Assessment

The following table gives points for each category based on research presented in this hazard profile. At the end, it averages the total points for all the categories, which forms the overall hazard ranking for the county (see *Section III.C. Calculating Risk* for description and calculations).

Table 63: Tornado Risk Calculation

Category	*Points*	*Description*	*Determination Method*
Threat Calculation			
Frequency	4	Medium High	Tornadoes occur 0.6 times per year on average in Martin County.
Probability	3	May or may not occur in a year	Martin County may have several years without a single tornado.
Onset	4	<12 hours	Tornadoes have less than 12 hours of warning. Watches are issued in advance.
AVERAGE	**3.7**	**High Threat**	
Vulnerability Calculation			
Response	3	Up to 1 week	Response to a typical tornado in Martin County could be a couple of days to a week.
Location	1	Localized	The location of tornadoes is highly localized to the path the tornado takes.
Human	4	Severe	Severe injuries are expected and are life threatening.
Property	3	26-50%	Highly depends on the construction of the properties impacted.
Infrastructure	2	Up to 1 week	Infrastructure systems may be disrupted for up to one week.
Economy	1	<1 day	Minimal impact to the economy is expected and businesses may open within a day of the incident.

Category	*Points*	*Description*	*Determination Method*
Environment	2	Limited	Damages caused require some human intervention to return to normal.
AVERAGE	2.3	Low Vulnerability	
Risk Calculation			
Moderate Risk			Based on the high threat and the low vulnerability, this hazard is a moderate risk to Martin County.

Future Considerations

Land development increases tornado disaster potential primarily by increasing the number and density of vulnerable structures and populations in harm's way, rather than by directly causing tornadoes. As more people and property are built in areas prone to tornadoes, more assets and lives are exposed to potential damage or loss.

A hotter atmosphere can hold more moisture, which increases atmospheric instability (which is necessary for storm systems that form tornadoes). Other elements, like wind shear, appear to decrease as a result of said instability. This push-and-pull factor within the data makes it difficult to accurately assess climate changes with respect to tornadoes. Further, tornadoes are too geographically small to be well-simulated by climate models. Put very generally, evidence suggests there will be a more favorable environment overall to severe weather (i.e., there will be more severe weather, including tornadoes).

Mitigation Measures

Martin County's building codes are strong, as they must adhere to the statewide Florida Building Code, which includes stringent requirements for hurricane resistance (also applicable to high winds of tornadoes), structural integrity, and energy efficiency. The codes are updated every three years to improve safety and incorporate new research or lessons learned from catastrophic events. Local enforcement in Martin County, including obtaining permits, is crucial to ensure compliance and avoid fines or forced demolition.

- Florida Building Code (FBC) compliance: Martin County must follow the FBC, which sets minimum safety and construction standards for all local governments in Florida.
- Hurricane resistance: Codes are particularly strict on wind and hurricane resistance, requiring features like impact-resistant windows, doors, and roofs.
- Structural integrity: The codes ensure structural safety, with updates often resulting from new engineering research.
- Permits and enforcement: A permit is required for most construction, renovation, or structural changes, and Martin County enforces these requirements to ensure safety and code adherence.

Public Perspective

The online public survey conducted between August 2024 and August 2025, indicated that over 51% of respondents are concerned or very concerned about tornadoes. Of note, the majority of survey takers completed this survey before the Hurricane Milton tornadoes in October of 2024; after these events, it may be safe to assume that the concern level has risen at least slightly.

TROPICAL CYCLONES

Description

The National Hurricane Center describes a tropical cyclone as a rotating, organized system of clouds and thunderstorms that originates over tropical or subtropical waters and has a closed low-level circulation. The following are the classifications of tropical cyclones:

- Tropical Depression – a cyclone with maximum sustained winds of 38 mph or less; these systems do not receive names.
- Tropical Storm – a cyclone with maximum sustained winds of 39 to 73 mph; at this point, the systems receive a name.
- Hurricane – a cyclone with maximum sustained winds of 74 mph or higher
- Major Hurricane – a cyclone with maximum sustained winds of 111 mph or higher (Category 3, 4 or 5).

The main hazards that are associated with tropical cyclones include:

- Extreme Winds: Very high winds are the main indicator of hurricane categories and are measured on the Saffir Simpson Hurricane Wind Scale.
- Storm Surge: Storm surge is the abnormal rise of water generated by a storm's winds. This hazard is historically the leading cause of hurricane related deaths in the United States. Storm surge and large battering waves can result in large loss of life and cause massive destruction along the coast.
- Tornadoes: Tornadoes can accompany landfalling tropical cyclones. These tornadoes typically occur in rain bands well away from the center of the storm (see the Tornadoes hazard profile for more information)
- Flooding: Flooding from heavy rains is the second leading cause of fatalities from landfalling tropical cyclones. Widespread torrential rains associated with these storms often cause flooding hundreds of miles inland. This flooding can persist for several days after a storm has dissipated.

Possible Causes

Hurricanes are essentially heat pumping mechanisms that transfer the sun's heat energy from the tropical to the temperate and polar regions which helps to maintain the global heat budget and sustain life. Hurricanes are formed from thunderstorms that form over tropical oceans with surface temperatures warmer than 81°F (26.5°C). The ambient heat in the sea's surface and moisture in the rising air column set up a low-pressure center and convective conditions that allow formation of self-sustaining circular wind patterns. Under the right conditions, these winds may continue to intensify until they reach hurricane strength. This heat and moisture from the warm ocean water are the energy source of a hurricane.

Extent

The Saffir-Simpson Hurricane Wind Scale is a 1 to 5 rating based only on a hurricane's maximum sustained wind speed. This scale does not take into account other potentially deadly hazards such as storm surge, rainfall flooding, and tornadoes.

The Saffir-Simpson Hurricane Wind Scale estimates potential property damage. While all hurricanes produce life-threatening winds, hurricanes rated Category 3 and higher are known as

major hurricanes. Major hurricanes can cause devastating to catastrophic wind damage and significant loss of life simply due to the strength of their winds. Hurricanes of all categories can produce deadly storm surge, rain-induced floods, and tornadoes.

Table 64: Saffir Simpson Hurricane Wind Scale

Category	*Sustained Winds*	*Types of Damage*
Tropical Depression	Up to 38 mph	Winds can produce some damage
Tropical Storm	39-73 mph	Dangerous winds can produce some damage
1	74-95 mph	Very dangerous winds will produce some damage
2	96-110 mph	Extremely dangerous winds will cause extensive damage
3 (major)	111-129 mph	Devastating damage will occur
4 (major)	130-156 mph	Catastrophic damage will occur
5 (major)	156 mph or higher	Catastrophic damage will occur

Table X. Source: National Hurricane Center

Historical Occurrences

The following table outlines the tropical cyclone events in Martin County between 1988 and 2025. Storm surge events associated with the tropical cyclones only took place with some of the events and are not counted separately, but as a part of the event. None of these events have any recorded direct injuries or deaths in Martin County.

Table 65: Tropical Cyclones in Martin County 1988 - 2025

Date	*Event Type*	*Storm Name*	*Property Damage*	*Crop Damage*	*Storm Surge*
11/5/1998	Tropical Storm	Mitch	$0	$0	No
10/15/1999	Hurricane	Irene	$8,000,000	$0	No
9/4/2004	Hurricane	Frances	$1,000,000,000	$21,300,000	Yes
9/25/2004	Hurricane	Jeanne	$0	$0	Yes
10/24/2005	Tropical Storm	Wilma	$4,800,000	$21,000,000	No
8/19/2008	Tropical Storm	Fay	$0	$0	No
8/27/2012	Tropical Storm	Isaac	$0	$0	No
10/26/2012	Tropical Storm	Sandy	$0	$0	No
10/6/2016	Tropical Storm	Matthew	$175,000	$0	Yes
9/10/2017	Tropical Storm	Irma	$4,300,000	$0	Yes
9/2/2019	Tropical Depression	Dorian	$0	$0	Yes
8/2/2020	Tropical Storm	Isaias	$0	$0	No
11/8/2020	Tropical Storm	Eta	$0	$0	No
6/3/2022	Tropical Depression	PTC1	$0	$0	No
9/28/2022	Tropical Storm	Ian	$0	$0	Yes
11/9/2022	Tropical Storm	Nicole	$0	$0	Yes
9/26/2024	Tropical Storm	Helene	$250,000	$0	No
10/9/2024	Tropical Storm	Milton	$0	$0	No

Source: National Center for Environmental Information.

There have been 18 federal declarations for tropical cyclones in Martin County. Damages provided are for the entire declared area, not just Martin County

- DR-209 Hurricane Betsy with $1.42 billion in damages
- EM-3131 Hurricane Georges with $340 million in damages
- DR-1300 Hurricane Floyd with $6 billion in damages
- DR-1306 Hurricane Irene with $800 million in damages

- DR-1539 Tropical Storm Bonnie and Hurricane Charley with $14 billion in damages
- DR-1545 Hurricane Frances with $9 billion
- DR-1551 Hurricane Ivan with $18 billion in damages
- DR-1561 Hurricane Jeanne with $8 billion in damages
- DR-1609 Hurricane Wilma with $1.4 billion in damages
- DR-1785 Tropical Storm Fay with $116 million in damages
- DR-4084 Hurricane Isaac with $21.4 million in damages
- DR-4283 Hurricane Matthew with $390 million in damages
- DR-4337 Hurricane Irma with $3.3 billion in damages
- DR-4468 Hurricane Dorian with $77.8 million in damages
- EM-3533 Hurricane Isaias with $1.3 million in damages
- DR-4673 Hurricane Ian with $3.4 billion in damages
- DR-4680 Hurricane Nicole with $93.8 million in damages
- DR-4834 Hurricane Milton with $802 million in damages

Although Martin County may have received a federal declaration for a hurricane, the effects may have been lower in the area, such as a tropical storm or tropical depression, rather than a hurricane. According to the data, since 1998, Martin County has experienced:

- 2 tropical depressions (~11% of the total events)
- 13 tropical storms (~72% of the total events)
- 3 hurricanes (~17% of the total events)

Twelve of the 18 historical events in Martin County as outlined in Table 14: *Martin County Federal Declarations received declarations*. Altogether, whether with a declaration or not, there have been 24 tropical cyclones affect Martin County between 1965 and 2025. This means that there are 0.4 tropical cyclone events (all categories) per year, or roughly one event every 2.5 years.

Probability

There is nothing that can indicate when and where a tropical cyclone may make impacts. Martin County has had years with two separate events in the same year, and also several years between one event and another and the severity also fluctuates. Therefore, the designation for probability of tropical cyclones in Martin County is that it may or may not occur in a year, and the most likely event is a tropical storm.

Impacts and Vulnerability

To assess the potential vulnerability of this hazard, the following categories measure what could be a plausible worst-case scenario; the scenario considers the secondary and tertiary effects or cascading events.

Response

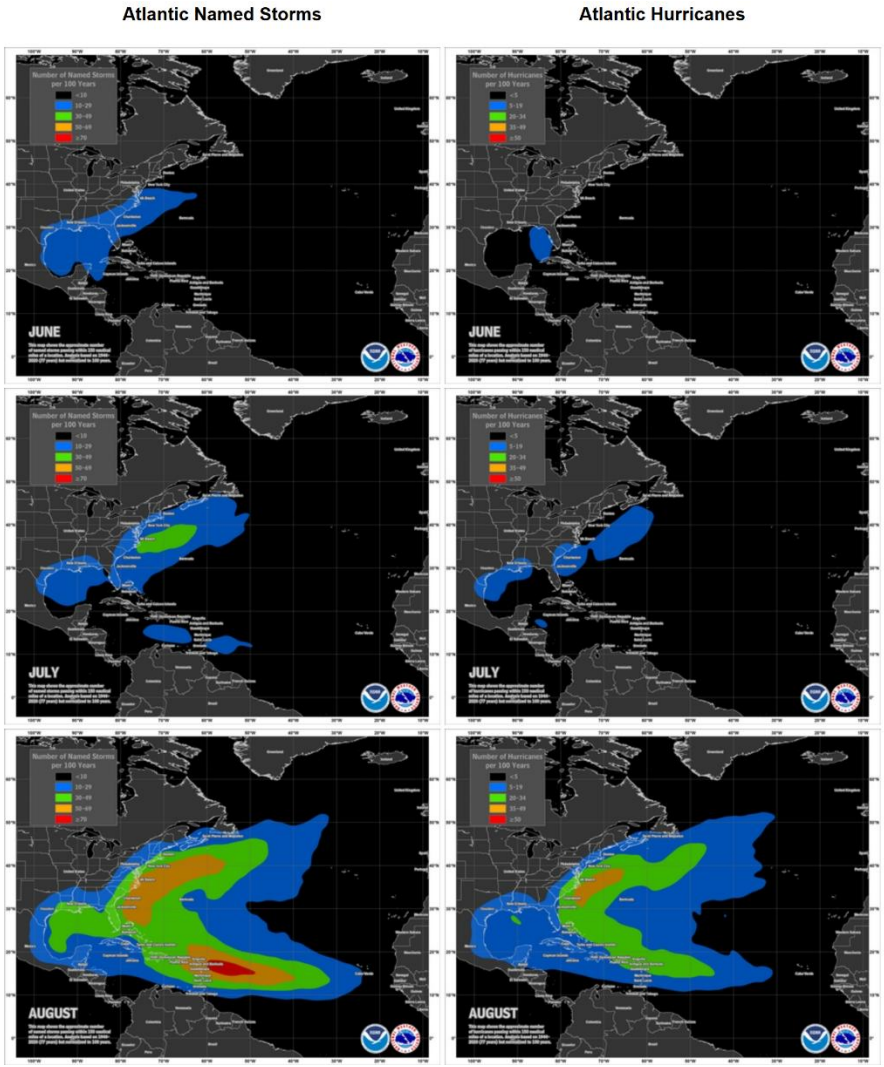
Response to a tropical cyclone is one of the largest operations in Martin County. When the Emergency Operations Center activates in anticipation of a tropical cyclone, all County staff, including emergency services such as fire, law enforcement, and medical, as well as private and non-profit partners mobilize quickly to prepare for and respond to the event.

The timeline for response depends on the impact and severity of the tropical cyclone, as noted previously, approximately 72% of tropical

cyclone events in Martin County are tropical storms, which could be responded to in roughly one week. However, historically, 17% of the events have been hurricanes, and response for the types of damage that a hurricane could inflict may easily take over a week, but probably not more than one month as the activities carried out after one month are typically associated with recovery actions.

Location

The following maps show where tropical cyclones (named storms and hurricanes) tend to occur during each month of the hurricane season. The data are shown as the number of named storms or hurricanes whose centers pass within 150 nautical miles of a point on the map during a 100-year period. For the Atlantic basin, the analyses are based on data from the 77-year period from 1944 to 2020 (starting at the beginning of the aircraft reconnaissance era) but normalized to 100 years.



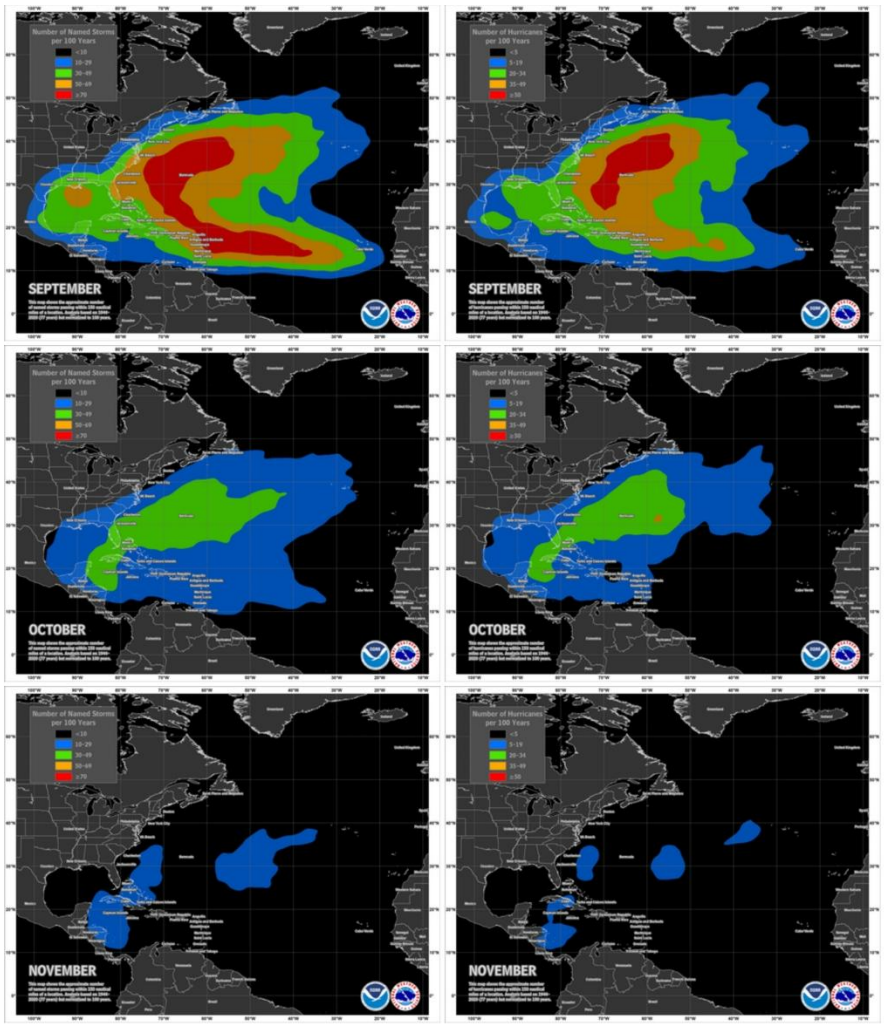


Figure 15: Tropical Cyclone Formation by Month Map

All communities within Martin County are highly vulnerable to hurricanes, but they are not all vulnerable for the same reasons. The barrier island communities (Jupiter Island and Sewall's Point) are obviously highly vulnerable to both wind and storm surge damage from hurricanes. The communities fronting on Martin County's estuaries and rivers also are highly vulnerable to flooding associated with hurricane winds and storm surge. Communities away from the water may be more vulnerable to wind damage from hurricanes.

Inland communities may have less hurricane vulnerability from coastal flooding but more hurricane vulnerability from wind damage due to their older or less substantial type of construction. Martin County's exposure to hurricanes is high, while the County's hazard history indicates that the probability of future occurrence is low to medium depending on the intensity of the storm.

Evacuation Zones in Martin County:

- Zone AB (red): includes the barrier islands and most low-lying areas along the coast. These areas are likely to be inundated by storm surge of up to 6 feet. The zones progress inland as you get further from the coast and higher in elevation.
- Zone CD (yellow): is likely to be inundated by storm surge of up to 13 feet.
- Zone E (blue): is likely to be inundated by storm surge of up to 16 feet.

Homes located in a low-lying or flood-prone inland area, may also experience flooding impacts that are often associated with a tropical storm or hurricane. In other words, a home may be located outside of a storm surge evacuation zone, yet still be susceptible to flooding because of a nearby stream or pond.

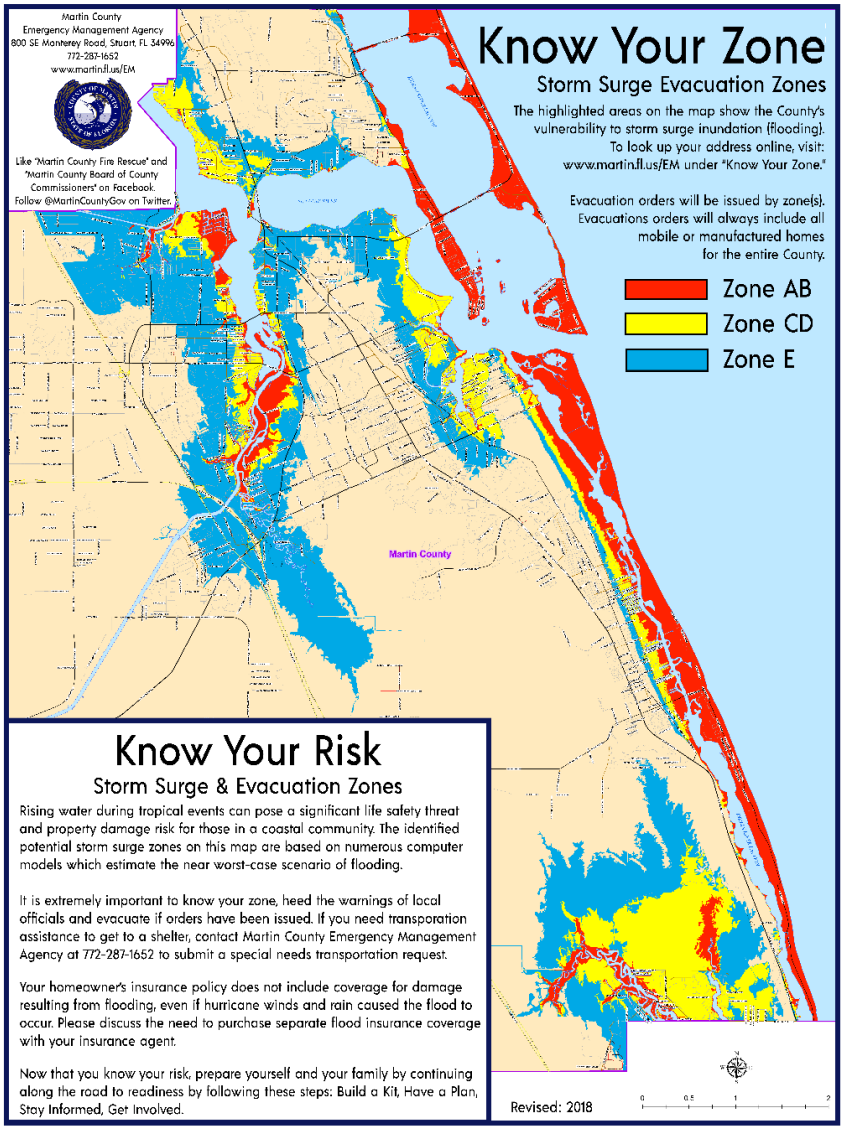


Figure 16: Martin County Storm Surge Zones

Human Impact

The Treasure Coast Regional Planning Council (TCRPC) has conducted evacuation studies for Martin County. The most recent data available is for 2025 and the following table shows the vulnerable population in each storm surge evacuation area.

Table 66: Vulnerable Population in Martin County by Zone

Structure Type	Zone AB	Zone CD	Zone E	Total
Site-built	14,406	17,152	40,435	71,993
Mobile/manufactured	265	229	1,146	1,640
Total	14,671	17,381	41,581	73,633

Source: Treasure Coast Regional Planning Council.

The total population of Martin County is approximately 165,666 people. According to the data, 73,633 people are living within a storm surge evacuation zone, or roughly 44% or Martin County's population.

Though trauma care and injuries are often the focus of hurricane recovery, the loss of medicines and prescriptions as a result of storm damage can have a serious, long-term impact on health. The loss of cold chains also threatens the supply of lifesaving medication like insulin. While storm deaths from injuries generally occur within days of landfall, deaths due to disease don't peak until one to two months later. In the aftermath of a storm, when water systems are compromised and homes are destroyed beyond repair, the risk of infectious outbreaks is dangerously high.

Hurricanes leave invisible scars, too. The emotional and psychological damages from living through disaster run deep. Survivors are at increased risk of developing post-traumatic stress disorder, depression, and anxiety — the most common mental health impacts of hurricanes. And sometimes these symptoms last a lifetime — especially when mental health services are limited and pushed to the wayside during times of crisis and emergency. Many hurricane survivors don't just lose access to medicines or hospitals; they also lose access to therapy.

Property Impact

- Category 1: Well-constructed frame homes could have damage to roof, shingles, vinyl siding and gutters.
- Category 2: Well-constructed frame homes could sustain major roof and siding damage.
- Category 3: Well-built framed homes may incur major damage or removal of roof decking and gable ends.
- Category 4: Well-built framed homes can sustain severe damage with loss of most of the roof structure and/or some exterior walls.
- Category 5: A high percentage of framed homes will be destroyed, with total roof failure and wall collapse. Most of the area will be uninhabitable for weeks or months.

Infrastructure Impact

- Category 1: Extensive damage to power lines and poles likely will result in power outages that could last a few to several days.
- Category 2: Near-total power loss is expected with outages that could last from several days to weeks.
- Category 3: Electricity and water will be unavailable for several days to weeks after the storm passes.
- Category 4: Power outages will last weeks to possibly months. Most of the area will be uninhabitable for weeks or months.
- Category 5: Power outages will last for weeks to possibly months.

Economic Impact

In Martin County, according to data from the NCEI Storm Event Database, Martin County has experienced over $1 billion in property damage and over $42 million in crop damage from tropical cyclones.

According to the Federal Emergency Management Agency (FEMA), 40% of companies do not reopen after a disaster, and another 25% fail within one year.

Environmental Impact

- Category 1: Large branches of trees will snap, and shallowly rooted trees may be toppled.
- Category 2: Many shallowly rooted trees will be snapped or uprooted and block numerous roads.
- Category 3: Many trees will be snapped or uprooted, blocking numerous roads.
- Category 4: Most trees will be snapped or uprooted, and power poles downed. Fallen trees and power poles will isolate residential areas.
- Category 5: Fallen trees and power poles will isolate residential areas.

Risk Assessment

The following table gives points for each category based on research presented in this hazard profile. At the end, it averages the total points for all the categories, which forms the overall hazard ranking for the county (see *Section III.C. Calculating Risk* for description and calculations).

Table 67: Tropical Cyclone Risk Calculation

Category	*Points*	*Description*	*Determination Method*
Threat Calculation			
Frequency	3	Medium	Occurs on average once every 2.5 years
Probability	3	May or may not occur	A tropical cyclone event may or may not occur in a year
Onset	1	Over 1 week	The National Hurricane Center issues informational products that can provide up to a 5-7 day lead time.
AVERAGE	**2.3**	**Low Threat**	
Vulnerability Calculation			
Response	4	Up to one month	Response time could be up to one month for hurricane events

Category	*Points*	*Description*	*Determination Method*
Location	4	Generalized	Wind, flooding, and tornadoes can impact all areas of the county and storm surge only affects the coastal areas. Not all tropical cyclones have all hazards every time.
Human	4	Severe	Although no direct injuries or deaths have been recorded in Martin County, it is possible to have illnesses or injuries that can be life-threatening.
Property	3	26-50%	All property is vulnerable to the hazards of the tropical cyclones, however, many may remain undamaged.
Infrastructure	4	Up to 1 month	Infrastructure systems may be disrupted for up to one month.
Economy	4	Up to 1 month	Many businesses may not reopen after a disaster.
Environment	4	Critical	Damages caused can be expected to have a long-lasting effect on the environment.
AVERAGE	3.9	**High Vulnerability**	
Risk Calculation			
Moderate Risk			Based on the low threat and the high vulnerability, this hazard is a moderate risk to Martin County.

Future Considerations

Land development and hurricanes are interconnected through increased risk from development in coastal areas, reduced natural defenses from land clearing, and regulatory responses to hurricane impacts. Coastal development leads to greater property and infrastructure damage during storms because more assets are in harm's way and natural buffers like marshes and wetlands are lost, which exacerbates flooding and erosion.

According to the Center for Climate and Energy Solutions, climate change is worsening hurricane impacts in the United States by increasing the intensity and decreasing the speed at which they travel. Scientists are currently uncertain whether there will be a change in the number of hurricanes, but they are certain that the intensity and severity of hurricanes will continue to increase. These trends are resulting in hurricanes being far more costly in terms of both physical damage and loss of life.

Mitigation Measures

- Martin County Utilities and Solid Waste Department is in the process of installing wastewater lift station bypass pumps to replace portable generators.
- Martin County's building codes are strong, as they must adhere to the statewide Florida Building Code, which includes stringent requirements for hurricane resistance, structural integrity, and energy efficiency. The codes are updated every three years to improve safety and incorporate new research or lessons learned from catastrophic events. Local enforcement in Martin County, including obtaining permits, is crucial to ensure compliance and avoid fines or forced demolition.
    - Florida Building Code (FBC) compliance: Martin County must follow the FBC, which sets minimum safety and construction standards for all local governments in Florida.
    - Hurricane resistance: Codes are particularly strict on wind and hurricane resistance, requiring features like impact-resistant windows, doors, and roofs.

- Structural integrity: The codes ensure structural safety, with updates often resulting from new engineering research.
- Permits and enforcement: A permit is required for most construction, renovation, or structural changes, and Martin County enforces these requirements to ensure safety and code adherence.

Public Perspective

The online public survey conducted between August 2024 and August 2025, indicated that over 79% of respondents were either concerned or very concerned, with tropical cyclones being the hazard that people were most concerned with.

TSUNAMI

Description

A tsunami is a series of waves created when a body of water, such as in an ocean, is rapidly displaced. A tsunami has a much smaller amplitude (wave height) offshore, and a very long wavelength (often hundreds of kilometers long), which is why they generally pass unnoticed at sea, forming only a passing "hump" in the ocean.

Tsunami waves are unlike typical ocean waves generated by wind and storms. When tsunamis approach shore, they behave like a very fast-moving tide that extends far inland. Tsunamis are not like the typical wind-generated waves popular with surfers. Even "small" tsunamis are associated with extremely strong currents, capable of knocking someone off their feet. Because of complex interactions with the coast, tsunami waves can persist for many hours. As with many natural phenomena, tsunamis can range in size from micro-tsunamis detectable only by sensitive instruments on the ocean floor to mega-tsunamis that can affect the coastlines of entire oceans, as with the Indian Ocean tsunami of 2004.

Tsunamis have been historically referred to as tidal waves because as they approach land, they take on the characteristics of a violent onrushing tide rather than the sort of cresting waves that are formed by wind action upon the ocean. Since they are not actually related to tides, the term is considered misleading and its usage is discouraged by oceanographers.

There is another phenomenon often confused with tsunamis called rogue waves. There remains debate as to whether these waves are related to tsunamis. They are included in this section as the mitigation plans address the threat in the same relative manner. The characteristics are:

- Unpredictable nature
- Little is known about the formation
- May be caused by regularly spaced ocean swells that are magnified by currents or the atmosphere

Possible Causes

Tsunamis are caused by an underwater earthquake, landslide, or volcanic eruption that sends surges of water onto land.

Extent

DART (Deep-ocean Assessment and Reporting of Tsunami) systems were developed by NOAA for the early detection, measurement, and real-time reporting of tsunamis in the open ocean. The NWS's National Data Buoy Center operates and maintains the U.S. network of DART systems, which is part of a larger international network. The U.S. network is composed of 39 systems (as of 2016) strategically located throughout the Pacific and Atlantic Oceans, the Gulf of Mexico, and the Caribbean Sea.

Each system consists of a bottom pressure recorder (BPR) anchored on the ocean floor and a separately moored companion surface buoy. When a tsunami passes over a BPR, the instrument detects and records the changes in the overlying water pressure. An acoustic link transmits information from the BPR to the surface buoy, which then relays it via satellite to the warning centers where the information is incorporated into tsunami forecast models.

There is no tsunami forecast model for Martin County. However, the closest forecast is The Palm Beach, Florida Forecast Model Grids, which provide bathymetric data strictly for tsunami inundation modeling with the Method of Splitting Tsunami (MOST) model. MOST is a suite of numerical simulation codes capable of simulating three processes of tsunami evolution: generation, transoceanic propagation, and inundation of dry land.

Historical Occurrences

While no known tsunamis have ever affected the Florida Gulf Coast, a tsunami in that location is not impossible. Additionally, while tsunamis have historically affected the Caribbean many times, it is unlikely that those tsunamis will also affect Florida.

While it wasn't officially a "tsunami," a large rogue wave suddenly appeared along the coast in the Daytona area on July 7, 1992. The wave was reportedly about ten feet above normal waves and stretched 27 miles long, from Ormond Beach to New Smyrna Beach. There was one death, over 75 people injured, and damage to about 100 cars parked near the coastline. The best theory is that the wave was caused by winds from a storm front. Another rogue wave event took place in 1995 spanning from Tampa to Naples, FL.

There have been no recorded tsunamis in Martin County.

Probability

Because Florida is located in a seismically stable region, the probability that a major earthquake will create a tsunami with the potential to impact the Atlantic or Gulf coasts of Florida is extremely low, but it is not impossible. Underwater landslides can also cause a tsunami; however, this scenario is also unlikely for Florida.

Impacts and Vulnerability

To assess the potential vulnerability of this hazard, the following categories measure what could be a plausible worst-case scenario; the scenario considers the secondary and tertiary effects or cascading events.

Response	It is impossible to calculate the response to a tsunami. The closest possible comparison would be a storm surge scenario.
Location	Not all areas of Martin County would be at risk from the effects of a tsunami. The communities at risk would be along the coastline and would include the City of Stuart, Town of Ocean Breeze, Town of Jupiter Island, and Town of Sewall's Point.
Human Impact	A tsunami as seen in other parts of the world that experience the phenomenon, can cause deaths and severe injuries. Additionally, health risks may arise from standing water left after the incident causing mold and affecting indoor air quality and exacerbating respiratory illnesses like asthma and pneumonia. If people lose their homes, they may become displaced or homeless, increasing stress, anxiety, and trauma.

Property Impact	Properties along the coast and rivers may experience flooding damages or be swept away.
Infrastructure Impact	Infrastructure issues could include power outages, damaged or washed-out roads and bridges, disruptions to ground and air travel, and damages to water and wastewater treatment plants.
Economic Impact	It is difficult to accurately estimate economic impact from a tsunami. The closest similar hazard would be storm surge, and Martin County has not seen any significant damages from storm surge in several years.
Environmental Impact	Coastal habitats such as mangroves and coral reefs could be destroyed, inland water would be contaminated with salt, debris, and sewage, and long-term effects like reduced soil fertility and salinization.

Risk Assessment

The following table gives points for each category based on research presented in this hazard profile. At the end, it averages the total points for all the categories, which forms the overall hazard ranking for the county (see *Section III.C. Calculating Risk* for description and calculations).

Table 68: Tsunami Risk Calculation

Category	*Points*	*Description*	*Determination Method*
Threat Calculation			
Frequency	1	None	There have been no tsunami events in Martin County.
Probability	1	Very unlikely	It is very unlikely that a tsunami would occur in a year.
Onset	3	12-24 hours	Notification time would be between 12 and 24 hours
AVERAGE	**1.7**	**Minimal Threat**	
Vulnerability Calculation			
Response	1	No response	For this profile, all vulnerability scores were calculated at the lowest possible ranking because the risk is so low, it is nearly impossible that a tsunami would occur, making the vulnerability the lowest.
Location	1	Localized	
Human	1	None	
Property	1	< 10%	
Infrastructure	1	< 1 day	
Economy	1	< 1 day	
Environment	1	Minimal	
AVERAGE	**1**	**Minimal Vulnerability**	
Risk Calculation			
Minimal Risk			Based on the XXX threat and the XXX vulnerability, this hazard is a XXX risk to Martin County.

Future Considerations

Land development in Martin County raises concerns for coastal areas due to increased vulnerability to sea-level rise and potential meteotsunamis, with major tsunami threats primarily originating from distant events like submarine landslides in the Atlantic or Caribbean, not local seismic activity. Coastal development can exacerbate the problem by eliminating natural flood

defenses, increasing the risk for communities built on barrier islands, and potentially causing uneven land subsidence that damages structures.

Mitigation Measures

A possible mitigation measure could be Martin County exploring the possibility of becoming a National Weather Service Tsunami Ready Community and participate in an update or have a study focused on Martin County to determine the possible threat.

Public Perspective

The online public survey conducted between August 2024 and August 2025, indicated that less than 18% of the respondents were either concerned or very concerned with tsunamis, with this hazard being the one people were least concerned with (40%) compared to all the other hazards.

WILDFIRES

Description

Wildfire is defined by the Federal Emergency Management Agency as a fire that burns out of control in a natural area, like a forest, grassland, or prairie. Wildfires occur in Florida every year and are part of the natural cycle of Florida's fire-adapted ecosystems. Many of these fires are quickly suppressed before they can damage or destroy property, homes, and lives. There are several types of fires:

- **Crown Fires**: burn trees up their entire length to the top. These are the most intense and dangerous wildland fires.
- **Ground Fires**: occur in deep accumulations of humus, peat and similar dead vegetation that become dry enough to burn. These fires move very slowly, but can become difficult to fully put out, or suppress.
- **Surface Fires**: burn only surface litter and duff. These are the easiest fires to put out and cause the least damage to the forest.

Possible Causes

According to data from the Florida Forest Service for 2021 to 2025, Martin County has experienced 115 wildfires due to the following causes.

- **Human-Caused** including unattended campfires, open burning, equipment or vehicle use, power generation, and misuse or lighters or matches by minors, accounting for 36% of the incidents.
- **Natural** referring to lightning, accounting for 59% of the incidents.
- **Undetermined**, meaning that the cause of the fire was not identified, destroyed, or under investigation, accounting for 5% of the incidents.

Extent

Wildfires are measured by the area (acreage) burnt. However, Keetch and Byram designed a drought index specifically for fire potential assessment. It is a number representing the net effect of evapotranspiration and precipitation in producing cumulative moisture deficiency in deep duff and upper soil layers. It is a continuous index, relating to the flammability of organic material in the ground.

Table 69: Keetch-Byram Drought Index

KBDI	*Description*
0 - 200	Soil moisture and large class fuel moistures are high and do not contribute much to fire intensity. Typical of spring dormant season following winter precipitation
200 - 400	Typical of late spring, early growing season. Lower litter and duff layers are drying and beginning to contribute to fire intensity
400 - 600	Typical of late summer, early fall. Lower litter and duff layers actively contribute to fire intensity and will burn actively
600 - 800	Often associated with more severe drought with increased wildfire occurrence. Intense, deep burning fires with significant downwind spotting can be expected. Live fuels can also be expected to burn actively at these levels.

The KBDI attempts to measure the amount of precipitation necessary to return the soil to full field capacity. It is a closed system ranging from 0 to 800 units and represents a moisture regime from 0 to 8 inches of water through the soil layer. At 8 inches of water, the KBDI assumes saturation. Zero is the point of no moisture deficiency and 800 is the maximum drought that is possible. At any point along the scale, the index number indicates the amount of net rainfall that is required to reduce the index to zero, or saturation.

The inputs for KBDI are weather station latitude, mean annual precipitation, maximum dry bulb temperature, and the last 24 hours of rainfall. Reduction in drought occurs only when rainfall exceeds 0.20 inch (called net rainfall). The computational steps involve reducing the drought index by the net rain amount and increasing the drought index by a drought factor.

Historical Occurrences

According to data from the Florida Fire Service, there have been 115 wildfires in Martin County between 2021 and 2025; 37 of these were one acre or less of area burnt and are not being considered for calculations as they were extinguished quickly, making the total number of wildfires 78 above one acre. The largest recorded in this timeframe is the Hungryland Complex fire in March of 2023, which burned 690 acres; its cause is unknown.

Table 70: Wildfires in Martin County 2021 - 2025

Date	*Incident Name*	*Cause Category*	*Specific Cause*	*Acres*
07/05/21	Bridge Road	Natural	Lightning	50.00
07/09/21	Southwest Minute Maid Road 13245	Natural	Lightning	3.00
01/03/22	Beach Rd	Human	Unknown	4.00
04/11/22	Mulch	Human	Unknown	2.00
04/13/22	Tommy Clements Lane	Natural	Lightning	70.00
04/19/22	SW Tommy Clements	Natural	Lightning	33.50
04/20/22	Allapattah	Natural	Lightning	15.00
04/20/22	Stone	Human	Unknown	2.00
04/28/22	Powerline Grade	Natural	Lightning	77.47
05/11/22	Willoughby	Human	Unknown	5.00
05/11/22	Cove Road	Natural	Lightning	25.20
05/15/22	Southeast Cove Road	Natural	Lightning	10.00
05/21/22	84th St	Natural	Lightning	3.00
05/22/22	Gun Club	Human	Unknown	13.00
06/24/22	Honeysuckle	Natural	Lightning	1.50
06/25/22	Citrus Blvd.	Natural	Lightning	14.00
08/03/22	Green River	Natural	Lightning	17.50
08/08/22	Fox Brown	Human	Other land clearing	85.00
08/17/22	Gate Twelve	Natural	Lightning	60.80
08/18/22	FourWInds	Natural	Lightning	27.00
08/18/22	Payson Park	Natural	Lightning	57.00
08/19/22	4507 Kanner	Natural	Lightning	3.00
08/24/22	Powerline Ave	Natural	Lightning	12.00
09/02/22	Outfitters	Natural	Lightning	7.00
09/12/22	69th Street	Natural	Lightning	2.00

Date	*Incident Name*	*Cause Category*	*Specific Cause*	*Acres*
01/19/23	Prison	Undetermined	Unknown	5.00
02/02/23	Plant Bamboo	Human	Field/agricultural burn	8.00
02/12/23	Catfish	Human	Origin destroyed	1.50
02/15/23	66th Street Fire	Human	Campfire	5.00
02/19/23	Hungryland 1	Human	Passenger vehicle/motorized RV	10.00
03/23/23	Hungryland Complex	Undetermined	Unknown	690.00
03/26/23	Redwing	Human	Electrical transmission/distribution systems	80.00
04/08/23	Amaryllis	Human	Other (remarks required)	3.00
04/15/23	Powerline Rd	Natural	Lightning	30.00
04/16/23	Bridge Road	Natural	Lightning	20.00
04/22/23	SW Fox Brown	Natural	Lightning	5.00
07/03/23	North Hungryland Canal	Natural	Lightning	2.00
07/06/23	Jail	Natural	Lightning	3.00
07/10/23	Citrus Australian pine	Natural	Lightning	2.00
07/19/23	U-Pick	Natural	Lightning	3.00
07/26/23	Bridge & Kanner	Natural	Lightning	25.70
08/28/23	FPL	Natural	Lightning	10.00
11/02/23	Cardamine (IB Payne)	Human	Hand pile/slash	2.00
01/22/24	Pasture Fire	Human	Passenger vehicle/motorized RV	10.00
02/27/24	Alapatta Rd 43)	Undetermined	Origin and/or cause not identified	151.00
03/25/24	US 1 (56)	Human	Origin and/or cause not identified	4.90
04/01/24	J.D.	Human	Escaped Prescribed Burn	139.10
04/08/24	Solar Citrus	Human	Solar utility system	20.00
04/09/24	Sweetbay Solar Panel	Human	OHV/ATV/motorcycle	10.00
04/18/24	Coca Cola Rd	Human	Escaped Prescribed Burn	11.30
04/27/24	Arundel	Human	Electrical transmission/distribution systems	2.00
04/28/24	Country Place	Natural	Lightning	6.50
04/29/24	Fox Brown Mulch	Human	Heavy equipment & implements	61.70
05/14/24	Runway	Natural	Lightning	15.00
05/15/24	Head Water	Natural	Lightning	3.20
05/15/24	Jupiter Town Road	Natural	Lightning	20.00
05/20/24	Shooting Range	Natural	Lightning	18.00
05/20/24	Pine	Natural	Lightning	13.00
05/29/24	Map Creek 2	Natural	Lightning	10.40
05/30/24	Pal Mar Fire	Natural	Lightning	10.00
05/30/24	84th	Natural	Lightning	229.20
06/10/24	Hungry	Natural	Lightning	1.50
06/18/24	FPL Dike	Human	Tractors/mowers/brush hogs	2.00
06/27/24	Martin South	Natural	Lightning	15.00
07/13/24	Dupuis Grade	Natural	Lightning	4.00
07/25/24	Bridge Rd West	Natural	Lightning	53.00
02/07/25	North Hungryland	Human	OHV/ATV/motorcycle	8.10
03/13/25	Allapatah	Human	Tractors/mowers/brush hogs	15.00
03/17/25	Conners	Natural	Lightning	11.40
03/27/25	Gator	Natural	Lightning	188.00

Date	*Incident Name*	*Cause Category*	*Specific Cause*	*Acres*
03/27/25	Medalist	Natural	Lightning	12.40
04/05/25	Mower	Human	Other small engine equipment	2.00
04/11/25	SW 95th Street	Human	Tractors/mowers/brush hogs	2.00
04/15/25	Busch	Natural	Lightning	47.80
05/01/25	Hungryland South	Human	Origin and/or cause not identified	61.09
07/22/25	Jenkins	Natural	Lightning	80.90
07/31/25	Water 16	Natural	Lightning	11.10
07/31/25	Hunter Lane	Natural	Lightning	8.60

Table x. Source: Florida Fire Service

In the 5 years of data, there have been 78 wildfires burning over 1 acre. On average, this means that Martin County experiences wildfires approximately 15 wildfires per year.

There have been federal declarations for wildfires in Martin County.

- FM-2251 Okeechobee Fire Complex in 1999 with unknown damages
- EM-3139 Florida Fires in 1999 with unknown damages
- FM-2354 Okeechobee Complex Fire in 2001 with $179 million in damages
- FM-22696 Okeechobee Fire Complex in 2007 with $116 million in damages
- FM-2819 Martin County Fire Complex in 2009 with $410 thousand in damages

Probability

Due to there being several wildfires per year in Martin County, the probability is that wildfires are very likely to occur in any given year. According to the US Forest Service Wildfire Risk to Communities page, Martin County has, on average, greater wildfire likelihood than 91% of counties in the US.

Impacts and Vulnerability

To assess the potential vulnerability of this hazard, the following categories measure what could be a plausible worst-case scenario; the scenario considers the secondary and tertiary effects or cascading events.

Response

Response to wildfire can be anywhere from a few hours to contain to several days or weeks, depending on the size of the acreage burnt. Martin County Fire Rescue is equipped to handle wildfires and brushfires and has the support of the Florida Fire Service, when requested.

Location

- **Low Wildfire Hazard -** Homes are built with concrete and appropriate non-flammable roofing materials. Short grass, low shrubs and light duff are present. The forest and heavy vegetation are not continuous throughout the community. Wildfires that do occur in these areas are less intense and easier to suppress because of the lower volume of fuel to feed and sustain the fire (Jupiter Island, Ocean breeze, Sewall's point, City of Stuart, Hutchinson Island, North River Shores, Lighthouse Point, Port Mayaca, Tropical Park).

- **Medium Wildfire Hazard -** Wildland vegetation is continuous throughout the community. Tall grass, medium shrubs, thick duff and ladder fuels are prominent in the area. Vegetation is less than 30 feet from homes. Homes are built with vinyl, plastic or other types of less fire-resistant materials. Access is limited and the concentration of fuel to feed fires causes more intense fire behavior. Fire suppression becomes more difficult and costly. (Jensen Beach (Savanna's Preserve State Park), Palm City (every year), Port Salerno (squatters/homeless wildfires), Rio (kids and arson wildfires), Coral Gardens, Golden Gate)
- **High Wildfire Hazard -** Dense, highly flammable vegetation surrounds the neighborhood and is within a few feet of homes. A thick layer of vegetation is present on the forest floor. Access to the neighborhood is limited to one entrance and/or on poorly maintained roads. Homes are rarely built with fire-resistant materials. Continuous, overgrown vegetation limits access and creates intense wildfire conditions. Fire suppression is challenging and requires more resources (engines, dozers, aircraft) and firefighters than normal. (Hobe sound (J.D. State Park), Indiantown (May 2009 major wildfires lost 2 homes in Indianwood), Port Mayaca (every year Dupuis Reserve), Sugar Hill (Maleluca), Gomez (Port Salerno).

The image below shows the wildlife likelihood in Martin County, according to the US Forest Services' Wildfire Risk website.

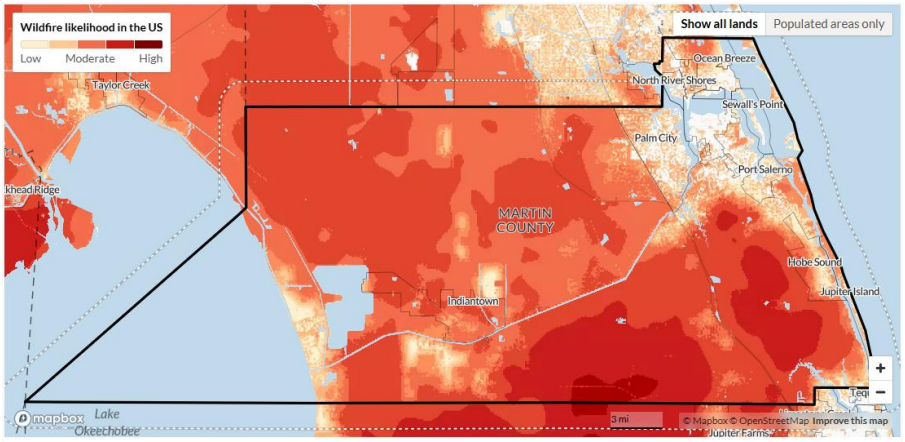


Figure 17: Wildfire Likelihood in Martin County

Human Impact

Although particle pollution is a principal public health threat from short- and longer-term exposure to wildfire smoke, it is important to keep in mind that wildfire smoke is a complex mixture that consists of other pollutants that have also been shown to lead to a variety of health effects.

- Irritation of the eyes
- Respiratory symptoms including coughing, phlegm, wheezing, and difficulty breathing.

- Respiratory effects including Bronchitis, reduced lung function, increased risk of asthma exacerbation and aggravation of other lung diseases, and increased risk of emergency room visits and hospital admissions.
- Cardiovascular effects including heart failure, heart attack, stroke, and increased risk of emergency room visits and hospital admissions.
- Increased risk of premature death

Property Impact

According to First Street, within the next 30 years, approximately 70% of all properties in Martin County will be at risk of being affected by wildfire.

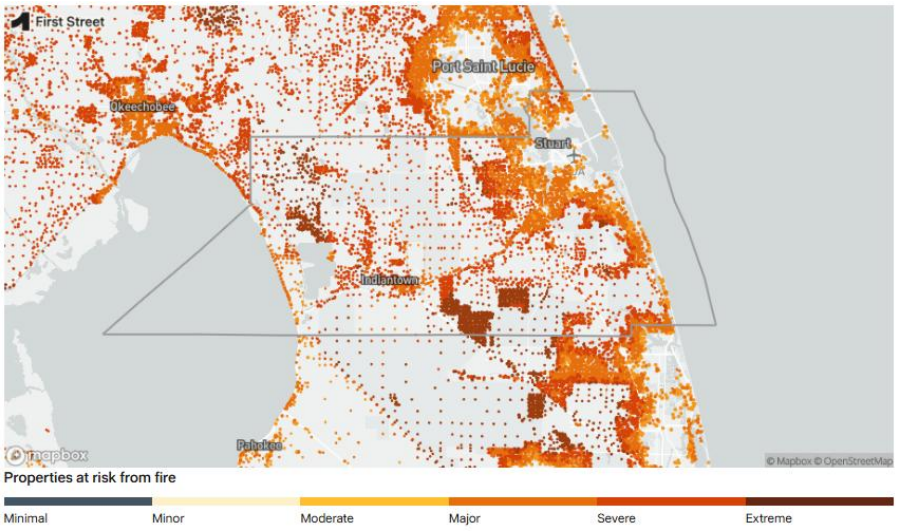


Figure 18: Properties at Risk of Wildfire in Next 30 Years

Infrastructure Impact

Wildfires can have short- and long-term effects on infrastructure such as:

- Power outages
- Air and ground transportation disruption
- Critical infrastructure damage
- Reduced water quality

Economic Impact

The fiscal effects can be considerable due to the disruption of infrastructure (i.e., roads, rails, and bridges) or loss of commercial and industrial facilities. A wildfire could also have a devastating effect on the timber and forest product industries.

According to federal declaration damage calculations, Martin County has been a part of wildfires that incurred over $295 million in damages.

Environmental Impact

Wildfires damage watersheds and leave areas prone to flooding for many years. Wildfires can occur at any time throughout the year, but the potential is always higher during periods with little or no rainfall, which make brush, grass, and trees dry and burn more efficiently.

Areas that are affected by wildfires are usually charred on the ground, causing all organic matter to die. Nutrients from the soil will be gone, and measures would be necessary to rehabilitate the area. Fires can contaminate the area when runoff from rain leads burnt materials into waterways. When a wildfire occurs, habitats vanish, and there is a lessened supply of food for those animals that survive.

Risk Assessment

The following table gives points for each category based on research presented in this hazard profile. At the end, it averages the total points for all the categories, which forms the overall hazard ranking for the county (see *Section III.C. Calculating Risk* for description and calculations).

Table 71: Wildfire Risk Calculation

Category	*Points*	*Description*	*Determination Method*
Threat Calculation			
Frequency	5	High	
Probability	5	Will occur	
Onset	5	No warning	Although weather can be an indicator of potential risk, there is no notice for when a wildfire actually ignites.
AVERAGE	**5**	**Extreme Threat**	
Vulnerability Calculation			
Response	3	Up to 1 week	Large wildfires can take several days to contain.
Location	2	Limited	While a large majority of the county is at risk, a wildfire would only affect a limited area when burning.
Human	2	Minor	Minor illness or injuries expected.
Property	5	> 75%	Over >75% of the property in the area of a wildfire would be at risk and/or affected.
Infrastructure	2	Up to 1 week	Infrastructure could be disrupted for up to one week
Economy	1	< 1 day	Although businesses may be directly affected, the overall Martin County Economy would likely not.
Environment	2	Limited	Damages caused require some human intervention to return to normal. Wildfires can be a naturally occurring phenomenon that does not require intervention after response.
AVERAGE	2.4	**Low Vulnerability**	
Risk Calculation			
Moderately High Risk			Based on the extreme threat and the low vulnerability, this hazard is a moderately high risk to Martin County.

Future Considerations

Land development and wildfires are connected as development in the wildland-urban interface (WUI) increases wildfire risk by placing more homes in fire-prone areas, which can lead to more human-caused ignitions and more costly damages. Conversely, land use planning, such as requiring fire-resistant building materials, creating defensible space, and using smart landscaping, can mitigate this risk.

Florida State University's Florida Climate Center has recognized that wildfire activity is intimately linked with temperature and precipitation patterns though research is still ongoing on the impact climate change has on wildfire occurrences.

Mitigation Measures

Firewise USA is program recognizing communities or neighborhoods that demonstrate the spirit, resolve and willingness to take responsibility as a partner in wildfire protection. There are two Firewise Communities in Martin County (Country Place & Indianwood). These communities are aware of their wildfire risk and take action to reduce the risk.

Public Perspective

The online public survey conducted between August 2024 and August 2025, indicated that 44% of people were concerned or very concerned about wildfires. Some commented on their concern regarding "sprawl and over development", which could put more structures and people at risk of wildfires, depending on their location.

CYBER INCIDENTS

Description

A cyber attack is any kind of malicious activity that attempts to collect, disrupt, deny, degrade, or destroy information system resources or the information itself. It is carried out in cyberspace (or through computer networks), targeting an enterprise's use of cyberspace. There are many different types of threats and attacks that can take place, the following are some of the most common.

- **Malware**: malicious software, including spyware, ransomware, viruses, and worms. Malware breaches a network through a vulnerability, typically when a user clicks a dangerous link or email attachment that then installs risky software. Once inside the system, malware can do the following:
    - Blocks access to key components of the network (ransomware)
    - Installs malware or additional harmful software.
    - Covertly obtains information by transmitting data from the hard drive (spyware)
    - Disrupts certain components and renders the system inoperable.

- **Phishing**: the practice of sending fraudulent communications that appear to come from a reputable source, usually through email. The goal is to steal sensitive data like credit card and login information or to install malware on the victim's machine. Phishing is an increasingly common cyberthreat.
- **Man-in-the-Middle**: Man-in-the-middle (MitM) attacks, also known as eavesdropping attacks, occur when attackers insert themselves into a two-party transaction. Once the attackers interrupt the traffic, they can filter and steal data.
- **Denial of Service**: floods systems, servers, or networks with traffic to exhaust resources and bandwidth. As a result, the system is unable to fulfill legitimate requests. Attackers can also use multiple compromised devices to launch this attack. This is known as a distributed-denial-of-service (DDoS).
- **Zero-day exploit**: hits after a network vulnerability is announced but before a patch or solution is implemented. Attackers target the disclosed vulnerability during this window of time.
- **DNS Tunneling**: DNS tunneling utilizes the DNS protocol to communicate non-DNS traffic over port 53. It sends HTTP and other protocol traffic over DNS. There are various, legitimate reasons to utilize DNS tunneling. However, there are also malicious reasons to use DNS Tunneling VPN services. They can be used to disguise outbound traffic as DNS, concealing data that is typically shared through an internet connection. For malicious use, DNS requests are manipulated to exfiltrate data from a compromised system to the attacker's infrastructure. It can also be used for command-and-control callbacks from the attacker's infrastructure to a compromised system.
- **SQL Injection**: A Structured Query Language (SQL) injection occurs when an attacker inserts malicious code into a server that uses SQL and forces the server to reveal information it normally would not. An attacker could carry out a SQL injection simply by submitting malicious code into a vulnerable website search box.
- **Ransomware**: a type of malicious software that is designed to extort money by blocking access to files or the computer system until the ransom is paid. Paying the ransom does not guarantee that the files will be recovered, or the system restored.
- **Social engineering**: a tactic that adversaries use to trick you into revealing sensitive information. Attackers can solicit a monetary payment or gain access to your confidential

data. Social engineering can be combined with any of the threats mentioned above to make you more likely to click on links, download malware, or trust a malicious source.

Possible Causes

There can be several causes of cyber incidents.

- **Technical Vulnerabilities** can include unpatched software, application vulnerabilities, weak or stolen credentials.
- **Human Factors** can include human error, malicious insiders, social engineering, and lack of security awareness.
- **Attacker Motivations** can include financial gain, espionage and business intelligence, cyber warfare, ideological and political motivations, or simply curiosity and ego.

Extent

There is no known method to measure a cyber incident.

Historical Occurrences

Research suggests that attacks occur every few seconds on internet-connected devices and over 600 million malicious signals daily on Microsoft's network alone, indicating a near constant threat environment.

Locally, in 2019, the City of Stuart's network was hit by ransomware and shut down the entire network for months. The City had to spend hundreds of thousands of dollars in new equipment and services.

In 2019 and 2020, the Town of Sewall's Point experienced an attack where the Town was locked out of the website and some files were compromised. The website was not linked to any internal computer systems or networks. An investigation determined it had been hacked, and the Town was locked out of the site. In 2020, some plugins were deleted or modified, and usernames and passwords changed. The IP Addresses responsible for the attacks came from the Philippines and Tunisia.

Probability

Cyber-attacks hit businesses every day. Former Cisco CEO John Chambers once said, "There are two types of companies: those that have been hacked, and those who don't yet know they have been hacked."

Impacts and Vulnerability

To assess the potential vulnerability of this hazard, the following categories measure what could be a plausible worst-case scenario; the scenario considers the secondary and tertiary effects or cascading events.

Response	Ransomware incidents can be extremely disruptive. The scale and scope will vary depending on the target organization. Smaller companies with high levels of preparedness can often recover within a few days. Larger companies that are less prepared should plan to be

down for weeks or even months. While the average attack disrupts for about 21 days, preparedness and response plans affect this duration.

Location All jurisdictions in Martin County are equally at risk of cyber incidents occurring. Any operations that are carried out on a computer, laptop, tablet, or mobile device, are at risk.

Human Impact Employees bear significant emotional and mental burdens during cyber incidents. IT teams and operational staff especially often work under extreme pressure, facing exhaustion, anxiety, and burnout from relentless crisis management. Senior managers frequently attend emergency meetings around the clock, leaving little time for rest and recovery. These intense periods significantly affect employees' mental health, leading to increased stress, sleep deprivation, and even long-term psychological trauma.

Customers often experience significant stress, fear, and anxiety when their personal information is compromised. Exposure of sensitive data such as personal addresses, financial details, and contact information can heighten risks of identity theft, fraud, and intrusive phishing scams, leading to profound anxiety and distress.

Significant financial losses due to disrupted operations can directly translate into workplace instability, job insecurity, and increased workloads as companies struggle to recover.

Property Impact Cyber incidents do not typically involve property impacts.

Infrastructure Impact Cyber incidents do not typically involve traditional infrastructure. However, as more systems and operations are moving online, the potential for targeting these systems and affecting operations increases.

Economic Impact In 2024, IBM reported that the average cost of a data breach reached $4.88 million, marking a 10% increase over last year and that the annual average cost of cybercrime will cross $23 trillion in 2027.

The City of Stuart spent hundreds of thousands of dollars recovering from the cyber incident in 2021.

Environmental Impact Cyber incidents do not typically involve environmental impacts.

Risk Assessment

The following table gives points for each category based on research presented in this hazard profile. At the end, it averages the total points for all the categories, which forms the overall hazard ranking for the county (see *Section III.C. Calculating Risk* for description and calculations).

Table 72: Cyber Incidents Risk Calculation

Category	*Points*	*Description*	*Determination Method*
Threat Calculation			
Frequency	5	High	Although the attacks may not be "successful" the threat is constant.
Probability	3	May or may not occur in a year	Constant threats take minimal effort to become successful attacks
Onset	5	No warning	Once a cyber-attack is successful, there is little to no warning to stop the effects.
AVERAGE	**4.3**	**Extreme Threat**	
Vulnerability Calculation			
Response	4	Up to 1 month	Average disruption is 21 days for ransomware
Location	1	Localized	Devices connected to the affected network will be impacted
Human	1	None	No injuries or deaths are expected
Property	1	<10%	No damage to property is expected
Infrastructure	4	Up to 1 month	Average disruption is 21 days for ransomware
Economy	4	Up to 1 month	Average disruption is 21 days for ransomware
Environment	1	Minimal	No damage to the environment is expected
AVERAGE	2.3	**Low Vulnerability**	
Risk Calculation			
Moderately High Risk			Based on the extreme threat and the low vulnerability, this hazard is a moderately high risk to Martin County.

Mitigation Measures

The Martin County Information Technology Services Department has recently created two positions that focus exclusively on cybersecurity in the county.

Public Perspective

The online public survey conducted between August 2024 and August 2025, did not explicitly ask for feedback about cyber incidents.

DAM AND LEVEE FAILURE

Description

A dam is a barrier constructed to hold back water and raise its level, the resulting reservoir being used in the generation of electricity or as a water supply. A levee is an embankment to prevent flooding or a continuous dike or ridge for confining the irrigation areas of land to be flooded.

Possible Causes

Dam failure or levee breaches can occur with little warning. Intense storms may produce a flood in a few hours or even minutes for upstream locations. Other failures and breaches can take much longer to occur, from days to weeks, as a result of debris jams or the accumulations of other hazards. Dam failures are most likely to happen for one of five reasons:

- Overtopping – caused by water spilling over the top of a dam.
- Foundation Defects – settlement and slop instability which causes about 30% of the failures.
- Cracking – caused by movements like the natural settling of a dam.
- Inadequate maintenance and upkeep
- Piping – when seepage through a dam is not properly filtered and soil particles continue to progress, and form sink holes.

Extent

A failure would be measured by the inundation area, which is the total flooded area that resulted from dam failure. The size of the inundation area depends on the size of the impoundment, the dam failure scenario being analyzed, the topography of the area, and the flow of water from the impoundment.

Historical Occurrences

In September 1928 the Great Okeechobee Hurricane, caused a 5-foot muck dike to crumble causing an unleashing store surge with the fury of a tide wave around the south and southeastern portions of Lake Okeechobee. Loss of life was approximately 2,500 people. This occurrence did not affect Martin County; it is described to show the potential for failure of the HHD.

There have been no federal declarations for dam or levee failure in Martin County,

Probability

There have been no occurrences of dam or levee failure in Martin County; for this reason and because the USACE conducts regular maintenance and inspections to prevent failures on the Herbert Hoover Dike and St. Lucie Lock and Dam, and that the risk for the C-44 Reservoir and the Martin Plant Cooling Water Reservoir are low or not rated for risk, it is very unlikely that an incident would occur.

Impacts and Vulnerability

The main hazard resulting from a dam or levee failure would be flooding. For more information on specific impacts from flooding, see the *Flood* hazard profile.

Response

Immediate response needs for a dam or levee failure or breech would relate to flooding, potentially requiring retrieving people and pets from affected areas.

Location

Flooding vulnerability to western Martin County and the intra-coastal waterways exists from the potential for a breach of the Herbert Hoover dike around Lake Okeechobee. The release of water from Lake Okeechobee may have an impact on the S-80 structure at St. Lucie Locks. The USACE have completed vulnerability assessments, but models do not adequately address flooding concerns in the Tropical Farms and St. Lucie Settlement areas.

According to the National Inventory of Dams, Martin County has four dams within the geographical area; details are outlined below.

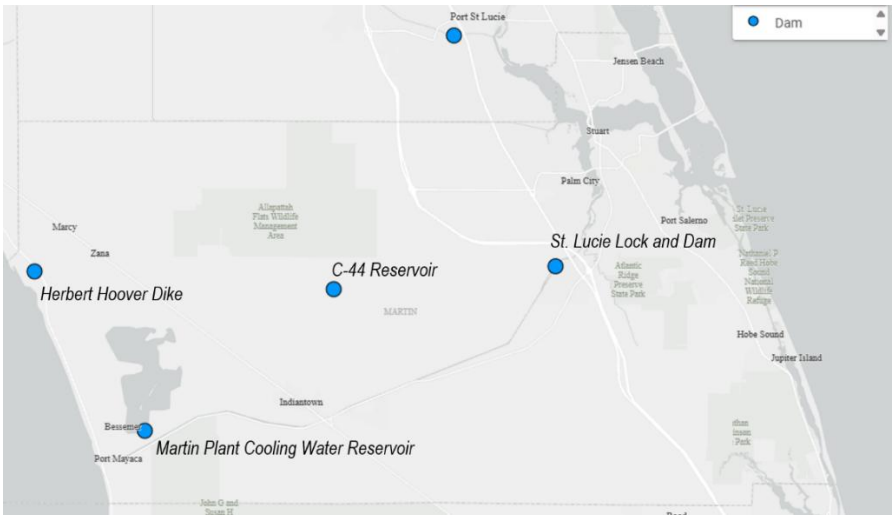


Figure 19 Dams in Martin County. Source: National Inventory of Dams.

Herbert Hoover Dike

- Type: Earth
- Year: 1965
- Height: 35 ft.
- Risk Assessment: Low
- Owner: USACE
- Hazard Potential Classification: High
- Emergency Action Plan: Yes
- Purpose: Flood risk reduction, irrigation, navigation, fish and wildlife pond, recreation, water supply

The HHD is a 143-mile earthen dam that surrounds Lake Okeechobee, the heart of the Kissimmee-Okeechobee-Everglades system. The project reduces impacts from flooding as a result of high lake levels for a large area of south Florida. The western portion of the County, which is in the immediate vicinity of the HHD, may be impacted by floodwaters. This area is unincorporated with a population of

approximately 500 residing along the length of CR 441 west of the L 64 and L 65 canals.

The U.S. Army Corps of Engineers (USACE), Jacksonville District, is responsible for the maintenance of the dike and has reported that areas of the dike are prone to water seepage and stability problems. Soil erosion, known as “piping,” can create large cavities in the dike, potentially resulting in a breach and flooding in the surrounding communities. The risk of a breach increases with an increased lake level of Lake Okeechobee.

Martin Plant Cooling Water Reservoir

- Type: Earth
- Year: 1981
- Height: 34 ft.
- Risk Assessment: N/A
- Owner: Florida Power and Light
- Hazard Potential Classification: High
- Emergency Action Plan: No
- Purpose: Other

The Martin Plant Cooling Water Reservoir in Florida is a crucial water resource infrastructure that serves the primary purpose of cooling industrial processes. Owned by a private entity, this reservoir is regulated and permitted by the state, ensuring compliance with environmental standards. With a capacity of 95,000 acre-feet and a surface area of 6,900 acres, this Earth dam structure supports the operations of the Martin Plant.

Located in Indiantown, Martin County, this reservoir is fed by the St. Lucie Canal-offstream, managed by the Jacksonville District of the US Army Corps of Engineers. With a maximum discharge of 6,000 cfs and a hazard potential rated as high, the reservoir's condition is deemed satisfactory as of the last inspection in 2014. The risk assessment for this site is moderate, highlighting the importance of ongoing risk management measures to ensure the safety and reliability of this vital water infrastructure.

C-44 Reservoir

- Type: Earth
- Year: 2021
- Height: 45 ft.
- Risk Assessment: Not rated
- Owner: South Florida Water Management District
- Hazard Potential Classification: High
- Emergency Action Plan: Yes
- Purpose: Other

The Indian River Lagoon, home to more than 3,000 species of plants and animals, is considered the most biologically diverse estuarine

system in the continental United States. The C-44 Reservoir and Stormwater Treatment Area is the first component of the multi-billion-dollar Indian River Lagoon-South (IRL-S) project, part of the Comprehensive Everglades Restoration Plan (CERP). The C-44 project includes the construction of a 3,400-acre reservoir, a pump station with a capacity to pump 1,100 cubic feet per second (cfs) of water, and 6,300 acres of STAs. the project will capture local runoff from the C-44 basin, reducing average annual total nutrient loads and improving salinity in the St. Lucie Estuary and the southern portion of the Indian River Lagoon by providing, in total, 60,500 acre-feet of new water storage (50,600 acre-feet in the reservoir and 9,900 acre-feet in the STAs) and 3,600 acres of new wetlands.

The C-44 STA levee system is located in Martin County, Florida east of Lake Okeechobee. The system is a stormwater treatment area comprised of 6 levee segments that are nearly 30 miles long and up to 7 feet high. Along with the project's water storage reservoir, the system was constructed to regulate the timing and improve the quality of water flowing from Lake Okeechobee and the C-44 Basin to sensitive ecosystems to the east. The U.S. Army Corps of Engineers (USACE) completed construction of the system in 2021 and turned it over to the South Florida Water Management District (SFWMD) who is responsible for operating and maintaining the system. Costs are shared between USACE and SFWMD. Surrounding land use is mostly agricultural, and there is residential and commercial development concentrated away from the system.

There is no immediate concern with the C-44 STA system. USACE risk assessments consider flooding frequency, the likelihood of the levee breaching or overtopping, and the resulting potential loss of lives and damage to homes, businesses, and the environment. Based on the most recent risk assessment of the system in 2021, USACE considers this system to have a very low risk. Water within the C-44 STA is managed at very shallow depths and is not expected to overtop the levees, even in an extreme storm event. If the levees were to breach, water would flow into project canals and the nearby C-44 canal and would cause little to no damage to the surrounding land.

St. Lucie Lock and Dam

- Type: N/A
- Year: 1950
- Height: 30 ft.
- Risk Assessment: Low
- Owner: USACE
- Hazard Potential Classification: Significant
- Emergency Action Plan: Yes
- Purpose: Flood risk reduction, irrigation, navigation, recreation

The St. Lucie Lock and Dam in Florida, owned and operated by the US Army Corps of Engineers, serves multiple purposes including flood risk

reduction, irrigation, navigation, and recreation along the St. Lucie Canal. Completed in 1950, this multi-arch dam stands at a structural height of 39 feet and has a hydraulic height of 33 feet. It has a storage capacity of 2,311 acre-feet and can discharge up to 25,600 cubic feet per second through its controlled spillway.

Despite its significant hazard potential, the dam is regularly inspected and monitored by the US Army Corps of Engineers to manage flood risks effectively. The Corps actively engages with local emergency managers and the public to raise awareness and preparedness for any dam-related emergencies. Risk management measures include prioritizing maintenance activities, updating emergency action plans, and ensuring the structural integrity of the dam to mitigate potential risks associated with extreme weather events and water levels.

If the S80 Water Control Structure/St. Lucie Locks fails, the surrounding area could become inundated with floodwater. The S80 Water Control Structure/St. Lucie Locks are located in the central portion of the county in proximity to the South Fork of the St. Lucie River. This area has not been fully evaluated for potential flood inundation and it is unclear how far the floodwaters may reach.

The National Levee Database shows several levee systems in Martin County. The map below illustrates their locations.

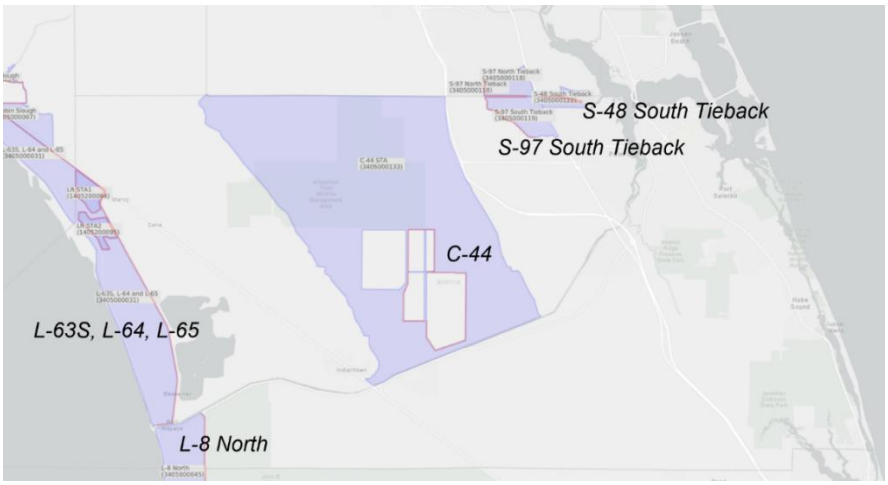


Figure 20 Levees in Martin County. Source: National Levee Database.

L-63S, L-64, and L-65

The L-63S, L-64, and L-65 levee system is located in Okeechobee and Martin Counties, Florida northeast of Lake Okeechobee. The system consists of three levee segments (L-63 South West, L-64 West, and L-65 West) which were constructed to reduce the occurrence of flooding from the north in the Lake Okeechobee watershed for the areas located near the lake. The levees range from 8 to 16 feet high and are approximately 21 miles combined length. The U.S. Army Corps of Engineers (USACE) competed construction of the system in 1973 and turned it over to the South Florida Water Management District

(SFWMD) who is responsible for operating and maintaining the levees, canals, and associated structural components. Land use in the leveed area is mostly agricultural, and there is residential and commercial development. The system provides benefits to more than 1,600 people that work or live behind the levee, with $104 million in property value.

The system reduces but does not eliminate the risk of loss of life or economic damages from flood events in the northeast Lake Okeechobee watershed. USACE risk assessments consider flooding frequency, the likelihood of the levee breaching or overtopping, and the resulting potential loss of lives and damage to homes, businesses, and the environment. Based on the most recent risk assessment of the system in 2018, USACE considers this levee to have a low risk. The primary threat to the system is seepage due to unwanted vegetation and animal burrows. Seepage is when the water on the flood side of the levee seeps through to the land side. Seepage can carry soil particles with it and if enough soil is moved through the levee, the levee may be weakened and breach. There is no immediate concern that the levee will breach. Water would be anticipated to overtop the levee in a storm that has a 1 in 500 chance of occurring in any given year. If the levee breaches or overtops, the range of flooding in portions of the leveed area could be up to 9 feet deep.

S-97 South Tieback

The S-97 South Tieback levee system is located in Martin County, Florida west of the city of Stuart. The system was constructed to reduce the occurrence of flooding within the St. Lucie River Basin. The levee is 6 feet high and 1 mile long, runs along the south side of a drainage canal known as C-23, and ties into a gated water control structure called S-97. The system was constructed by the U.S. Army Corps of Engineers (USACE) in 1964 and turned over to the South Florida Water Management District (SFWMD) who is responsible for operating and maintaining the levee, canal, and structure. The leveed area is mostly undeveloped and rural, with some agricultural and residential structures.

The S-97 South Tieback system reduces but does not eliminate the risk of loss of life or economic damages from flood events in the St. Lucie River Basin. USACE risk assessments consider flooding frequency, the likelihood of the levee breaching or overtopping, and the resulting potential loss of lives and damage to homes, businesses, and the environment. Based on the most recent risk assessment of the system in 2024, USACE considers this levee to have a low risk. The most likely threat to the system is seepage of the levee. Seepage is when the water on the flood side of the levee seeps through to the land side. Seepage can carry soil particles with it and if enough soil is moved through the levee, the levee may be weakened and breach. There is no immediate concern the levee will breach. Water would be anticipated to overtop the levee in a storm that has a 1 in 700 chance of occurring in any given year. If the levee breaches or overtops, the

depths of flooding in portions of the leveed area could be 2 to 6 feet deep.

S-48 South Tieback

The S-48 South Tieback levee system is located in Martin County, Florida west of the city of Stuart. The system was constructed to reduce the occurrence of flooding within the St. Lucie River Basin. The levee is 5 feet high and one-third mile long, runs along the south side of a drainage canal known as C-23, and ties into a water control structure called S-48. The system was constructed by the U.S. Army Corps of Engineers (USACE) in 1964 and turned over to the South Florida Water Management District (SFWMD) who is responsible for operating and maintaining the levee, canal, and structure. The leveed area is a densely populated residential area. The system provides benefits to almost 800 people that work or live behind the levee, with $75 million in property value.

The S-48 South Tieback system reduces but does not eliminate the risk of loss of life or economic damages from flood events in the St. Lucie River Basin. USACE risk assessments consider flooding frequency, the likelihood of the levee breaching or overtopping, and the resulting potential loss of lives and damage to homes, businesses, and the environment. Based on the most recent risk assessment of the system in 2018, USACE considers this levee to have a low risk. The most likely threat to the system is seepage due to unwanted vegetation. Seepage is when the water on the flood side of the levee seeps through to the land side. Seepage can carry soil particles with it and if enough soil is moved through the levee, the levee may be weakened and breach. There is no immediate concern the levee will breach. The risk associated with water overtopping the levee is relatively low. The system is performing as designed. Water would be anticipated to overtop the levee in a storm that has a 1 in 500 chance of occurring in any given year. If the levee breaches or overtops, the range of flooding in portions of the leveed area could be up to 6 feet deep.

L-8 North

The L-8 North levee system is located in both Martin and Palm Beach Counties, east of Lake Okeechobee. The system consists of two levee segments (L-8 North and L-8 North Tieback) which were constructed to reduce the occurrence of flooding from the L-8 Canal and from lands to the east in the Lake Okeechobee watershed for the areas located near the lake. The levees are approximately 8 feet high and 5 miles combined length. The system was constructed by the U.S. Army Corps of Engineers (USACE) in 1953 and turned over to the South Florida Water Management District (SFWMD) who is responsible for operating and maintaining the levees, canal, and associated components. Land use in the leveed area is mostly agricultural. There is residential and commercial development located away from the levee, closer to the lake. The system provides benefits to almost 200 people that work or live behind the levee, with approximately $2 million in property value.

The L-8 North system reduces but does not eliminate the risk of loss of life or economic damages from flood events in the east Lake Okeechobee watershed. USACE risk assessments consider flooding frequency, the likelihood of the levee breaching or overtopping, and the resulting potential loss of lives and damage to homes, businesses, and the environment. Based on the most recent risk assessment of L-8 North in 2018, USACE considers this levee to have a low risk. The primary threat to the system is culvert pipes and other encroachments in the levee. There is no immediate concern that the levee will breach. Water would be anticipated to overtop the levee in a storm that has a 1 in 500 chance of occurring in any given year. If the levee breaches or overtops, the range of flooding in portions of the leveed area could be up to 2 feet deep.

Human Impact

A possible dam or levee failure is typically known in advance, giving authorities sufficient time to enact protective measures to avoid injury, illness, and loss of life. However, if an event were to happen overnight and with little to no warning (although extremely rare), potential impacts could include injuries and death for people and pets who are in the immediate areas downstream.

Property Impact

Property near and around downstream areas of the dams and levees would be at most risk of damage or destruction, mainly from flooding effects.

Infrastructure Impact

Under normal circumstances, drainage is controlled and managed effectively by the South Florida Water Management District and Martin County Engineering Department. Drainage problems are created by long periods of unusually heavy rainfall, after which the operation of locks and lift stations are incapable of preventing floods in certain areas of the County. Conversely, during periods of drought, the lack of released water from reservoirs threatens east coast well fields with salt intrusion (Martin County CEMP, 2018).

Economic Impact

The National Levee Database estimates losses for each one of the levees, and the National Inventory of Dams estimates losses for the dams. The following are estimated losses for each structure described above.

- C-44: $5 million in property value, 408 buildings, 1,950 people, and 1,489 acres of farmland
- L-63S, L-64, and L-65: $100 million in property value, 1,372 buildings, 1,671 people, 621 acres of farmland
- S-97 South Tieback: $20 million in property value, 9 buildings, 712 people, 15.8 acres of farmland
- S-48 South Tieback: $74 million in property value, 294 buildings, 758 people, 0.4 acres of farmland
- L-8 North: $1 million in property value, 21 buildings, 167 people, 343 acres of farmland

- St. Lucie Lock and Dam: $18.8 million in economic cost, 1,598 people, no buildings identified
- Martin Plant Cooling Water Reservoir: no data
- Herbert Hoover Dike: no data, however, the HHD is protected by the L-63 South, L-64, and L-65 levees.

Environmental Impact Environmental impacts for dam or levee failure would most likely stem from flooding. Flooding can cause water pollution, erosion and sedimentation, habitat destruction, and changes in biodiversity.

Risk Assessment

The following table gives points for each category based on research presented in this hazard profile. At the end, it averages the total points for all the categories, which forms the overall hazard ranking for the county (see *Section III.C. Calculating Risk* for description and calculations).

To assess the potential vulnerability of this hazard, the following categories measure what could be a plausible worst-case scenario; the scenario considers the secondary and tertiary effects or cascading events.

Table 73: Dam and Levee Failure Risk Calculation

Category	*Points*	*Description*	*Determination Method*
Threat Calculation			
Frequency	1	None	There have been no occurrences of dam failures in Martin County.
Probability	1	Very unlikely	Based on past events, it is so unlikely that this event would occur that it can be assumed it will not occur in a year.
Onset	1	Over 1 week	These events typically have signs of potential failure well in advance of occurrence.
AVERAGE	**1**	**Minimal Threat**	
Vulnerability Calculation			
Response	3	Up to 1 week	Response could take up to one week if there are injuries or deaths.
Location	1	Localized	The area affected is localized to the surrounding areas downstream of the dams and levees.
Human	5	Deaths	Worst-case scenario could be severe injuries and death.
Property	3	26-50%	Total property impacted that is directly in the impact area.
Infrastructure	5	> 1 month	Repairs of failed dam and levee infrastructure would likely take more than one month.
Economy	1	< 1 day	Economic impacts are low
Environment	1	Minimal	Environmental impacts are minimal.
AVERAGE	**2.4**	**Medium Vulnerability**	
Risk Calculation			
Low Risk			Based on the minimal threat and the medium vulnerability, this hazard is a low risk to Martin County.

Future Considerations

Population growth increases dam failure risk by leading to more people and infrastructure being built in downstream inundation zones. This creates a higher potential for casualties and damages, especially given that many dams are aging and require extensive safety and maintenance efforts.

Mitigation Measures

Since 2001, the Corps has made a significant investment, over $870 million, in projects designed to reduce the risk of catastrophic failure of the aging structure. Actions taken include installing a partial cutoff wall along the southeast part of the dike, removing and replacing water control structures (culverts), and conducting a variety of studies and technical reviews to help ensure the safety of south Florida residents. Corps teams work daily on the dike, providing contractor oversight, quality assurance, inspections, and dike operations and maintenance. Much progress is also being made behind the scenes at the District, where a team of engineers, hydrologists, geologists, scientists, contract and real estate specialists, budget analysts, and many others, work to ensure the very best rehabilitation strategies are applied to the dike today and in the future.

Public Perspective

The online public survey conducted between August 2024 and August 2025, indicated that only 28% of respondents are concerned or very concerned about dam or levee failure.

HAZARDOUS MATERIALS

Description

A hazardous material may be defined as a substance or material which, because of its chemical, physical, or biological nature, poses a threat to life, health, or property if released from a confined setting. A release may occur by spilling, leaking, emitting toxic vapors, or any other process that enables the material to escape its container, enter the environment, and create a potential hazard. Several common hazardous materials include those that are explosive, flammable, or combustible, poisonous or radioactive. Related combustible hazardous materials include oxidizers and reactive materials, while toxins produced by etiological (biological) agents are types of poison that can cause disease.

A hazmat release while in transit is of great concern to the U. S. Department of Transportation. While most hazardous materials are stored and used at fixed sites, these materials are usually produced elsewhere and shipped to the fixed facility by rail car, truck, or onboard ships or barges. signs or placards denoting the hazard identify the vehicles carrying hazardous materials. However, the possibility of release is present at any time. Hazardous materials are constantly being moved in Florida on interstate highways, the rail system and on shipping lanes in rivers and tributaries.

The types of materials that can cause a hazmat release are wide-ranging and may include chlorine, sodium hydroxide, sulfuric acid, radioactive isotopes, anhydrous ammonia, gasoline and other hydrocarbons, as well as medical/biological waste from hospitals or clinics. Hazardous materials subject to reporting under the Emergency Planning and Community Right-to-Know Act (EPCRA) or Title III of the Superfund Amendments and Reauthorization Act of 1986 (SARA) include these four groups:

- **Extremely Hazardous Substances (EHS)**: These are materials with acutely toxic properties that may do irreversible damage or cause death to people or harm the environment when released or used outside their intended use. Examples include ammonia, chlorine, and sulfuric acid.
- **Hazardous Substances:** These are any materials posing a threat to human health and/or the environment, or any substance designated by the Environmental Protection Agency (EPA) to be reported if a designated quantity of the substance is spilled into the waters of the United States or is otherwise released into the environment.
- **Hazardous Chemicals**: If present at a chemical facility in certain amounts, these substances require a Material Safety Data Sheet (MSDS) under the Occupational Safety and Health Administration (OSHA) Hazard Communication Standard. Such substances are capable of producing fires and explosions or adverse health effects such as cancer, burns, or dermatitis.
- **Toxic Chemicals**: Chemicals or chemical categories that appear on the list because of their chronic or long-term toxicity.

Possible Causes

The hauling, storage, and use of hazardous materials play a vital role in the economy of our nation. These materials are stored and handled at fixed facilities and are transported over highway, railway, and water transportation systems, as well as pipelines.

Hazardous materials can be released as a secondary result of a natural disaster like an earthquake or flood. In either case, buildings or vehicles can release their hazardous materials inventories when structurally compromised or involved in traffic accidents.

Additional potential causes of hazardous material releases may include terrorist incident (see *Terrorism and Sabotage* hazard profile) and illegal drug labs or dumping. Illegal drug labs present a special concern because each must be treated as a chemical hazard site and decontaminated before the property can be used again. Illegal drug labs can be set up in homes, apartments, vacant buildings, shacks in the forest or even in a van parked on the street.

Extent

There is currently no method to determine the magnitude of hazardous materials incidents; the method used is to quantify incidents.

Historical Occurrences

The Florida Division of Emergency Management State Watch Office provided data for reported hazardous materials spills in Martin County from 2012 to August of 2025. The table below summarizes the data provided and shows the general types of locations that the incidents took place, along with the number of reported injuries, fatalities, and evacuations. Roadway and highway are separated as highway includes only incidents occurring on major highways such as I-95 and the Florida Turnpike.

Table 74: Hazardous Materials Incidents in Martin County 2012 - 2025

Incidents	*2012*	*2013*	*2014*	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025**	***Total***
Aircraft	0	0	0	0	0	0	0	0	0	1	0	1	0	0	**2**
Facility	3	3	4	7	6	5	11	6	9	8	8	12	8	11	**101**
Highway	3	2	2	1	4	4	9	3	3	11	2	7	1	0	**52**
Pipeline	0	1	2	4	2	1	3	2	2	1	5	2	2	1	**28**
Railway	0	0	0	0	0	0	0	0	1	0	0	0	0	0	**1**
Residence	2	1	3	2	2	1	2	0	1	2	1	3	0	1	**21**
Roadway	1	3	1	2	6	9	4	12	8	2	7	3	1	0	**59**
Unknown	0	0	1	2	1	2	2	4	2	2	6	2	2	5	**31**
Waterway	6	6	9	8	11	22	24	21	27	9	13	15	4	1	**176**
Total	**15**	**16**	**22**	**26**	**32**	**44**	**55**	**48**	**53**	**36**	**42**	**45**	**18**	**19**	**471**
Fatalities	0	0	0	0	0	1	0	1	1	0	2	1	0	0	**6**
Injuries	1	1	0	1	4	0	5	4	2	3	1	1	0	1	**24**
Evacuations	0	0	1	3	2	1	5	1	3	1	5	5	2	6	**35**

** Data for 2025 is through August*
Source: FDEM State Watch Office

There have been 471 incidents over 13 years, indicating a high frequency, or roughly 36 incidents per year and averaging 2.5 evacuations per year, nearly 2 injuries per year, and one death approximately every two years.

Probability

Given the frequent occurrence of hazardous materials incidents, it is safe to assume that this hazard is very likely to occur within a given year.

Impacts and Vulnerability

To assess the potential vulnerability of this hazard, the following categories measure what could be a plausible worst-case scenario; the scenario considers the secondary and tertiary effects or cascading events.

Response

Response to a hazardous materials incident can vary greatly depending on the type of material, quantity, and location. Routine incidents could be completed within one or two hours, but more complex incidents might have a duration of several hours to days.

Location

Hazardous materials spills can occur in any location and jurisdiction in Martin County. Data from historical occurrences suggests that the majority of incidents occur in waterways, followed by facilities (such as gas stations or construction sites), roadways and highways are the next closest on the list.

The following lists the cities or towns in which the hazardous materials incidents were reported and the number of times they have had an incident between 2012 and 2025.

Canal Point	2	Port Mayaca	3
Hobe Sound	58	Port Salerno	4
I-95	22	Rio	1
Indiantown	45	Sewall's Point	1
Jensen Beach	36	Stuart	186
Jupiter Island	4	Turnpike	29
Palm City	54	Unknown	28

A large volume of hazardous materials is transported to and through the County by railroad and highway, air, water, and pipeline daily. Within Martin County, there are both public and private fixed facilities that produce or use hazardous materials.

U.S. Highway 1 is the main urban north-south route connecting the adjacent counties and serving the coastal area. The Florida Turnpike, a north-south toll route, and Interstate 95 bisect the County, running parallel to each other. Two railroads pass through Martin County, running north and south. The eastern railroad is serviced by Florida East Coast Railway, and the western railroad by the CSX Corporation. Within the County there are numerous public and private facilities that store hazardous materials and Extremely Hazardous Substances (EHS's). Under SARA Title III reporting there are fifty-two sites storing EHS's in the County. The number of facilities varies from year to year as new facilities come online and others permanently remove chemicals.

The Florida Gas Transmission Company owns and operates a line that transports natural gas through Martin County. There are three offshoots to meter stations owned by vendors: to Indiantown; to Tampa Electric/Peoples Gas at the I-95/Indiantown Road intersection; and to Florida Power and Light (FPL). A fuel oil pipeline also runs through the County to the FPL generating station in Indiantown from the Port of Palm Beach.

Human Impact

Exposure to hazardous materials can cause a wide range of acute and chronic health effects, from immediate skin irritation to long-term conditions like cancer and organ damage. The specific effects depend on the type of material, the dose, the duration, and the route of exposure (inhalation, ingestion, skin contact, or injection). The following are examples of acute and chronic health problems that could result from exposure to a hazardous material.

- Skin and eye irritation: Direct contact with corrosive materials can cause chemical burns, redness, and blisters.
- Respiratory issues: Inhaling fumes, dusts, or gases can cause coughing, shortness of breath, and irritation of the nose, throat, and lungs.
- Neurological symptoms: Headaches, dizziness, confusion, and drowsiness are common effects of exposure to certain volatile organic compounds and other toxic substances.
- Gastrointestinal distress: Ingestion or inhalation can cause nausea, vomiting, and diarrhea.
- Systemic toxicity: Severe exposures can cause immediate organ damage, seizures, collapse, or even death.
- Cancer: Many hazardous materials are known carcinogens that can increase the risk of various cancers, including lung, liver, kidney, and non-Hodgkin's lymphoma. Examples include asbestos, benzene, formaldehyde, and welding fumes.
- Organ damage: Cumulative exposure to toxic chemicals can lead to damage of major organs. For instance, liver and kidneys can be damaged by heavy metals like cadmium and solvents and lungs can experience permanent damage, asthma, or chronic bronchitis can result from exposure to substances like asbestos or silica dust.
- Neurological disorders: Exposure to certain heavy metals, pesticides, and solvents can lead to brain and nerve damage, causing tremors, memory loss, and cognitive decline.
- Reproductive issues: Some chemicals can cause infertility, birth defects, and developmental problems in children.
- Immune system damage: Some substances can reduce the body's ability to fight off infections.
- Sensitization: Repeated exposure can cause the body to develop an allergic reaction, such as a rash or breathing difficulty, which can worsen with further exposure.
- The severity of health effects depends on several factors:
- Toxicity of the substance: Some materials are more toxic than others.

- Dose: The amount of the substance a person is exposed to.
- Duration and frequency: The length and number of exposures.
- Route of exposure: Inhalation is often a major concern, as some materials can penetrate deep into the lungs. Some fat-soluble materials can be absorbed through the skin.
- Individual susceptibility: Factors such as genetics, age, general health, diet, and lifestyle habits (e.g., smoking) can influence an individual's reaction to hazardous materials.

Property Impact Typically, residential structures are not affected by hazardous materials incidents. In most cases, cleanup can be performed to return the property to pre-incident conditions. However, if the hazardous material is explosive, it may cause fires to structures where the materials is located.

Infrastructure Impact As noted in the historical locations of the incidents, the locations most affected include roadways or highways, and waterways. These could be closed for response and cleanup for hours to days.

Economic Impact No model is currently available to determine the potential loss associated with hazardous materials accidents in Martin County. However, some aspects to consider regarding the cost of an incident could be the following.

- Response fees of labor, including overtime, equipment operation, and contracting
- Cleanup and disposal costs of containment, removal, and proper disposal of the hazardous material
- Damage to property and natural resources including assessing and compensating for any injury or loss.
- Type of material involved; highly toxic or volatile substances are more expensive to handle and dispose of than less dangerous materials.
- Scale of the incident, quantity of material released, size of the contaminated area directly impacted.
- Location of the incident such as a sensitive environmental area, or a location that is difficult to access for responders.

Environmental Impact Impacts to the environment from hazardous materials incidents can include killing organisms in a lake or river, destroying animals and plants in a contaminated area, causing major reproductive complications in animals, or otherwise limit the ability of an ecosystem to survive. Certain hazardous substances also have the potential to explode or cause a fire, threatening both animals and human populations.

Risk Assessment

The following table gives points for each category based on research presented in this hazard profile. At the end, it averages the total points for all the categories, which forms the overall hazard ranking for the county (see *Section III.C. Calculating Risk* for description and calculations).

Table 75: Hazardous Materials Risk Calculation

Category	*Points*	*Description*	*Determination Method*
Threat Calculation			
Frequency	5	High	On average, there are 36 incidents per year.
Probability	5	Will occur	Based on historical data, incidents will occur in a year.
Onset	5	No warning	Responders learn about incidents after they have occurred.
AVERAGE	**5**	**Extreme Threat**	
Vulnerability Calculation			
Response	2	Up to 1 day	Response time can vary but typically does not take more than one day.
Location	1	Localized	Incidents are site specific
Human	2	Minor	Responders take precautions to avoid illness and injury to themselves and others.
Property	1	< 10%	Typically, only the property that is the site of the incident is affected, if at all.
Infrastructure	1	< 1 day	Roads, highways, or waterways may be closed temporarily.
Economy	1	<1 day	Economic impact is localized and not widespread.
Environment	2	Limited	Damages may require some human intervention.
AVERAGE	**1.4**	**Minimal Vulnerability**	
Risk Calculation			
Moderate Risk			Based on the extreme threat and the minimal vulnerability, this hazard is a moderate risk to Martin County.

Mitigation Measures

Martin County and its jurisdictions have various projects on the Prioritized Project List that address hazardous materials concerns. These include wastewater lift station bypass pumps, a reverse osmosis treatment plant generator, and several lift station generators.

Public Perspective

The online public survey conducted between August 2024 and August 2025, indicated that 57% of respondents were concerned or very concerned about hazardous materials incidents, mainly mentioning possible contamination of waterways and possible accidents from the transportation system.

RADIOLOGICAL AND NUCLEAR INCIDENTS

Description

While an actual release of radioactive material is extremely unlikely and the immediate threat to life extremely low, vulnerability to a nuclear plant disaster could consist of long-range health effects with temporary and permanent displacement of population from affected areas. The potential danger from an accident at a nuclear power plant is exposure to radiation. This exposure could come from the release of radioactive material from the plant into the environment, usually characterized by a plume (cloudlike) formation. The area the radioactive release may affect is determined by the amount released from the plant, wind direction and speed, and weather conditions (e.g., rain) that would quickly drive the radioactive material into the ground, hence causing increased deposition of radionuclides.

The St. Lucie Nuclear Power Plant is located 5.5 miles north of Stuart on Hutchinson Island in St. Lucie County. The facility contains two reactors and is owned and operated by the Florida Power & Light Corporation. This place the northeast quadrant of Martin County, the City of Stuart and Sewall's Point (Zone 7) within the 10-mile EPZ and the entire County 50-mile Ingestion Pathway Zone.

Possible Causes

Possible causes of nuclear power plant accidents and subsequential radiation release can be from equipment malfunctions such as failures in cooling systems, human errors, including operator mistakes or insufficient training and safety awareness, and external events, most notably severe natural disasters like earthquakes and tsunamis, but could also be from targeted attacks.

Extent

Specific coordinating procedures for response to a General Emergency at a nuclear power plant have been prepared in the form of Standard Operating Procedures. These include Emergency Classification Levels, which assist in notifying the public if a problem occurs at a plant. They are defined by four categories (Florida Department of Emergency Management, 2012):

- **Unusual Event**: The event poses no threat to plant employees, but emergency officials are notified. No action by the public is necessary. This is the least serious of the four levels.
- **Alert**: An event has occurred that could reduce the plant's level of safety, but back-up systems still work. Emergency agencies are notified and kept informed, but no action by the public is necessary.
- **Site Area Emergency**: The event involves major problems with the plant's safety and has progressed to the point that a release of some radioactivity into the air or water is possible but is not expected to exceed EPA's Protective Action Guidelines (PAGs). Thus, no action by the public is necessary.
- **General Emergency**: The event has caused a loss of safety systems. If such an event occurs, radiation could be released that would penetrate the site boundary. State and local authorities will take action to protect the residents living near the plant. The alert and notification system will be sounded. People in the affected areas could be advised to evacuate, or in some situations, to shelter in place. When the sirens are sounded, radio and television alerts will have site-specific information and instructions. This is the most serious of the four levels.

Historical Occurrences

Worldwide, there have been three major nuclear power plan incidents of note. All impacts and estimated losses described herein are from these three incidents, as the occurrence of catastrophic nuclear incidents is rare.

- **Three Mile Island** incident in Pennsylvania on March 28, 1979. The Three Mile Island Unit 2 reactor, near Middletown, partially melted down. A mechanical or electrical failure prevented the main feedwater pumps from sending water to the steam generators that remove heat from the reactor core. This caused the plant's turbine-generator and then the reactor itself to automatically shut down. This was the most serious accident in U.S. commercial nuclear power plant operating history, although its small radioactive releases had no detectable health effects on plant workers or the public.
- **Chernobyl** incident in Ukraine in April 1986. The Chernobyl accident in 1986 was the result of a flawed reactor #4 design that was operated with inadequately trained personnel. The Chernobyl disaster was a unique event and the only accident in the history of commercial nuclear power where radiation-related fatalities occurred. Some 350,000 people were evacuated as a result of the accident, but resettlement of areas from which people were relocated is ongoing.
- **Fukushima Daiichi** accident in Japan on March 11, 2011. Following a major earthquake, a 49-foot-high tsunami disabled the power supply and cooling of three Fukushima Daiichi reactors, causing a nuclear accident; all three cores largely melted in the first three days.

There have been no historical events related to radiological-nuclear accidents in Martin County.

Probability

Due to precautions and construction at the nuclear power plant in St. Lucie County, the probability of future occurrence of radiological accidents is low.

Impacts and Vulnerability

To assess the potential vulnerability of this hazard, the following categories measure what could be a plausible worst-case scenario; the scenario considers the secondary and tertiary effects or cascading events.

Response	A nuclear incident response of the magnitude of the examples given for Three Mile Island, Chernobyl, and Fukushima, could be well over one month.
Location	The St. Lucie Nuclear Power Plant is located on Hutchinson Island about eight miles southeast of Ft. Pierce, the St. Lucie Nuclear Plant has been powering more than a million homes in south Florida for more than 45 years. Emergency Planning Zones (EPZs) have been designated for each power plant to enhance planning efforts for an emergency. An EPZ is comprised of two zones, the 10-mile plume exposure zone and the 50-mile ingestion exposure zone. Martin County is within the EPZ of the St. Lucie Nuclear Power Plant.

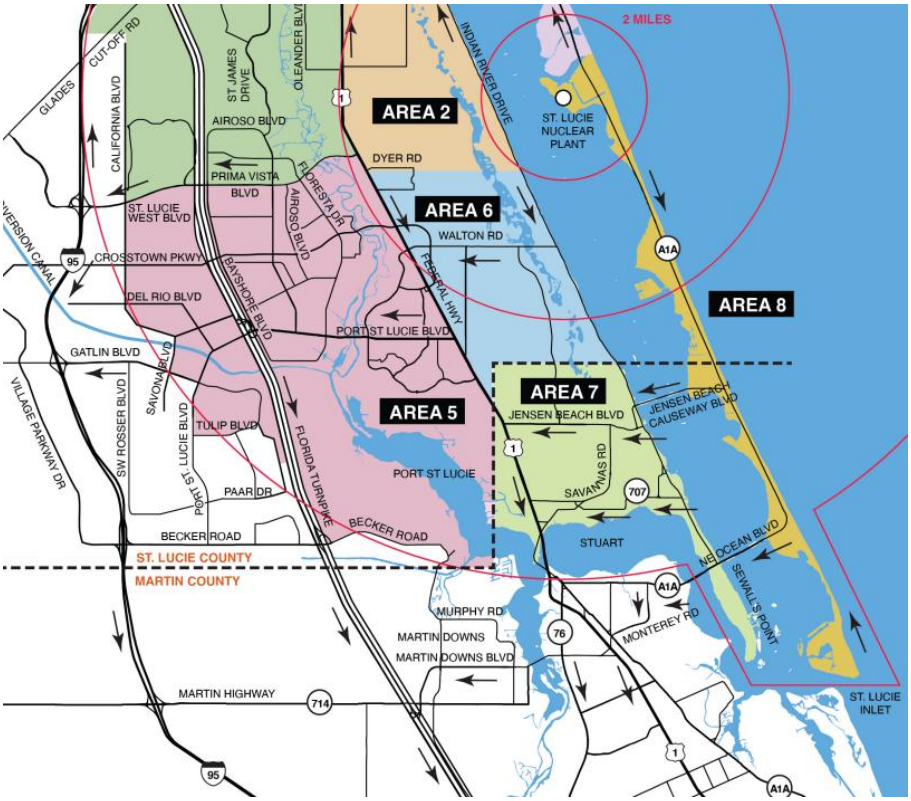


Figure 21: SLNPP Emergency Planning Zones

The St. Lucie Nuclear Power Plant has a network of sirens designed to alert residents in Martin and St. Lucie Counties within the 10-mile EPZ. In Martin County, there are 16 sirens that are regularly maintained and tested.

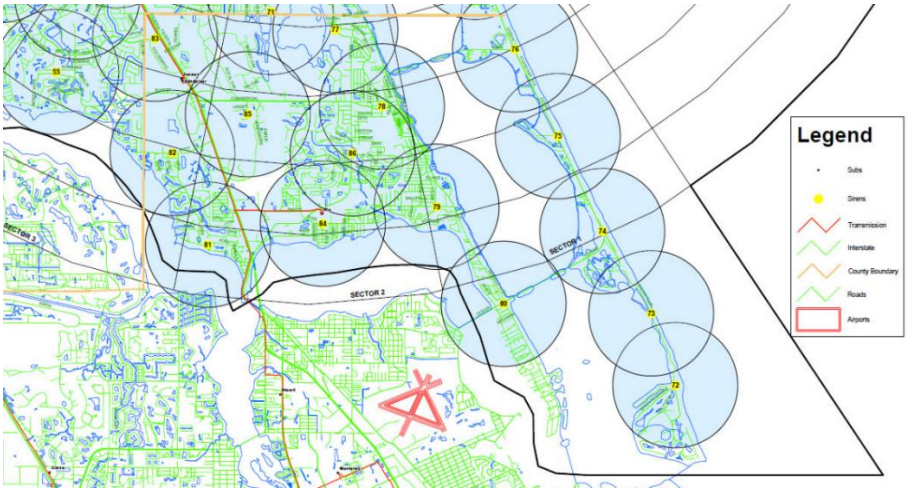


Figure 22: SLNPP Sirens

Human Impact

The casualties from Chernobyl included firefighters who attended the initial fires on the roof of the turbine building. All these were put out in a few hours, but radiation doses on the first day caused 28 deaths. The doses received by the firefighters and power plant workers were high

enough to result in acute radiation syndrome (ARS). Common ARS symptoms include gastrointestinal problems (e.g. nausea, vomiting), headaches, burns and fever. Whole body doses between 4000 mGy and 5000 mGv within a short time frame would kill 50% of those exposed, with 8000-10,000 mGy universally fatal. The doses received by the firefighters who died were estimated to range up to 20,000 mGy. The highest doses of radiation were received by about 1,000 emergency workers and onsite personnel during the first day of the accident.

The approximately 2 million people around Three Mile Island during the accident are estimated to have received an average radiation dose of only about 1 millirem above the usual background dose (exposure from a chest X ray is about 6 millirem).

The following graphic illustrates how a human can be exposed to radiation through environmental pathways.

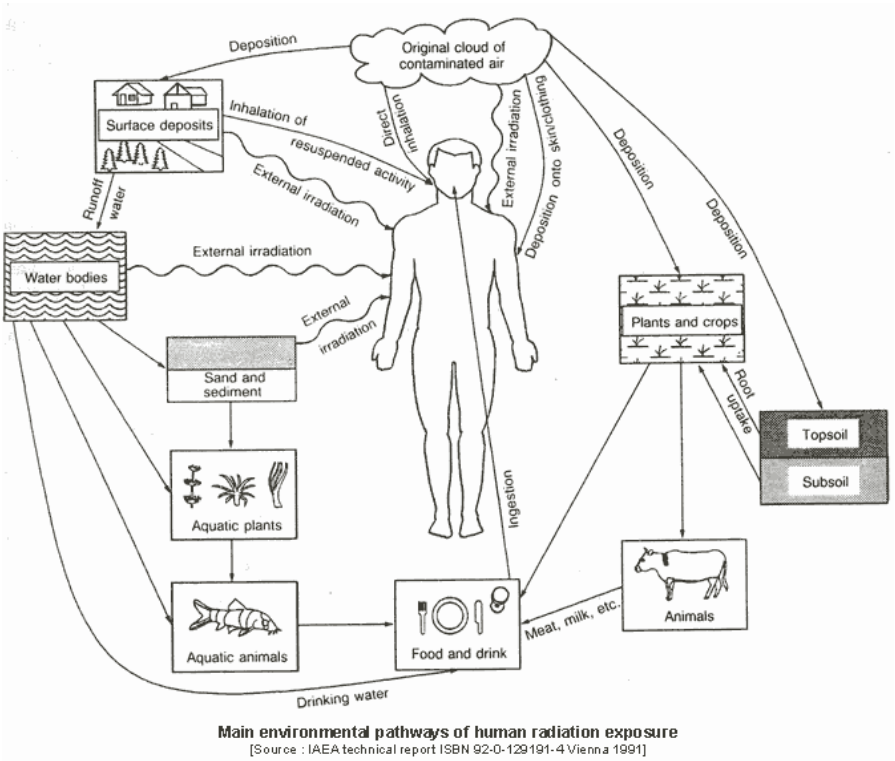


Figure 23: Human Radiation Exposure

Property Impact

The Chernobyl plant operators' town of Pripyat was evacuated in April (45,000 residents) and by May, some 116,000 people that had been living within a 30 km radius had been evacuated and later relocated. About 1000 of these returned unofficially to live within the contaminated zone. In the years following the accident, a further 220,000 people were resettled into less contaminated areas, and the initial 30 km

radius exclusion zone (2,800 km^2) was modified and extended to cover 4,300 km^2.

The Fukushima accident caused the evacuation of over 100,000 people from their homes as a preventative measure.

Infrastructure Impact

The most notable effect on infrastructure would be widespread power outages from a nuclear power plant failure that could lead to other effects such as communications outages, surface and air transportation disruption, toxic releases from sewer treatment plants.

Economic Impact

Nuclear incidents cause significant economic impacts, including plant destruction, cleanup and decommissioning costs, property loss, and a loss of agricultural and tourism industries. Immediate economic disruption often leads to a decline in per capita income and unemployment in affected regions, although these impacts may be temporary or short-lived in some cases. Long-term consequences can include reduced economic opportunities, potential out-migration, and increased uncertainty about future energy costs, which can hinder economic development in the area.

Environmental Impact

In the Chernobyl incident, large areas of Belarus, Ukraine, Russia, and beyond were contaminated in varying degrees including long-lived radioactive waste and thermal pollution from cooling water. The graphic above in the *Human Impact* section also illustrates how the environment can be affected by radiation.

Risk Assessment

The following table gives points for each category based on research presented in this hazard profile. At the end, it averages the total points for all the categories, which forms the overall hazard ranking for the county (see *Section III.C. Calculating Risk* for description and calculations).

Table 76: Radiological and Nuclear Incidents Risk Calculation

Category	*Points*	*Description*	*Determination Method*
Threat Calculation			
Frequency	1	None	There have been no nuclear incidents in Martin County.
Probability	1	Very unlikely	It is very unlikely that there will be a nuclear incident in Martin County in a year.
Onset	3	12-24 hours	The onset could be anywhere from no warning to over a week; the median was selected.
AVERAGE	**1.7**	**Minimal Threat**	
Vulnerability Calculation			
Response	5	> 1 month	Response activities could be expected to last over one month.
Location	3	Moderate	Several parts of the County could be affected (mainly the 10-mile EPZ).
Human	3	Moderate	Moderate illness or injuries are expected.

Category	*Points*	*Description*	*Determination Method*
Property	4	51-75%	51-75% of the property at risk in the 10-mile EPZ may be affected.
Infrastructure	5	> 1 month	Infrastructure disruption could last over one month.
Economy	5	> 1 month	Economic disruption could last over one month.
Environment	5	Severe	Damages caused are catastrophic and the area would not be expected to return to pre-incident conditions.
AVERAGE	**4.3**	**Extreme Vulnerability**	
Risk Calculation			
Moderate Risk			Based on the minimal threat and the extreme vulnerability, this hazard is a moderate risk to Martin County.

Mitigation Measures

- The aftermath of the Three Mile Island incident brought about sweeping changes involving emergency response planning, reactor operator training, human factors engineering, radiation protection, and many other areas of nuclear power plant operations. It also caused the NRC to tighten and heighten its regulatory oversight. All of these changes significantly enhanced U.S. reactor safety.
- The St. Lucie Nuclear Power Plant conducts quarterly siren testing of all its outdoor sirens. 16 sirens cover the 10- mile EPZ in Martin County.
- Florida Power and Light is implementing a new redundant notification system for responders.
- Annually, Florida Power and Light with its partners in preparedness, such as Martin County, complete tables to and fully functional exercises to exercise existing plans for preparedness. Such exercises are evaluated by the Florida Bureau of Radiation Control, Federal Nuclear Regulatory Commission, Federal Emergency Management Agency, and Florida Division of Emergency Management to ensure Martin County's compliance and ability to respond to such emergencies.

Public Perspective

The online public survey conducted between August 2024 and August 2025, indicates that most respondents are concerned (level 4 of 5) about radiological or nuclear incidents. In comments, power outages were mentioned as an area of concern; this can be related to multiple hazards, including radiological and nuclear incidents.

TRANSPORTATION SYSTEM INCIDENTS

Description

Transportation accidents can result from air, rail, water, or road travel. It is unlikely that minor accidents would significantly impact the larger community. However, certain accidents could have secondary regional impacts, such as a hazardous materials release or a disruption to critical supply/access routes, especially along vital transportation corridors and at critical junctions. Traffic congestion, in certain circumstances, can also be hazardous.

The Federal Aviation Administration's (FAA) guideline on aircraft accident and incident notification, investigation, and reporting defines an aircraft accident as "an occurrence associated with the operation of an aircraft which takes place between the time any person boards the aircraft with the intention of flight and until all such persons have disembarked, and in which any person suffers death or serious injury, or in which the aircraft receives substantial damage. All aspects of the exceptions to substantial damage should be considered before making a final substantial damage determination that would classify the occurrence as an accident".

This profile focuses on major accidents in air, on roadways, railways, and waterways. According to F.S. § 627.737, a serious vehicular incident is considered one that results in significant and permanent loss of an important bodily function, permanent injury, and death.

See the *Hazardous Materials* profile for information on transportation accidents resulting in the release of chemicals or other hazardous materials.

Possible Causes

Air

- **Pilot error**: A variety of errors can be made by pilots, such as poor judgment, lack of experience, fatigue, or flying under the influence of substances. Inadequate preflight preparation and misjudging speed or distance are also contributing factors.
- **Air traffic control (ATC) errors**: Mistakes in communication or managing flight paths, altitudes, and runway usage by air traffic controllers can lead to collisions or takeoff accidents, as well inadequate staffing of ATCs.
- **Runway and landing incidents**: Crashes are statistically more likely to occur during takeoff and landing because the aircraft is at a lower altitude and more vulnerable.
- **Maintenance and human error**: Improper maintenance, equipment defects, or lack of proper repairs can contribute to accidents. A shortage of mechanics can increase the chance of errors being made during maintenance.

Railway

According to the Federal Railroad Administration (FRA), rail transportation accidents are generally one of three types:

- **Derailment:** An accident on a railway in which a train leaves the rails
- **Collision:** An accident in which a train strikes something, such as another train or highway motor vehicle
- **Other:** Accidents caused by other circumstances like obstructions on rails, fire, or explosion

Roadway

- **Human error** including distracted driving, speeding, driving under the influence, reckless or aggressive driving, drowsy driving, and inexperience.
- **Environmental and external factors** such as weather, poor road conditions, inadequate lighting, and wildlife.
- **Vehicle-related issues** such as defects and poor maintenance.

Waterway

- **Human error** such as inattention, excessive speed, alcohol and drug use, improper lookout, navigation rule violation and overloading.
- **Environmental factors** such as weather conditions and hazardous waters.
- **Vessel-related issues** such as equipment failure and poor maintenance.

Extent

The unit of measurement would be based on the number of occurrences.

Historical Occurrences

Air

According to the National Transportation Safety Board data, there have been 83 aircraft incidents in Martin County since 1964. However, many of them had minor or no injuries, so they are not being considered for this profile. The table below outlines the aircraft incidents in Stuart and Indiantown that have sustained serious injuries or fatalities. There have been a total of 23 incidents with these characteristics.

Table 77: Airway Incidents in Martin County 1964 - 2025

Event Date	City	Fatalities	Serious Injuries
1/9/1964	Stuart	2	0
5/12/1972	Indiantown	8	0
2/1/1974	Stuart	1	0
1/11/1976	Stuart	0	2
7/27/1976	Indiantown	1	0
6/19/1982	Stuart	0	1
1/27/1984	Stuart	1	2
2/26/1984	Indiantown	0	1
6/23/1984	Indiantown	1	0
6/15/1985	Stuart	2	0
2/18/1988	Stuart	3	0
7/4/1989	Stuart	1	1
12/28/1989	Stuart	0	1
5/23/1994	Indiantown	2	0
8/24/1996	Indiantown	2	0
1/24/1997	Indiantown	0	2
3/5/2000	Indiantown	0	1
2/13/2001	Stuart	2	0
2/4/2006	Stuart	3	0
3/13/2008	Indiantown	4	0
2/7/2014	Stuart	1	0
1/25/2018	Indiantown	0	1

11/1/2019	Stuart	1	0
	TOTAL	**75**	**12**

Source: NTSB

Railway

In Martin County, the Brightline train has had three accidents at railroad crossings since it's opening of the extension to Orlando from West Palm Beach traveling through Stuart in September of 2023.

- November 22, 2023, in Jensen Beach with no injuries
- January 29, 2024, in Jensen Beach with no injuries
- April 1, 2024, in Stuart with one fatality
- April 4, 2024, in Stuart with one serious injury
- June 3, 2024, in Stuart with one fatality
- February 23, 2025, in Jensen Beach with two serious injuries

Additionally, other commercial and passenger trains travel through Martin County from north to south. According to the National League of Cities data, there have been three incidents in Martin County since 2016.

- November 20, 2016, in Hobe Sound caused by a vehicle on the track; no injuries or deaths reported, costing approximately $12,265.
- May 20, 2022, in Ocean Breeze caused by rigging down or dragging; no injuries or deaths reported, costing approximately $69,860.
- May 18, 2022, in Jensen Breeze caused by irregular track alignment; no injuries or deaths reported, costing approximately $710,875.

Roadway

The Florida Highway Safety and Motor Vehicles Department tracks data on roadway accidents. The following is a breakdown of fatal crashes by year from when data is available beginning in 2017 and includes the number of fatal crashes and the number of fatalities and injuries from those fatal crashes.

Table 78: Fatal Crashes in Martin County 2017 - 2025

Year	*Fatal Crashes*	*Fatalities from Fatal Crashes*	*Injuries from Fatal Crashes*
2017	23	25	18
2018	22	23	23
2019	26	28	27
2020	22	23	15
2021	26	27	22
2022	32	38	22
2023	14	15	10
2024	19	19	15
2025	17	20	27
TOTAL	**201**	**218**	**179**

Source: FLHSMV

Waterway

- April 2018: A collision between two boats near Sandsprit Park killed a 76-year-old man and injured two others.
- October 2019: A boat crash resulted in the deaths of a woman and a 20-month-old girl.

- October 2022: A boat crashed into a channel marker on the St. Lucie River, causing at least one serious injury.
- March 2025: A boat explosion on the Intracoastal Waterway near Hobe Sound resulted in injuries to a woman and a 15-month-old child.
- March 2024: A 17-foot boat struck a pillar under the Palm City bridge, injuring a teen passenger.
- April 2025: A boat capsized approximately 29 miles off the St. Lucie Inlet, leading to the rescue of four people and the recovery of one deceased person. Five other passengers were missing, and the U.S. Coast Guard suspended the search.

Probability

Air Since 1964 (61 years), there have been a total of 23 air incidents with injuries or fatalities; one incident every 2.6 years on average. The probability of a major incident occurring in a year is unlikely.

Railway Since 2016 (9 years), there have been a total of 4 railway incidents with injuries or fatalities; one every 2.2 years on average. The probability of a major incident occurring in a year is unlikely.

Roadway Since 2017 (8 years), there have been a total of 201 roadway incidents with injuries or fatalities; roughly one per month on average. The probability of a major incident occurring in a year is highly likely.

Waterway Since 2018 (6 years), there have been a total of 6 waterway incidents with injuries or fatalities; one every year on average. The probability of a major incident occurring in a year is likely.

Altogether, there have been 234 major incidents in Martin County. The probability of a major incident occurring across any of the transportation systems, is highly likely to occur in a year.

Impacts and Vulnerability

To assess the potential vulnerability of this hazard, the following categories measure what could be a plausible worst-case scenario; the scenario considers the secondary and tertiary effects or cascading events.

Response Typically, there is little to no warning time for transportation incidents of this kind.

Location Vulnerable jurisdictions to transportation system accidents are located along roadways, railways, waterways, and airports. For detailed information, see *Section I.D.7. Transportation*.

Additionally, the Martin County Metropolitan Planning Organization (MPO) published the *Community Characteristics Report* in December of 2023, where it outlines a study of roadways that have experienced the most crashes with fatalities and serious injuries in all jurisdictions of the County.

Human Impact The following information shows the number of fatalities and serious injuries from incidents from each type of transportation sector, the majority of fatalities and injuries being in the roadways.

Type	Fatalities	Serious Injuries
Air	75	12
Railway	2	3
Roadway	218	179
Waterway	9	6
Total	**304**	**200**

Property Impact Typically, residential structures are not affected by transportation system incidents. In most cases, cleanup can be performed to return the property to pre-incident conditions.

Infrastructure Impact As noted in the historical locations of the incidents, the locations most affected include roadways or highways, and waterways. These could be closed for response and investigation for hours to days.

Economic Impact There is little data on the actual cost of historical transportation system incidents in Martin County. However, costs for these types of events can include:

- first responder time and equipment
- loss or damage of the vehicle, vessel, rail car, or aircraft
- damages to the infrastructure such as roads, bridges, railways, and airports
- loss of cargo
- medical and funeral costs for affected individuals
- insurance deductibles
- damage to incident adjacent properties

Environmental Impact It is possible that major accidents could cause environmental impacts, especially when the mode of transportation is carrying hazardous materials.

Risk Assessment

The following table gives points for each category based on research presented in this hazard profile. At the end, it averages the total points for all the categories, which forms the overall hazard ranking for the county (see *Section III.C. Calculating Risk* for description and calculations).

Table 79: Transportation System Incidents Risk Calculation

Category	*Points*	*Description*	*Determination Method*
Threat Calculation			
Frequency	5	High	There have been 234 incidents that qualify for this hazard profile in Martin County, with most data coming from the past 8 years.
Probability	5	Highly likely to occur in a year	On average, one transportation system accident can be expected every year.
Onset	5	No warning	Transportation System Incidents occur with little to no warning.
AVERAGE	**5**	**Extreme Threat**	
Vulnerability Calculation			
Response	3	Up to 1 week	Roadway incidents may be cleared in less than a day but larger incidents on railways, waterways, or the air, may take longer.
Location	1	Localized	Only certain areas are vulnerable to this hazard.
Human	5	Deaths	Severe injuries and deaths can be expected from this hazard.
Property	1	<10%	Property is not typically affected by these incidents
Infrastructure	2	Up to 1 week	Roadway incidents may be cleared in less than a day but larger incidents on railways, waterways, or the air, may take longer.
Economy	1	<1 week	Minimal impact to the economy is expected.
Environment	1	Minimal	Damages caused require little to no intervention.
AVERAGE	**1.7**	**Low Vulnerability**	
Risk Calculation			
Moderately High Risk			Based on the extreme threat and the low vulnerability, this hazard is a moderately high risk to Martin County.

Future Considerations

Due to increased growth, more population and structures would likely be impacted from transportation system incidents including air, rail, road, and water systems. As development increases, so do transportation systems, adding to the existing transportation infrastructure, thereby increasing the potential for incidents along these systems.

Mitigation Measures

Martin County has taken several steps to mitigate transportation system accidents. The County has developed a Safe Streets for All (SS4A) Action Plan, which identifies priority projects on county-maintained roads aimed at reducing traffic-related fatalities and serious injuries.

The Martin Metropolitan Planning Organization (MPO) has adopted the Vision Zero policy, a strategy committed to eliminating all traffic deaths and serious injuries. Through its Vision Zero Plan, the MPO analyzes crash data to identify high-risk areas and corridors, proposing targeted infrastructure and operational improvements to make Martin County's roadways safer for all users. The 2050 Long Range Transportation Plan (LRTP) further advances the Vision Zero policy by incorporating additional safety-focused projects scheduled for implementation over the next 25 years.

An example of this safety-driven approach is the SR-710 widening project, ranked as the MPO's top priority on its List of Project Priorities (LOPP). This project was prioritized due to the high number of fatal and serious injury crashes along the corridor. Thanks to the collaborative efforts of the Martin MPO and the Florida Department of Transportation (FDOT), construction funding for the project has been secured.

Lastly, beginning in 2025, the MPO has started to maintain a Safety Priority List, identifying projects eligible for funding through the Local Road Safety Program (LRSP), a reimbursable federal-aid initiative administered by FDOT. This program supports the County's Vision Zero objectives and promotes systematic, data-driven strategies to enhance roadway safety.

Public Perspective

The online public survey conducted between August 2024 and August 2025, indicates that respondents are split on their concern for transportation system incidents, with 51.75% reporting to be concerned or very concerned, ant the remainder being neutral, somewhat concerned, or not concerned. Some comments received included concern for pedestrian and cyclist safety on streets, speeding, low visibility at intersections due to vegetation, and airplane crashes due to living close to an airport.

WELLFIELD CONTAMINATION

Description

Wellfield contamination refers to the presence of pollutants or hazardous substances entering the groundwater aquifer that supplies our wells. This type of event is a source water issue, it affects the raw (untreated) water before it enters the water treatment plant and enters the distribution system.

Boil water notices, on the other hand, are issued when there is a potential issue within the distribution system, such as a main break, loss of pressure, or equipment failure that could allow contaminants to enter the potable drinking water lines. These notices are precautionary and are not typically related to wellfield contamination events.

Possible Causes

Public-supply-well vulnerability to contamination is not the same as groundwater vulnerability, but the two cannot be decoupled. Groundwater vulnerability is the tendency or likelihood for contaminants to reach a specified position in the groundwater system. Groundwater vulnerability depends on three factors: (1) the presence of manmade or natural contaminant sources, (2) the combination of chemical and physical processes in the subsurface that affect contaminant concentrations, and (3) the ease of water and contaminant movement to and through an aquifer, or its intrinsic susceptibility.

Public-supply-well vulnerability depends on all of the above factors (contaminant input, contaminant mobility and persistence, and intrinsic susceptibility) but is further affected by the location, design, construction, operation, and maintenance of the well. This is because groundwater vulnerability, and thus water quality, is not uniform throughout an aquifer, and wells "sample" only part of an aquifer. In other words, well location determines whether a particular contaminant source is in the capture zone for the well. Screen placement determines which chemical and physical processes in the aquifer will have influenced the water before it is pumped from the well and, therefore, which contaminants might be present in the water as it enters the well, and at what concentrations. Well depth and pumping rate determine how quickly water and contaminants can travel from the water table to the well, and from what distance. The interaction of a well with the surrounding aquifer determines whether the well intercepts water moving along preferential flow pathways, which can affect the relative importance of each of the other factors contributing to its vulnerability. Finally, the pumping schedule determines when poor quality water can migrate between aquifer units by way of wellbore flow, thereby influencing the mix of contaminated and uncontaminated water that enters the well at different points in time.

Extent

The unit of measurement for wellfield contaminations is based on the number of occurrences of contamination.

Historical Occurrences

According to the FDOH, since 2005, the Well Surveillance Program has surveyed over 19,000 sites and sampled nearly 48,000 wells. Over 4,400 of those wells had chemical concentrations

greater than state and/or federal drinking water standards, however data was not provided for each County.

Martin County does not have a history of wellfield contamination. The City of Stuart does have active PFAS monitoring for their wells. Per- and Polyfluoroalkyl Substances (PFAS) are a group of human-made chemicals found in many products that resist heat, oil, water, and stains, earning them the nickname "forever chemicals" due to their persistence in the environment and the human body.

Probability

Because of the almost non-existent history of wellfield contamination and the ordinances in place for wellfield protection, the probability of wellfield contamination is very unlikely.

Impacts and Vulnerability

To assess the potential vulnerability of this hazard, the following categories measure what could be a plausible worst-case scenario; the scenario considers the secondary and tertiary effects or cascading events.

Response

Immediate response efforts to a known contamination would be handled through investigation, source protection measures, and possible temporary shutdown of affected wells.

Location

Martin County operates two water plants: the North Water Treatment Plant in Jensen Beach and Tropical Farms Water Treatment Plant located off Kanner Highway, west of the Turnpike. Both plants utilize two distinct underground sources of water, the shallower surficial aquifer and the deeper Floridan aquifer, each requiring different treatment methods.

The Floridan Aquifer System is a major underground water source spanning across the southeastern US, including Florida, Alabama, Georgia, Mississippi, and South Carolina.

According to data from the FDOH. 9.3% of parcels in Martin County have private wells. The maps below show the distribution of parcels with public water and private wells. Private wells are located in unincorporated Martin County as well its jurisdictions.

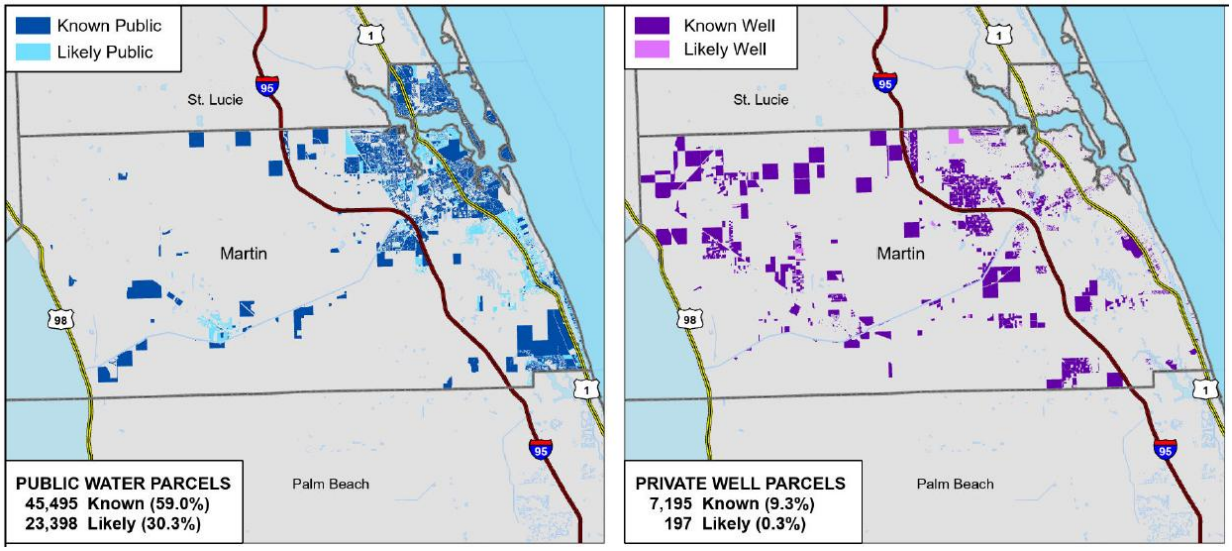


Figure 24: Map of Public Water and Public Well Parcels

Human Impact

Private wells can be contaminated by both naturally occurring sources and by human activities. The following are commonly found contaminants, their sources, and their possible human health impacts.

- Microorganisms such as bacteria, viruses, and parasites can cause infections.
- Nitrate and nitrite present in chemical fertilizers, human sewage, and animal waste and fertilizers, can cause “blue baby syndrome” in infants.
- Heavy metals can leach into drinking water from plumbing and service lines, and other industrial operations, causing acute or chronic toxicity, liver, kidneys, and intestinal damage, anemia, and cancer.
- Organic chemicals in household products and used widely in agriculture and industry can cause damage to kidneys, liver, circulatory system, nervous system, and reproductive system.
- Radionuclides are radioactive forms of elements such as uranium and radium and can cause toxic kidney effects and increase the risk of cancer.

Property Impact

Wellfield contamination can significantly impact property value through reduced market value, potential remediation costs, and loan/financing difficulties.

Infrastructure Impact

Wellfield contamination primarily impacts infrastructure by necessitating expensive remediation efforts, the development of alternative water sources, and, in some cases, causing physical damage to existing water and sewage systems.

Economic Impact

Wellfield contamination negatively impacts the economy through increased water treatment and healthcare costs, reduced labor

productivity, damage to industries like agriculture and tourism, and lower property values. These economic burdens arise from both direct costs, such as treating contaminated water and medical expenses, and indirect costs like lost income from sick workers and decreased output from affected businesses.

Environmental Impact

Wellfield contamination impacts the environment through groundwater degradation, soil and surface water pollutions, and potential harm to aquatic ecosystems. Contaminants can be drawn into the wellfield, migrate through the aquifer, and spread to streams and wetlands, causing long-term soil degradation and harm to plant and animal life.

Risk Assessment

The following table gives points for each category based on research presented in this hazard profile. At the end, it averages the total points for all the categories, which forms the overall hazard ranking for the county (see *Section III.C. Calculating Risk* for description and calculations).

Table 80: Wellfield Contamination Risk Calculation

Category	*Points*	*Description*	*Determination Method*
Threat Calculation			
Frequency	2	Low	This hazard has a very low frequency of occurrence
Probability	1	Very unlikely	This hazard is very unlikely
Onset	5	No warning	Testing will determine if wellfields are contaminated
AVERAGE	**2.7**	**Medium Threat**	
Vulnerability Calculation			
Response	4	Up to 1 month	Remediation may take several weeks
Location	1	Localized	Location limited to wellfield sites
Human	1	None	Detection makes early warning to implement measures
Property	1	<10%	Property is not typically affected, except for specific wellfield locations.
Infrastructure	4	Up to 1 month	Infrastructure may be affected up to a month
Economy	1	<1 day	Economic impact may be minimal
Environment	3	Moderate	May require significant intervention
AVERAGE	2.1	Low Vulnerability	
Risk Calculation			
Moderately Low Risk			Based on the medium threat and the low vulnerability, this hazard is a moderately low risk to Martin County.

Future Considerations

Greater numbers of homes, stores and businesses require greater quantities of water. Growing populations not only require more water, but they also lead to the discharge and runoff of greater quantities of waste and pollutants into streams, rivers, lakes, and groundwater.

Mitigation Measures

The two main activities of the Well Surveillance Program are well surveys and sampling. Surveys are typically requested by the Department of Environmental Protection (DEP) as part of their clean-up responsibilities. DOH personnel search for drinking water wells around areas of known or suspected contamination. These surveys help the DEP to manage and prioritize the clean-up of contaminated sites. Sites that pose the greatest risk to both drinking water and the environment are the first to be handled.

Martin County has a Wellfield Protection Ordinance that describes regulated areas, prohibited activities, requirements within protected areas, and provides information on protection on future wells.

Public Perspective

The online public survey conducted between August 2024 and August 2025, indicates that 53.51% of respondents are either concerned or very concerned about wellfield contamination. In comments, many indicated that they are worried about aquifer contamination, waterway health, and drinking water quality.

CIVIL DISTURBANCES

Description

The Florida Statutes defines civil disorder as a public disturbance involving acts of violence by an assemblage of three or more persons, which disturbance causes an immediate danger of, or results in, damage or injury to the property or person of any other individual within the United States (Chapter 790.29(2), F.S.). Civil disturbances, for this plan, encompass those acts that law enforcement does not consider routine. In this plan, civil disturbance will include the following topics.

- **Active Assailant**: "An active assailant is an armed person(s) who uses any type of weapon to inflict serious harm and/or deadly physical force on others in public and continues to do so while having access to additional victims. Examples of active assailant attacks include an active shooter incident, mass stabbings, explosives, vehicle-as-a-weapon, fire-as-a-weapon, and so forth. (These are also known as active shooter events, hostile incidents, mass violence attacks, rampage violence, spree killings, and so forth.)" (North Carolina Active Assailant and Active Shooter Work Group, 2017).
- **Bomb Threat**: An actual or rumored threat of a bomb. Most bomb threats that are called to an office or person are intended to disrupt normal business and activities and do not usually involve a bomb. Nonetheless, every bomb threat must be considered real until authorities investigate and determine it is safe (Ohio State University, n.d.).
- **Riots**: Group protests that become or have the potential to become violent. A riot is a violent offense against public order involving three or more people; it involves a gathering of persons for an illegal purpose. It is the most elementary form of collective violence, and it is also referred to as "social unrest". Riots can include such events as gang violence, coups, rebellions, and revolutions (Encyclopedia Britannica, 2018).

Possible Causes

Not all protests end in violence, the majority of protesting is peaceful. Violence is usually caused by the "crowd psychology," when in a crowd an individual is more likely to act like others, which means a few looking to engage violent behavior can sway a large group to act violently (Sarkis, 2011). If a terrorist is seeking self-glory, executing a preacher, priest, or rabbi will bring more attention that executing an average civilian. Houses of worship including churches and synagogues are more often than ever before, hiring security forces and/or training their members how to prepare for and survive an attack (Mauro, 2016).

Extent

There is no unit of measurement for the magnitude of a civil disturbance.

Historical Occurrences

In 2020 during the George Floyd protests, the City of Stuart experienced very large gatherings of people however, none turned violent. During the Trump protests the City of Stuart received threats and had minor altercations, but nothing to classify as a civil disturbance.

Probability

In Martin County, there have been no civil disturbances that meet the definition set forth in this profile. However, because Martin County and its jurisdictions do have locations that are typical targets for active assailants and bomb threats (such as schools, malls, government buildings, and large public event gatherings), the potential for this type of threat that could lead to an incident is possible. Additionally, there is a history of peaceful protests in Martin County, but any large gathering could have the potential of turning violent.

Impacts and Vulnerability

To assess the potential vulnerability of this hazard, the following categories measure what could be a plausible worst-case scenario; the scenario considers the secondary and tertiary effects or cascading events.

Response

Civil disturbances in the form of active assailants, bomb threats, or riots typically last a few hours.

Location

All Martin County and its jurisdictions are at equal risk of civil disturbances. However, these acts may occur in areas that are more populated.

Active assailants can target any location or community asset; historically, there have been active assailants in malls, schools, universities, workplaces, government buildings, and places of worship. Bomb threat targets are no different. The location itself of the people inside could be the intended target. Typically, the event or incident is limited to a specific location or building. Riots are not typically location-targeted events and generally occur in the streets of a city or village; they can be localized to just one city block or spread in pockets nation-wide.

Human Impact

In extreme cases, acts of civil disturbance that become violent may cause severe injuries or deaths to people involved or bystanders.

Survivors of violence will most likely experience common stress reactions lasting several days to a few weeks. These reactions can include the following:

- **Emotional Reactions:** Shock, fear, grief, anger, guilt, shame, helplessness, numbness, sadness.
- **Cognitive Reactions:** Confusion, indecisiveness, worry, shortened attention span, trouble concentrating.
- **Physical Reactions:** Tension, fatigue, edginess, insomnia, body aches, easily startled, tachycardia, nausea, loss of appetite.
- **Interpersonal Reactions:** distrust, conflict, withdrawal, irritability, loss of intimacy, feeling abandoned.

Property Impact Property damage from civil disturbances can include broken windows, fire damage, damage to walls, etc. Damages to property are localized to the area where the incident is taking place.

Infrastructure Impact Infrastructure systems could become the target of civil disturbance acts, depending on the attacker's motivation.

Economic Impact Estimating the economic impact of a violent disturbance is a difficult task. Initial impact can be measured in immediate costs such as response to the event and closed businesses. The full economic impact would include long-term costs. A large-scale event could significantly affect industry and/or government and privately owned infrastructure.

Environmental Impact An incident involving wastewater, drinking water or chemical facilities could have long-term environmental effects. The potential losses due to these variables makes it difficult to quantify the cost of repair or replacement of infrastructure.

Risk Assessment

The following table gives points for each category based on research presented in this hazard profile. At the end, it averages the total points for all the categories, which forms the overall hazard ranking for the county (see *Section III.C. Calculating Risk* for description and calculations).

Table 81: Civil Disturbance Risk Calculation

Category	*Points*	*Description*	*Determination Method*
Threat Calculation			
Frequency	1	Low	Has never occurred
Probability	2	Unlikely	The hazard is unlikely to occur in a year based on frequency and other factors
Onset	5	No warning	This hazard may not have pre-indications of occurrence
AVERAGE	**2.3**	**Medium Threat**	
Vulnerability Calculation			
Response	2	Up to 1 day	Civil disturbances typically resolve within a few hours
Location	1	Localized	Only certain areas can be impacted at once
Human	5	Deaths	Civil disturbances have the potential to cause deaths
Property	1	< 10%	Due to the localized impact area, property would be locally impacted.
Infrastructure	1	< 1 day	Infrastructure systems may be disrupted for up to one day
Economy	1	< 1 day	Minimal impact to the economy is expected
Environment	1	Minimal	Damages require little to no intervention
AVERAGE	**1.7**	**Low Vulnerability**	
Risk Calculation			
Moderately Low Risk			Based on the XXX threat and the XXX vulnerability, this hazard is a XXX risk to Martin County.

Public Perspective

The online public survey conducted between August 2024 and August 2025, indicates that civil disturbance is low on the priority list for respondents, being ranked 16 from 20 hazards.

MASS MIGRATION

Description

According to the United Nation, mass migration refers to the migration of large groups of people from one geographical area to another. Mass migration is distinguished from individual or small-scale migration, and from seasonal migration, which may occur on a regular basis.

Causes

The Justice for Immigrants group has examined the root causes that drive people to migrate. Push and pull factors can be economic, environmental, social, and political. They can include some of the following.

Push	Pull
Prosecution, violence, and war	Safety and stability, freedom
Poor wages, lack of jobs	Higher wages, job prospects
Crop failure and famine, pollution, or natural disaster	Food availability, better environment
Limited opportunities, lack of services, family separation	Family reunification, better quality of life, availability of services

Extent

There is no measurement for the magnitude of mass migration.

Historical Occurrences

Reviewing the data on past immigration and mass population movements such as the Haitian influx and Cuban raft incidents of the 1980's indicates that illegal immigration has never reached a crisis state for the local authorities in Martin County. There is no recorded information relating to mass migration in Martin County.

Probability

As there have been no historical instances of mass migration in Martin County, it can be assumed that an event of this type is very unlikely to occur in a year.

Impacts and Vulnerability

To assess the potential vulnerability of this hazard, the following categories measure what could be a plausible worst-case scenario; the scenario considers the secondary and tertiary effects or cascading events.

Response	It is impossible to quantify the response of a mass migration event. Mainly it would be up to law enforcement or community non-profit organizations to ensure people experiencing mass migration are taken care of.
Location	All Martin County and its jurisdictions are susceptible to mass migration. However, jurisdictions that are coastal such as Jupiter

	Island, Sewall's Point, Stuart, and Ocean Breeze, may be more susceptible to receiving migrants on their shores attempting to enter the country.
Human Impact	Human health and safety may be the top concern for people experiencing mass migration, depending on the root cause. Psychological hardship could be expected.
Property Impact	There is no expected impact to properties from mass migration.
Infrastructure Impact	There is no expected impact to infrastructure from mass migration.
Economic Impact	No data were available to determine the potential loss in Martin County due to mass migration.
Environmental Impact	There is no expected impact to the environment from mass migration.

Risk Assessment

The following table gives points for each category based on research presented in this hazard profile. At the end, it averages the total points for all the categories, which forms the overall hazard ranking for the county (see *Section III.C. Calculating Risk* for description and calculations).

Table 82: Mass Migration Risk Calculation

Category	*Points*	*Description*	*Determination Method*
Threat Calculation			
Frequency	1	None	Has not occurred in Martin County
Probability	1	Very unlikely	Very unlikely to occur based on historical occurrences
Onset	1	Over 1 week	May have over 1 week notice of an event
AVERAGE	**1**	**Minimal Risk**	
Vulnerability Calculation			
Response	1	No response	Unable to quantify response for mass migration
Location	1	Localized	Only certain areas could be impacted
Human	1	None	Little to no human impact expected
Property	1	< 10%	No damage to property expected
Infrastructure	1	< 1 day	No damage to infrastructure expected
Economy	1	< 1 day	No impact to economy expected
Environment	1	Minimal	No impact to the environment expected
AVERAGE	**1**	**Minimal Vulnerability**	
Risk Calculation			
Minimal Risk			Based on the minimal threat and the minimal vulnerability, this hazard is a minimal risk to Martin County.

Public Perspective

The online public survey conducted between August 2024 and August 2025, indicates that just under 50% of the respondents were either concerned or very concerned about this hazard.

TERRORISM AND SABOTAGE

This profile is intentionally generalized. The Martin County Emergency Management Agency and law enforcement agencies have identified several potential terrorist-related targets throughout the county and maintain files of such information separately from this document.

Description

Terrorism is a form of violence aimed at a public audience. The Federal Bureau of Investigation (FBI) defines terrorism as "the unlawful use of force or violence against persons or property to intimidate or coerce a government, civilian population, or any segment thereof in furtherance of political or social objections." More importantly, it is necessary to understand that the objective of terrorism is not destruction or death; it is the psychological impact on the targeted population and world opinion. Disruption to public services, economies, and social patterns, or a feeling of insecurity is the desired goal.

Terrorism can be categorized as either domestic or international. Domestic terrorism incidents are acts conceived of and carried out by U.S. citizens within the U.S. borders. Examples of domestic terrorism include environmental groups like the Animal Liberation Front (ALF), groups opposing abortion, animal rights groups opposing the fur trade, or the Oklahoma City bombing of the Murrah Building. International terrorism originates from groups based outside the U.S. and may be perpetrated against U.S. interests abroad or within the territorial boundaries of the U.S. Examples would be Al-Qaeda and sympathizer groups.

Terrorism is not always accomplished on a "grand scale," as is the case with international terrorists who are attempting to coerce the federal government. Such terrorism, while technically a hazard in Martin County, is more unlikely than what is known as "domestic terrorism." Domestic terrorism can involve disgruntled employees (in the case of large industrial plants), angry parents (at schools), upset citizens (at government facilities), etc. Domestic terrorists may often only intend to harm a single individual or a small group of individuals, but the threat of their actions can be highly disruptive.

There are a variety of methods to carry out a terrorist attack. CBRNe is a relatively new concept; it is short for Chemical, Biological, Radiological, Nuclear, and explosives. Before CBRN became common, the term NBC (Nuclear, Biological, Chemical) was used to identify these types of weapons, mainly in a military setting. The radiological threat became more relevant when terrorist groups expressed interest in CBRN weapons. The addition of 'e' for explosives is the latest extension of the acronym; it reflects a trend in counterterrorism, where professionals dealing with either CBRN or explosives are increasingly joining forces while operating under a single umbrella (IB Consultancy, n.d.).

- **(C) Chemical**: Chemical weapons are naturally occurring or human-made liquids, gasses, or solids that exhibit toxic effects on humans, animals, plants, or property upon exposure (Haddow, Bullock, & Coppola, 2014, p. 58).
- **(B) Biological:** Biological agents are either live organisms or the toxins produced by live organisms, either naturally occurring or genetically engineered, that can kill or incapacitate people, livestock, and crops; there are three types of biological agent categories, bacteria, viruses, and toxins (Haddow, Bullock, & Coppola, 2014, p. 59). Typical biological agents generally include anthrax, botulism, brucellosis, plague, smallpox, tularemia, and viral hemorrhagic fevers (CDC, n.d.).

- **(R) Radiological**: Radiological agents are those that cause harm by exposing victims to the damaging energy emitted by unstable radioactive materials; the most common sources of radiological materials are research laboratories, medical institutions, and hazardous waste containment facilities (Haddow, Bullock, & Coppola, 2014, p. 60).
- **(N) Nuclear**: Nuclear agents are those that cause great harm through the activation of a fission or fusion chain reaction; a nuclear blast is an explosion that emits intense light, heat, and damaging pressure and disperses radioactive debris over a widespread area, leading to the contamination of air, water, and ground surfaces for miles around (Haddow, Bullock, & Coppola, 2014, p. 60).
- **(E) Explosive or Enhanced Conventional Weapons or Enhanced Improvised Explosives:** Some agencies do not include the "E" in their classification and simply use "CBRN." Explosives are material containing an incredible amount of stored energy, after initiation or detonation it causes a rapid, sudden expansion. The dispersion of some of the CBRN materials may be based on the use of explosives (IB Consultancy, n.d.).

Possible Causes

There is no single cause of acts of violence; it is typically a non-rational, complicated, intertwined, series of reasons that have the outcome of violence. In his article Causes of Terrorism, Nick Grothaus lays out the most common causes cited by leaders in the field of counterterrorism. These categories may apply to other types of violence not related to terrorism.

- **Ethno-Nationalism**: The desire of a population to break away from a government or ruling power and create a state of their own.
- **Alienation/Discrimination**: Individuals or groups face discrimination leading to further feelings of isolation. These people may become jaded towards society and feel excluded.
- **Religion**: Religion as a part of terrorism has been mainly attributed to Islamic fundamentalism although other religions have also had involvement in terrorist activities. For example, Christian Fundamentalists target abortion clinics, the Aryan Nation and the Church of Christ, Christians target the Jews and minorities (Post, 2007, pp. 211-212).
- **Socio-Economic Status**: Individuals and groups may be driven by a sense of relative deprivation and lack of upward mobility within society.
- **Political Grievances**: A lack of political inclusiveness or grievances against a certain political order may cause individuals to join or create terrorist groups.

Extent

There is no method to measure a terrorist or sabotage incident.

Historical Occurrences

The U.S. population has largely been spared the impacts of international terrorism until recently. The devastation which occurred at the World Trade Center in New York City and the Alfred Murrah Building in Oklahoma City illustrates the need to plan for potential threats within our own communities. Domestically, the distribution of anthrax spores using the United States Postal System as a delivery mechanism caused concern nationwide for several weeks. The bomb detonated at the Atlanta Olympics in 1996 resulted in an investigation/manhunt that lasted years. Richard Reid (a.k.a., the shoe bomber) disrupted air travel and changed security measures in airports.

In Florida, in June of 2016, a gunman killed 49 people and injured 53 others at the Pulse Nightclub in Orlando. In December of 2019, a Saudi air force member opened fide at the Naval Air Station in Pensacola, killing three US soldiers; the US Department of Justice declared the attack an act of terrorism, citing the shooter's jihadis ideology.

There have been no incidents of terrorism or sabotage in Martin County.

Probability

Although not impossible, it is very unlikely that there would be a terrorist incident in Martin County.

Impacts and Vulnerability

To assess the potential vulnerability of this hazard, the following categories measure what could be a plausible worst-case scenario; the scenario considers the secondary and tertiary effects or cascading events.

Response Depending on the severity of the incident, a response to a terrorist incident could be up to a week.

Location Martin County and all its jurisdictions are at equal risk of terrorism and sabotage. Due to the high unpredictability of terrorist acts, any location could be a target of an attack. The extent of damages or impact from an attack is also unpredictable. Potential terrorist targets tend to be located in urban areas such as the Stuart. However, contrary to this, there is some evidence that terrorist organizations prefer rural safe houses from which to operate. The rural environment offers an environment for the terrorists that are more difficult to observe.

Human Impact Some individuals may experience severe stress symptoms following a violent incident. In general, individuals who lived through any type of terrorist attack could experience the following (Nation Center for PTSD, 2010).

- Intrusive Re-Experiencing: Terrifying memories, nightmares, and flashbacks.
- Extreme Emotional Numbing: Inability to feel emotions, feeling empty.
- Extreme Attempts to Avoid Disturbing Memories: Such as through substance abuse.
- Hyperarousal: Panic attacks, rage, extreme irritability, intense agitation, acting out with violence.
- Severe Anxiety: Debilitating worry, extreme helplessness, compulsions or obsessions.
- Severe Depression: Loss of ability to feel hope, pleasure, or interest; feeling worthless, suicidal ideations or intent.
- Dissociation: Fragmented thoughts, spaced out, unaware of surroundings, amnesia.

Specific injuries or illness from CBRNE terrorist attacks can vary. Effects of a radiological incident would produce injuries from heat, force

of the explosion, debris, and radiological dust. The health risks of exposure to radioactive material are dependent upon several factors: the amount of radiation received, known as the dose, and the length of time over which the dose is received. Radiation generally penetrates the body when exposed to beta particles and gamma rays. Beta particles can be a hazard to both bare skin and eyes by causing burns. If ingested or inhaled, damage to internal organs will occur. Gamma radiation travels several hundred feet in open air and penetrates most objects. Gamma rays penetrate tissue farther than do beta or alpha particles. Gamma rays can cause death.

Alpha particles do not damage living tissue when outside the body; however, when alpha emitting atoms are inhaled or swallowed, they especially are damaging because they transfer relatively large amounts of ionizing energy to living cells. Damage to internal organs will occur in these victims. Chemicals are usually introduced into the body by inhalation, absorption, ingestion, or inoculation. They can be rapidly acting and have immediate or delayed effects: miosis, rhinorrhea, respiratory distress, skin burn, eye irritation, upper airway injury, pulmonary problems, unconsciousness, circulation failure (Ramesh & Kumar, 2010). Biological injuries or illnesses will depend on the type of agent utilized in the attack.

Property Impact

Typically, residential homes are not the target of terrorism and sabotage but could result as collateral damage.

Infrastructure Impact

It can be assumed that any and all of Martin County's and its jurisdiction's critical assets could be potential targets of these types of incidents, depending on the motivation of the attack.

Some potential targets could include government facilities and/or personnel, stadiums, public meeting places, railroad facilities, dams, water and wastewater treatment facilities.

Economic Impact

A terrorist event would, at a minimum, cripple the region. The effects of a terrorist incident are not only monetary; they are often emotional and symbolic. The communities throughout the region are rural and small. Any mass loss of life would take an emotional toll on the affected and nearby communities. According to the Institute for Economics and Peace (2018), 75% of the economic impact of terrorism is attributed to deaths; the remainder is split into gross domestic product (GDP) loss (25%), property destruction (2%), and injuries (1%).

Globally, countries have incurred billions of dollars in costs from terrorism. The graph below shows the economic impact over the years. It is nearly impossible to calculate the costs of terrorism at a local level; therefore, planners will not attempt to estimate the cost of terrorism and intentional CBRNE incidents.

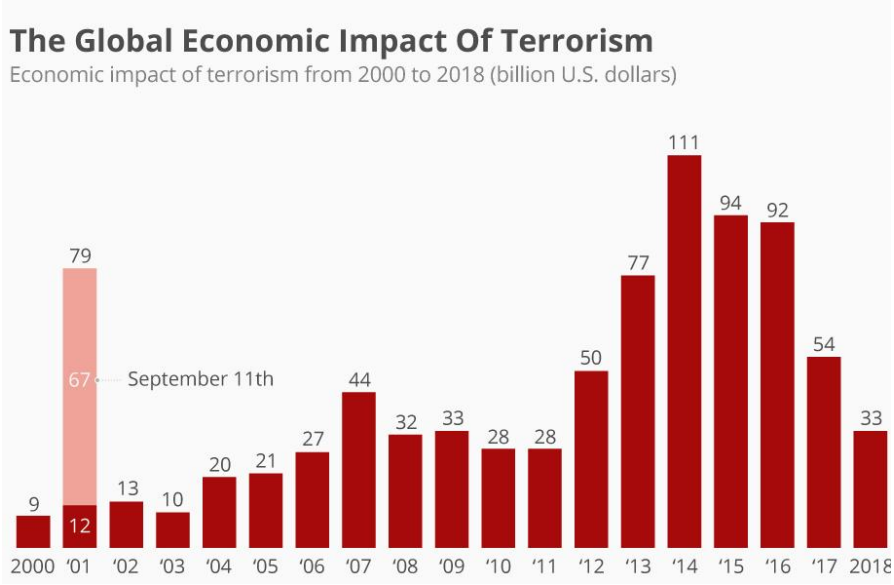


Figure 25: Global Impact of Terrorism

Environmental Impact Possible environmental impacts from CBRNE incidents could include chemical contamination of soil and water, ecosystem disruption, disease spread, radioactive contamination from nuclear fallout in soil, water, and vegetation, and pollutants in the air from explosives.

Risk Assessment

The following table gives points for each category based on research presented in this hazard profile. At the end, it averages the total points for all the categories, which forms the overall hazard ranking for the county (see *Section III.C. Calculating Risk* for description and calculations).

Table 83: Terrorism and Sabotage Risk Calculation

Category	*Points*	*Description*	*Determination Method*
Threat Calculation			
Frequency	1	None	There have been no terrorist incidents in Martin County
Probability	1	Very unlikely	Terrorist incident is very unlikely to occur in Martin County
Onset	4	< 12 hours	It is possible that events may occur with no warning, but some might present credible threats just before an occurrence
AVERAGE	**2**	**Low Threat**	
Vulnerability Calculation			
Response	3	Up to 1 week	Depending on the severity, response operations may take place for up to 1 week
Location	1	Localized	Only certain areas of vulnerability could be impacted
Human	5	Death	Deaths and severe injuries are a typical outcome of terrorist incidents
Property	1	< 10%	Less than 10% of the property could be affected.
Infrastructure	2	Up to 1 week	Infrastructure systems could be disrupted for up to one week

Category	*Points*	*Description*	*Determination Method*
Economy	1	< 1 day	Minimal impact to the economy is expected
Environment	3	Moderate	Damages caused could require significant intervention
AVERAGE	**2.3**	**Low Vulnerability**	
Risk Calculation			
Low Risk			Based on the low threat and the low vulnerability, this hazard is a low risk to Martin County.

IV. MITIGATION STRATEGY

§201.6(c)(3)	A mitigation strategy that provides the jurisdiction's blueprint for reducing the potential losses identified in the risk assessment, based on existing authorities, policies, programs and resources, and its ability to expand on and improve these existing tools.

According to FEMA, "the mitigation strategy is made up of three main required components: mitigation goals, mitigation actions, and action plan for implementation. These provide the framework to identify, prioritize, and implement actions to reduce risk to hazards." This section contains those items. It describes the updated goals and objectives for this mitigation plan; it outlines the action items (or projects) for each participating jurisdiction within Martin County; and each project identifies the agency responsible for completing it, as well as a general timeline for completion.

A. GOALS AND OBJECTIVES

§ 201.6(c)(3)(i)	A description of mitigation goals to reduce or avoid long-term vulnerabilities to the identified hazards.
S4 (C3-a)	The plan must include goals to reduce the risk of the identified hazards.

The Martin County LMS Taskforce and LMS Plan Update Subcommittee identified the following goals and objectives. The goals and objectives were selected because of their ability to address community issues that were identified earlier in the mitigation planning process. Goals as defined by FEMA are general guidelines that explain what you want to achieve. They are usually broad policy statements and are long-term in nature.

Objectives as defined by FEMA are strategies or implementation steps to attain the identified goals. Unlike goals, objectives are specific and measurable. The identified goals and objectives define the broad direction of the mitigation strategy and provide the focus for developing and adopting mitigation projects and activities for Martin County's LMS.

The following goals and objectives sustained minimal changes from the previous plan. Changes made were a result of a discussion of the LMS Plan Update Subcommittee to clarify goals and objectives and consolidate some to be better defined and remove redundancies. The following are the changes from the last plan update:

- **Objective 2.3**: "Prepare informational materials explaining the positive relationship between sustainable communities and disaster-resistant communities" was reworded to "Promote disaster-resilient communities through public education campaigns". This change was made to broaden the possible actions for public education, rather than to limit it to informational materials.
- **Objective 3.1**: "Create disaster-resistant businesses", was reworded to "Promote disaster-resilient communities through advanced preparation and response support"; this change gives way to incorporate the whole community rather than just a focus on businesses; additionally, the County's mitigation goal is not to "create" businesses but support them.
- **Objective 3.3**: "Streamline and expedite post-disaster permitting and access to resources" was added in response to effects from the Hurricane Milton tornadoes regarding permitting.

- **Objective 3.4:** "Evaluate codes, policies, ordinances, and regulations dealing with natural disasters" was added in response to effects from the Hurricane Milton tornadoes regarding codes, policies, ordinances, and regulations.
- **Goal 5**: "Adopt new technologies to protect and support the community" was added because of the opportunities that are arising in use of technology for mitigation measures.
- **Objective 5.1**: "Evaluate technologies that document and assess existing community vulnerabilities" was added as an objective to the new goal.
- **Objective 5.2**: "Develop and adopt technologies that address identifiable weaknesses in community resiliency" was added as an objective to the new goal.

The following is the updated list of the Martin County Local Mitigation Strategy goals and objectives.

Goal 1. Reduce the loss of life and property

Objective 1.1 Reduce flooding and/or wind damage.
Objective 1.2 Eliminate or retrofit repetitive loss properties.
Objective 1.3 Retrofit and/or construct new critical facilities.
Objective 1.4 Protect and restore areas susceptible to shoreline erosion.
Objective 1.5 Improve local roadways to ensure safe, efficient, evacuation.
Objective 1.6 Reduce the potential threat of fires, wildland, and structural.
Objective 1.7 Increase public awareness of hazards and their impacts.
Objective 1.8 Evaluate codes, policies, ordinances, and regulations dealing with natural hazards.
Objective 1.9 Reduce exposure to potential environmental hazards.

Goal 2. Achieve safe and fiscally sound, sustainable communities.

Objective 2.1 Integrate hazard reduction into local planning and development processes.
Objective 2.2 Enhance environmental quality and/or function of natural resource.
Objective 2.3 Promote disaster-resilient communities through public education campaigns.
Objective 2.4 Promote the implementation of cost-effective mitigation projects.
Objective 2.5 Enhance geographic information system (GIS) capabilities for use in hazard analysis.

Goal 3. Facilitate orderly recovery post-disaster.

Objective 3.1 Promote disaster-resilient communities through advanced preparation and response support.
Objective 3.2 Support the economic viability of the community following a disaster.
Objective 3.3 Streamline and expedite post-disaster permitting and access to resources.
Objective 3.4 Evaluate codes, policies, ordinances, and regulations dealing with natural disasters.

Goal 4. Optimize the effective use of all available resources.

Objective 4.1 Establish public/private partnerships.
Objective 4.2 Establish procedures that strengthen intergovernmental coordination, cooperation, and resource distribution.

Goal 5. Adopt new technologies to protect and support the community.

Objective 5.1 Evaluate technologies that document and assess existing community vulnerabilities.

Objective 5.2 Develop and adopt technologies that address identifiable weaknesses in community resiliency.

1. Changes in Priorities

U2 (E2-a)	The plan must describe how it was revised due to a change in priorities for each jurisdiction.

Throughout the planning process, the LMS Plan Update Subcommittee updated the goals and objectives outlined in this plan only slightly to clarify expected mitigation outcomes. The LMS Plan Update Subcommittee recognizes the role technology is playing in the environment we live and therefore one new goal was added regarding technology, as it is becoming a valuable tool to assist in collecting hazard data, analyzing trends, and implementing new mitigation strategies.

B. PROJECTS

1. Mitigation Projects

S6 (C4-b)	Each plan participant must identify one or more mitigation actions the participant(s) intends to implement for each hazard addressed in the risk assessment.
S8 (C5-b)	The action plan must identify who is responsible for administering each action, along with the action's potential funding sources and expected time frames for completion.

The following table lists all the Martin County mitigation projects. This includes projects that have been scored and ranked as well as a few that have not been prioritized (indicated with an "NR" on the table in the 'Prioritized Rank' column). All jurisdictions in Martin County benefit from at least one project if they do not have their own project in their jurisdictions. Additionally, these projects address all the hazards that are addressed in the risk assessment.

Martin County Local Mitigation Strategy | 2025

Table 84: Martin County Mitigation Projects

Prioritized Rank	*Score*	*Project Title*	*Project Description*	*Jurisdictions Benefitting*	*Responsible Agency/Department*	*Hazards Mitigated*	*Estimated Time of Completion*	*Estimated Total Project Cost*	*Estimated Federal Share*	*Estimated Local Share*	*Potential Funding Source*	*Status*
1	87	Wastewater Lift Station Bypass Pumps	The Utilities & Solid Waste Department of Martin County BOCC has relied on portable generators to power the main lift stations during power outages. The portable generators need to be connected to the electrical panel at the lift station. If the electrical panel gets damaged the generator will be rendered useless. Hazards that can cause damage to the electrical panel are hurricanes, flooding, tornadoes.	Martin County	Martin County Utilities and Solid Waste	Hazardous materials	< 2 years	$532,136.00	$399,102	$133,034	HMGP	New project added 6/25/2025
2	85	Transfer switch for Martin County Emergency Operations Center	The installation of a transfer switch at the Emergency Operations Center (EOC) is a critical infrastructure improvement that ensures seamless and immediate activation of backup power during outages. As the central hub for coordinating emergency response during disasters, the EOC must maintain continuous operation to protect lives, property, and critical services. Without a transfer switch, the transition to generator power can be delayed or prone to failure, jeopardizing essential response functions.	Martin County	Martin County Fire Rescue	Cyber incidents, terrorism and sabotage	< 2 years	$150,000	$112,500	$37,500	HMGP	New project added 6/25/2025
3	84	SW Lincoln Street Roadway & Drainage Reconstruction	The project is seeking to replace a failed, substandard residential street and drainage ditch, providing safe travel for residential, commercial, and emergency traffic.	Indiantown	Village of Indiantown Planning & Development	Flood	18 mos.	$850,000	$637,500	$212,500	FDOT	4/17/24 Funded by FDOT, keep on list until the project starts.
4	83.5	Martin County Fire Rescue Bay Door Hardening	Martin County Fire Rescue have identified 10 fire stations that currently have bay doors rated for 160 mile per hour winds, just above the minimum category 5 wind speed of 157 miles per hour. The Department is planning to harden the identified station bay doors with three (3) new four panel folding doors that are rated for 216 mile per hour winds. By replacing the current bay doors with new, higher wind rated bay doors will provide protection for fire apparatus in the station from flying debris for seven (7) stations.	Martin County	Martin County Fire Rescue	All hazards	12 mos.	$1,897,000	$1,422,750	$474,250	HMGP	6/30/25 - updated cost per Matt Resch
4	83.5	Martin County Natural Gas Generator	Martin County Fire Rescue have identified a problem that during a disaster when power is out at the identified stations, the generators are using diesel fuel from the same source that fire apparatus and other County vehicles utilizes, which depletes that fuel supply more rapidly during a disaster. The current diesel capacity is a 3–7-day limit before refueling is required. Martin County Fire Rescue is planning to replace the below fire stations diesel generators with new 200 KW natural gas generators. Having a natural gas generator provides a sole continuous source of underground fuel to power the station and natural gas lines are already underground in	Martin County	Martin County Fire Rescue	All hazards	6 mos.	$ 1,005,015	$753,761	$251,254	HMGP	4/17/24 Request update 7/16/24 Per Chris Kammel, no funding was secured and the project stalled; keep for future funding opportunities

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Prioritized Rank	Score	Project Title	Project Description	Jurisdictions Benefitting	Responsible Agency/Department	Hazards Mitigated	Estimated Time of Completion	Estimated Total Project Cost	Estimated Federal Share	Estimated Local Share	Potential Funding Source	Status
			front of the station. The identified stations are Station 21, Station 22, Station 23, Station 30									
5	83	South Sewall's Point Road (SSPR) Improvements Phase 3	The improvements include stormwater storage and discharge and address sea level rise but will also add control structures to alleviate sedimentation at the outfalls into the Indian River Lagoon and reduce impacts from King High Tides/sea-level rise from backing up the Town's storm system along SSPR. The project will also minimize loss of life and property damage. The road will be constructed in 4 phases. Phase 1 is currently under construction utilizing HMGP, IRL Council and FDEP funds with construction completion in September 2021. As grant funds becomes available from local/state and federal programs, the Town will provide matches and will build the facilities. The current schedule is to build all 4 phases within the next 2-3 years.	Sewall's Point	Town of Sewall's Point Building & Public Works	Flood, sea level rise	24 mos.	$3,500,000	$2,625,000	$875,000	HMGP	4/17/24 Going back out to bid. 6/24/2025 - Under Construction
5	83	South Sewall's Point Road (SSPR) improvements Phase 4	The improvements include stormwater storage and discharge and address sea-level rise but will also add control structures to alleviate sedimentation at the outfalls into the Indian River Lagoon and reduce impacts from King High Tides/sea-level rise from backing up the Town's storm system along SSPR. The plans include pump stations for emergency back-up. The project will also minimize loss of life and property damage. The road will be constructed in 4 phases. Phase 1 is currently under construction utilizing HMGP, IRL Council and FDEP funds with construction completion in September 2021. As grant funds becomes available from local/state and federal programs, the Town will provide matches and will build the facilities. The current schedule is to build all 4 phases within the next 2-3 years.	Sewall's Point	Town of Sewall's Point Building & Public Works	Flood, sea level rise	24 mos.	$15,000,000	$11,250,000	$3,750,000	HMGP	4/17/24 Update costs 7/16/24 Cost update requested 6/24/25 - Cost updated
6	82.5	South Martin Regional Utility Reverse Osmosis Treatment Plant Generator	South Martin Regional Utility is planning to install a new 1,000 kW diesel generator with an integrated diesel storage tank providing enough fuel for 7 – 10 days of operation. Furthermore, by moving the Clearwell & Post Treatment Operations to the new RO Generator, we will also be extending the operation time of the HSP Generator to 7 – 10 days as well.	Jupiter Island	Town of Jupiter Island - South Martin Regional Utility	Hazardous materials	9 mos.	$1,052,889	$789,667	$263,222	HMGP	4/17/24 Request update 7/16/24 Requested update
7	81	Village of Indiantown Lift Station Generator	Adding a generator or any changes to make lift station facilities more hurricane resilient.	Indiantown	Village of Indiantown Public Works	Hazardous materials	9 mos.	$100,000	$75,000	$25,000	HMGP	

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Prioritized Rank	*Score*	*Project Title*	*Project Description*	*Jurisdictions Benefitting*	*Responsible Agency/Department*	*Hazards Mitigated*	*Estimated Time of Completion*	*Estimated Total Project Cost*	*Estimated Federal Share*	*Estimated Local Share*	*Potential Funding Source*	*Status*
8	79	South Sewall's Point Road (SSPR) improvements Phase 2	The improvements include stormwater storage and discharge and address sea-level rise but will also add control structures to alleviate sedimentation at the outfalls into the Indian River Lagoon and reduce impacts from King High Tides/sea-level rise sea-level rise/high tides from backing up the Town's storm system along SSPR. The project will also minimize loss of life and property damage. The road will be constructed in 4 phases. Phase 1 is currently under construction utilizing HMGP, IRL Council and FDEP funds with construction completion in September 2021. As grant funds becomes available from local/state and federal programs, the Town will provide matches and will build the facilities. The current schedule is to build all 4 phases within the next 2-3 years.	Sewall's Point	Town of Sewall's Point Building & Public Works	Flood, sea level rise	24 mos.	$13,500,000	$10,125,000	$3,375,000	HMGP	4/17/24 Working on the design. 6/24/25 - Design/ permitting complete, bidding and grant review, updated cost
8	79	Cleveland Clinic (North Hospital) Retrofitting - South Tower Windows	The south tower windows on the second and third floors of the north hospital require a lift to secure shutters prior to a tropical storm or hurricane. Cleveland Clinic Martin Health does not own a lift and has run into issues securing the appropriate equipment in the past; endangering staff (with unsuitable equipment rentals) and threatening patient evacuation of the entire south tower (NICU, labor and delivery, pediatric patients). Installation of impact windows: eliminates the need for the hospital to rely on outside entities; mitigates risk to staff; allows for staff to focus on other critical emergency protective measures during storm/hurricane preparedness efforts; mitigates the risk for patient evacuations; mitigates partial-closures/inability to fully serve community needs during response/recovery efforts (post-storm) due to damages sustained to unsecured windows.	Stuart	Cleveland Clinic Martin Health Facilities	Tropical Cyclones, Severe Thunderstorms, Tornadoes	9 mos.	$840,000.00	$630,000	$210,000	HMGP	

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Prioritized Rank	*Score*	*Project Title*	*Project Description*	*Jurisdictions Benefitting*	*Responsible Agency/Department*	*Hazards Mitigated*	*Estimated Time of Completion*	*Estimated Total Project Cost*	*Estimated Federal Share*	*Estimated Local Share*	*Potential Funding Source*	*Status*
8	79	Cleveland Clinic (South Hospital) Retrofitting – Second/Third Floor Windows	The windows on the second and third floors of the South Hospital do not have shutters (this includes roughly 100 patient windows); as the building design inhibits shutter installation. Hurricane winds forecasted to be greater than 120-mph trigger a hospital evacuation, threaten extensive recovery times and would cause a major patient surge in the North Hospital. As the likelihood continues to increase for our community to experience impacts from Major Hurricanes (categories 3-5), the threat level for the South Hospital also increases. In 2019, the hospital was evacuated in preparation for Major Hurricane Dorian because the forecasted winds exceeded the wind-rating of the current windows. Installation of impact windows: mitigates the risk for patient evacuations; mitigates partial-closures/inability to fully serve community needs during response/recovery efforts (post-storm) due to damages sustained to unsecured windows; mitigates patient surge in the North Hospital; and allows for staff to focus on other critical emergency protective measures during hurricane preparedness and recovery efforts.	Stuart	Cleveland Clinic Martin Health Facilities	Tropical Cyclones, Severe Thunderstorms, Tornadoes	9 mos.	$1,800,000.00	$1,350,000	$450,000	HMGP	
9	78	North Sewall's Point Road Drainage Improvements	This is a Martin County facility with improvements to access and house flood protection to residents located in the Town of Sewall's Point. The improvements include stormwater storage and discharge and address sea-level rise but will also add control structures to alleviate sedimentation at the outfalls into the Indian River Lagoon and reduce impacts from King High Tides/sea-level rise from backing up the Town's storm system along N. Sewall's Point Road. The plans include pump stations for emergency back-up. The project will also minimize loss of life and property damage. The project will be built with Martin County assistance and completed in 1 phase. The current schedule is to build within the next 5 years.	Sewall's Point	Town of Sewall's Point Building & Public Works	Flood, sea level rise	24 mos.	$31,950,000	$23,962,500	$7,987,500	HMGP	4/17/24 Joint project with the County 6/25/25 - Updated cost
10	77	City of Stuart Lift Station Generators	Portable backup generators for wastewater pumping stations are crucial to the wastewater system operations, especially in areas that tend to experience extreme weather conditions that lead to frequent power outages.	Stuart	City of Stuart Utilities and Engineering	Hazardous materials	9 mos.	$120,000	$90,000	$30,000	HMGP	4/17/24 Applied with HMGP Nicole

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Prioritized Rank	*Score*	*Project Title*	*Project Description*	*Jurisdictions Benefitting*	*Responsible Agency/Department*	*Hazards Mitigated*	*Estimated Time of Completion*	*Estimated Total Project Cost*	*Estimated Federal Share*	*Estimated Local Share*	*Potential Funding Source*	*Status*
11	76.5	Palm City - Bessey Creek Retrofit	Martin County has identified the need for drainage improvements associated with the Bessey Creek draining area. The project will directly impact two private neighborhoods in the County and will benefit a wider area of hydrologically connect land outside of those subdivisions in the Palm City Farms community, and unincorporated area of Martin County	Martin County	Martin County Public Works	Flood	18 mos.	$8,350,000	$6,262,500	$2,087,500	HMGP	4/17/24 Made the cut on appropriations. Can start designing
12	76	Cleveland Clinic (South Hospital) Retrofitting/Infrastructure Protection - Cooling Towers	The cooling towers which serve the south hospital are currently unprotected and at risk for severe damage during major wind events (tropical storms/hurricanes/ tornados). If the cooling towers are damaged, the chiller plant is likely to become non-operational which would then disrupt cooling to the facility. Losing the ability to keep the hospital cool threatens patient lives (i.e., humidity in operating rooms; spread of infection; etc.) and risks emergency evacuation of the entire hospital. Installing a hardened structure around the cooling towers mitigates risk for loss of patient lives due to humidity/un-cooled facility; spread of infection/disease; hospital evacuation; hospital closure during vital community recovery efforts post-storm.	Stuart	Cleveland Clinic Martin Health Facilities	Tropical Cyclones, Severe Thunderstorms, Tornadoes	24 mos.	$250,000	$187,500	$62,500	HMGP	
12	76	S River Road (Phase 1, Part 4) Improvements	This project will enhance the existing South Sewall's Point Road Phase 1 project by intercepting, storing and treating runoff from South River Road before it flows to the Phase 1 project. This will enhance the existing Phase 1 project's benefit to sea level rise and sedimentation. The project will alleviate the recurring flooding in homes and properties on the east side of South River Road, as well as further protect South Sewall's Point Road which is an evacuation route. The proposed project will include a Stormwater Management Plan to provide 1,200-LF of an exfiltration system to provide 100% retention for this developed area of south Sewall's Point. The project Drainage Basin area is approximately 6.5 acres. The nutrient load reduction calculations are attached and denote 75% reduction in TSS, 60% reduction in TP and 55% reduction in TN.	Sewall's Point	Town of Sewall's Point	Flood, sea level rise	24 mos.	$2,500,000	$1,875,000	$625,000	HMGP	4/17/24 Applied for HMGP Nicole
13	75	NW Wright Blvd. Drainage & WQ Improvements	Drainage improvements to alleviate flooding on NW Wright Blvd. Extension of NW Dixie Hwy drainage system to route drainage to Haney Creek. Construct new STA / berm on north side of NW Wright Ave. in the Haney Creek Watershed Preservation Area.	Stuart	City of Stuart Public Works	Flood	24 mos.	$1,214,000	$910,500	$303,500	HMGP	

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Prioritized Rank	*Score*	*Project Title*	*Project Description*	*Jurisdictions Benefitting*	*Responsible Agency/Department*	*Hazards Mitigated*	*Estimated Time of Completion*	*Estimated Total Project Cost*	*Estimated Federal Share*	*Estimated Local Share*	*Potential Funding Source*	*Status*
14	73	City of Stuart Public Dock Replacement	Replacement of 720 linear feet of floating dockage with fixed dock system that provides a safer and more effective community use to enable a larger number of people to utilize the Indian River Waterway. Courtesy Dock and boardwalk also strengthen links with Downtown Stuart and the larger public pedestrian system with alternative access by maritime transportation. ADA compliant.	Stuart	City of Stuart/Public Works	Transportation System Accidents	18 mos.	$1,200,000	$900,000	$300,000	HMGP	4/17/24 Applied for funding, but not enough
15	72	SE Merritt Way Roadway Improvements	The current road elevation makes it impacted during storm surge events and high tides. This brings water up onto and over the road that impacts vehicle movement and risks property flooding due to storm surge.	Martin County	Martin County Public Works	Flood, sea level rise	36 mos.	$1,500,000	$1,125,000	$375,000	HMGP	
16	70	East Fork Creek Retrofit	Design, permitting and installation of five (5) culverts within the East Fork Creek Tributary basin, and the construction of a lake and STA.	Martin County	Martin County Public Works	Flood	18 mos.	$1,000,000	$750,000	$250,000	HMGP	4/17/24 Constructed one of the STAs. Going out to bid for another STA. Replaced several culverts already.
16	70	Cleveland Clinic (Family Health Center) Retrofitting - Emergency Generator Quick Connect Switchboard and Transfer Switch	A generator quick-connect is needed to support the Family Health Center which serves the community as a secondary critical facility. Following an emergency/disaster (i.e., a hurricane) it is vital that this primary ambulatory/walk-in facility open immediately to the community, providing a treatment site for 'walking-wounded' outside of the hospitals post-storm. Retrofitting the facility's current equipment, to enable the quick and safe connection of a mobile generator, will allow for continued operations post-storm. This retrofit will mitigate prolonged utility failure; facility closure (facility does not have a generator); overwhelmed hospital operations (walking-wounded treated at Family Health Center and life-threating injuries treated at hospitals). For community response and recovery, it is vital that both the Family Health Center and hospitals continue daily operations.	Stuart	Cleveland Clinic Martin Health Facilities	All hazards	9 mos.	$125,000.00	$93,750	$31,250	HMGP	

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Prioritized Rank	*Score*	*Project Title*	*Project Description*	*Jurisdictions Benefitting*	*Responsible Agency/Department*	*Hazards Mitigated*	*Estimated Time of Completion*	*Estimated Total Project Cost*	*Estimated Federal Share*	*Estimated Local Share*	*Potential Funding Source*	*Status*
17	69	Danforth Creek Hardening	Sections of Danforth Creek with banks that are seen as a risk of collapse during major storm events This would impact a large number of residents that rely on the creek to drain during rain events. Focus is on the Martin Highway/Martin Downs. A portion of the creek bank is at sea level. Drainage improvements and creek slope hardening to prevent/reduce erosion; would need design and permitting to be completed	Martin County	Martin County Public Works	Flood, sea level rise	12 mos.	$1,100,000	$825,000	$275,000	HMGP	4/17/24 This area is one of the major pinch points for damage. Update scope and cost. 7/16/24 Requested update
18	66.5	Ruhnke Street/Aster Lane Drainage Improvements	There is recurring roadway flooding at the intersection of SE Ruhnke Street and Aster Lane. Street Flooding in a residential neighborhood which includes as ALF (consider patient movement) and FDOH-Martin Count. Install underground infrastructure to convey stormwater for treatment per Stormwater Master Plan.	Stuart	City of Stuart Public Works	Flood	18 mos.	$650,000	$487,500	$162,500	HMGP	
19	66	Stuart Business Park Drainage Improvements	Reduce and relieve major flooding in the business park. Phase 1-Design and Planning and Phase 2-Permitting and Construction	Stuart	City of Stuart Public Works	Flood	36 mos.	$ 700,000	$525,000	$175,000	HMGP	
20	64	Sewell's Point Town Hall/Public Safety Complex Improvements	Raise and harden building structure, provide generator. The current schedule is to build within the next 2-3 years.	Sewall's Point	Town of Sewall's Point Building & Public Works	All hazards	9 mos.	$5,000,000	$3,750,000	$1,250,000	HMGP	6/25/25 - Updated cost
21	62	City of Stuart & Martin County Interconnect Relocation	Relocate potable water interconnect assembly between the City of Stuart and Martin County from an existing in-ground concrete vault (SE Indian St/SE Carnivale Ct.) to an above ground interconnect assembly located at SE Dixie Hwy/SE Aviation Way.	Stuart	City of Stuart Utilities and Engineering	Hazardous materials	12 mos.	$ 200,000	$150,000	$50,000	HMGP	
22	60.5	Uptown Drainage and Roadway Improvements	The Village currently owns and maintains a water main that is installed approximately 100ft west of the CSX Railroad tracks, from Fernwood Forest Drive, north to Martin Luther King Jr. Drive, approximately 9,500ft. This project will contribute to prevent excess flooding and standing water.	Indiantown	Village of Indiantown Public Works	Flood	18 mos.	$7,000,000	$5,250,000	$1,750,000	HMGP	4/17/24 Grant for design
23	56	SE Mango Place/SE Riverside Drive Drainage & WQ Improvements	Eliminate house and street flooding. Route drainage to new Dioswale and 2nd Generation Baffle box prior to discharge to the St. Lucie River.	Stuart	City of Stuart Public Works	Flood	6 mos.	$ 690,000	$517,500	$172,500	HMGP	
24	54	Martin County Facility Roof Mitigation	Convert older asphalt roofs at various parks in the county to metal roofing. The asphalt roof shingles are deteriorating and become weaker during storm events, requiring repair of what has been damaged. The metal roofs are more durable and provide extra protection to the building while reducing the need to repair after storm events. Hobe Sound Community Center; Eastridge Park bathrooms; Greenfield Par pavilions; Zues Park pavilions	Martin County	Martin County Parks and Recreation	Tropical Cyclones, Severe Thunderstorms, Tornadoes	6 mos.	$150,000	$112,500	$37,500	HMGP	

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Prioritized Rank	*Score*	*Project Title*	*Project Description*	*Jurisdictions Benefitting*	*Responsible Agency/Department*	*Hazards Mitigated*	*Estimated Time of Completion*	*Estimated Total Project Cost*	*Estimated Federal Share*	*Estimated Local Share*	*Potential Funding Source*	*Status*
25	53.5	NW North River Drive Drainage Improvements	Install underground infrastructure to convey stormwater to the baffle box prior to discharging to the St. Lucie River. This is a high priority on the City's Stormwater Master Plan due to repetitive street and structure flooding.	Stuart	City of Stuart Public Works	Flood	36 mos.	$1,700,000	$1,275,000	$425,000	HMGP	
26	52	City of Stuart Emergency Response Communications System	Seeking to have a city-wide communication system to connect multi-departments during and after a major storm or disaster event.	Stuart	City of Stuart Utilities and Engineering	All hazards	24 mos.	$ 36,300	$27,225	$9,075	HMGP	
27	46	Martin County Parks Facility Hardening	Installation of impact glass to replace installing plywood shutters for hurricanes. These centers are used for daycares after storm events to allow for citizens to help restore their communities. The impact glass will reduce Category B expenses from FEMA, time and labor for plywood shutter installation and allow for a quicker transition while adding additional protection to the building. Cassidy Center, Hobe Sound Community Center, New Monrovia, Palm City Community Center, Rio Community Center	Martin County	Martin County Parks and Recreation	Tropical Cyclones, Severe Thunderstorms, Tornadoes	12 mos.	$84,904	$63,678	$21,226	HMGP	
28	42	St. Lucie Settlement - Phase II Home Elevations	The proposed mitigation measure is to elevate the homes proposed to prevent future water intrusion after a long history of flooding in our neighborhood. This would mitigate against ocean, tidal, and Lake Okeechobee releases. Phase 1 was 21 homes in this area, would seek Phase 2 to elevate 8 additional homes.	Martin County	Martin County Public Works	Flood	36 mos.	$1,600,000	$1,200,000	$400,000	HMGP FMA Elevate Florida	
29	41.5	Village of Indiantown - Village Hall Hardening	The project includes improvements to upgrade the facility to an Emergency Operations Center during emergency activation. The hardening shall reinforce the structure to withstand catastrophes. This will minimize exposure to current and future threats.	Indiantown	Village of Indiantown Public Works	All hazards	36 mos.	$600,000	$450,000	$150,000	HMGP	4/17/24 Partially funded
NR	NA	Public education campaign on hazards and personal mitigation actions.	The project is a comprehensive approach to educating the public on the hazards identified in the updated LMS to spread awareness and the personal mitigation actions they can achieve to reduce their vulnerability and increase their resilience. The strategies utilized will include using social media, public outreach opportunities, posting articles in the County Connection, speaking at HOAs, city, town, and village council meetings, schools, etc.	All jurisdictions	Martin County Emergency Management	All hazards	Annually throughout the plan cycle.	$0	$0	$0	NA	New
NR	NA	Public education campaign on business mitigation actions	The project is a comprehensive approach to educating businesses on the hazards and mitigation actions they can achieve to reduce their vulnerability and increase their resilience. The strategies utilized will include using social media, public outreach opportunities, posting articles in the County Connection, speaking at chambers of commerce, economic boards, etc.	All jurisdictions	Martin County Emergency Management	All hazards	Annually throughout the plan cycle.	$0	$0	$0	NA	New

2. Project Submittal Process

The following are the steps for approving a mitigation project and adding it to the *Martin County Local Mitigation Strategy Prioritized Project List.*

1. The applicant fills out the *Mitigation Initiative Proposal Form* completely in Microsoft Word.
2. The applicant fills out the *Initiative Scoring Worksheet* in Microsoft Excel.
3. The applicant emails the completed forms and appropriate backup documentation to the LMS Coordinator at mcema@martin.fl.us.
    a. Backup documentation may include maps, charts, analysis, data, costs details, etc., as appropriate to the project proposal.
    b. The *Mitigation Initiative Proposal Form* and the *Initiative Scoring Worksheet* shall be provided in their original format (i.e., Microsoft Word and Excel). All backup documentation will be provided in one organized document in PDF format.
    c. The file names will be as follows:
        i. Proposal Form_ Jurisdiction Name_Project Title_Date Submitted.docx
        ii. Scoring Worksheet_ Jurisdiction Name_Project Title_Date Submitted.xlsx
        iii. Backup Documentation_ Jurisdiction Name_Project Title_Date Submitted.pdf
4. The LMS Coordinator will collect the full application and inform the LMS Scoring Committee of new projects.
    a. If more information is needed, the LMS Coordinator will reach out to the applicant for additional information.
5. The LMS Coordinator will schedule a meeting with the LMS Scoring Subcommittee where the applicant will present their project proposal and the LMS Scoring Subommittee will determine the final scoring of the project or if more information is needed.
6. Once approved, the project is added to the Prioritized Project List and applicants can request a letter of support when applying for the identified project grant.

3. Project Prioritization

§ 201.6(c)(3)(iii)	[The mitigation strategy shall include] an action plan describing how the actions identified in paragraph (c)(3)(ii) of this section will be prioritized, implemented, and administered by the local jurisdiction. Prioritization shall include a special emphasis on the extent to which benefits are maximized according to a cost-benefit review of the proposed projects and their associated costs.
S7 (C5-a)	The plan must describe the criteria used for prioritizing the implementation of the actions. The criteria must include an emphasis on the extent to which benefits are maximized, in relation to the associated costs of the action.

The LMS Steering Committee has established a method to score and prioritize proposed mitigation projects. Applicants are given an opportunity to score their own projects according to the *Project Initiative Scoring Sheet* (shown below) prior to submitting their project(s). Twice a year, a Special Meeting is scheduled if there are any new projects proposed throughout the year. During the Special Meeting, the LMS Scoring Subcommittee, consisting of the primary representatives of the LMS Taskforce, receives project presentations from the applicants and have the opportunity to ask detailed questions about the project. The LMS Scoring Subcommittee then discusses if the score provided by the applicant is appropriate and make changes to increase or decrease points accordingly. At the end, the points are tallied, and a score is given. The highest possible score is 100, as the measured criteria is weighted. The measured criteria include the following and are all outlined on the *Project Initiative Scoring Sheet*:

- *Suitability* with 30%: includes addressing goals, elements of infrastructure, and area of benefit.
- *Risk Reduction* with 40%: includes community benefits, organization project priority, and population benefit.
- *Project Constraints* with 30%: includes repetitive damage mitigation, project funding availability, and timeline of implementation.

When the final score is calculated, the LMS Coordinator places it on the Prioritized Project List where appropriate for the project points. For example, if a project receives a 79.5, it is placed between the score above and below the given points (e.g., between 80.0 and 78 points) and all project priority rankings are adjusted accordingly (instead of the existing projects being ranked at number 1 and 2, they are now ranked 1 and 3, leaving priority 2 to the new project.

It is possible to have different projects with the same scores; in this case, the project is added, but the priority of the existing project does not change. For example, if a project receives a 79.5, and there is already an existing project with a 79.5 score, they will both be the same priority ranking.

Jurisdictions can submit projects for the addition to the mitigation strategy that are not ranked. These projects may include education campaigns or low to no cost projects that have been considered in the jurisdiction's budget. However, these projects can be added to the list to show progress of the mitigation actions when completed.

MARTIN COUNTY LOCAL MITIGATION STRATEGY
PROJECT INITIATIVE SCORING SHEET

Project Name: _____
Agency/Sponsor: _____
Applicant: _____ **Date:** _____

MEASURED CRITERIA	WEIGHT	POINTS	SCORE
SUITABILITY	30%	0	0
RISK REDUCTION	40%	0	0
PROJECT CONSTRAINTS	30%	0	0
		TOTAL	0

SUITABILITY			
Parameter	**Available Points**	**Scoring Criteria**	**Awarded Points**
Addresses Goals	40	Minimizes the loss of life	
	25	Minimizes property damage & repetitive loss	
	10	Minimizes economic disruption and ensures orderly, effective recovery/development	
Elements of Infrastructure	40	Primary Critical Facilities	
	30	Secondary Critical Facilities / Flooding	
	20	Public Convenience Facilities	
	10	Residential Structures	
Area Benefit	20	Supported in multiple plans and/or policies	
	15	Supported in a single plan or policy	
	10	Supported by local stakeholders	
	5	Supported by Isolated Organization/Resident	

RISK REDUCTION			
Parameter	**Available Points**	**Scoring Criteria**	**Awarded Points**
Community Benefits	40	Endorsed by multiple agencies	
	30	Endorsed by some agencies	
	20	Endorsed by local stakeholders	
	10	Endorsed by Isolated Organization/Resident	
Organization Project Priority	30	Officially Adopted Plan	
	15	Proposed plan - Not offically adopted	
	0	Not adopted in any plan	
Population Benefit	30	> 100,000	
	20	1,000 - 100,000	
	10	100 - 999	
	0	< 100	

Figure 26: Project Initiative Scoring Sheet, Page 1

PROJECT CONSTRAINTS			
Parameter	**Available Points**	**Scoring Criteria**	**Awarded Points**
Repetative Damage Mitigation	40	Addresses repetative damage occurances	
	20	Addresses damages that may have occurred	
	10	Addresses damages that may occur	
Project Funding Availability	30	Match Funding Encumbered	
	15	Match Funding Identified	
	0	No Match Funding Identified	
Timeline of Implementation	30	< 2 Years	
	20	2-3 Years	
	10	4-5 Years	
	0	> 5 years	

Updated 4/5/2023

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LMS COMMITTEE REVIEW DATE: _____

APPLICANT SCORE: _____

LMS COMMITTEE FINAL SCORE: _____

Explanation of Parameter	
Addresses Goals -	Magnitude of savings once project is completed
Elements of Infrastructure -	Types of critical facilities project administers
Area Benefit -	The amount of jurisdictions and organizations that support the project
Community Benefits -	Magnitude of the community effected by project risk reductions
Organization Project Priority -	Documented priority level of project within an organization
Population Benefit -	Population effected by the project
Repetative Damage Mitigation -	Level of historical damages that are addressed by the project
Project Funding Availability -	Funding availability of organization for project
Timeline of Implementation -	How soon the project can be constructed

Figure 27: Project Initiative Scoring Sheet, Page 2

4. Project Implementation

Each jurisdiction is responsible for implementing the mitigation projects outlined on the Project Prioritization List as their budget, resources, and capabilities allow. The Martin County LMS Coordinator provides information to the LMS Taskforce, of which all jurisdictions are apart, whenever there are funding opportunities from State or Federal sources.

5. Range of Projects

§ 201.6(c)(3)(ii)	[The mitigation strategy shall include] a section that identifies and analyzes a comprehensive range of specific mitigation actions and projects being considered to reduce the effects of each hazard, with particular emphasis on new and existing buildings and infrastructure. All plans approved by FEMA after October 1, 2008, must also address the jurisdiction's participation in the NFIP, and continued compliance with NFIP requirements, as appropriate.

S5 (C4-a)	The mitigation strategy must include an analysis of a comprehensive range of actions or projects that participants considered to specifically address vulnerabilities identified in the risk assessment.

Martin County has developed a comprehensive range of different types of possible projects. Each of the LMS projects can be divided into six broad categories.

1. **Education, Awareness, and Communication**: Actions to educate and inform citizens, officials, business owners, and property owners about the potential risk from hazards and ways to mitigate against them (e.g., providing mitigation education reading materials, outreach programs, etc.).
2. **Structural Retrofits and Additions**: Actions to modify and/or add to existing structures to mitigate against potential risks from hazards (e.g., storm shutters, back-up generators, etc.).
3. **Governmental Prevention**: Governmental actions that influence the way existing/future property and structures are built and developed to help bring forth mitigation goals (e.g. adopting a fire prevention ordinance, building codes that promote hazard mitigation, etc.).
4. **Technology**: Actions that require technological advancements to move mitigation goals forward (e.g., special GIS hazard layers, improved communication devices, etc.).
5. **Study, Research, and Updated Information**: Actions that develop new information on risks, vulnerability, etc. to help with mitigation goals (e.g., stormwater drainage efficiency study, survey on how much citizens know about hurricane evacuations, etc.).
6. **Infrastructure Improvements**: Actions that improve infrastructure before and after hazardous events (e.g., new stormwater drainage systems, fixing road wash-out areas, etc.).

6. Completed, Deleted, and Deferred Mitigation Initiatives

The Martin County LMS Taskforce members meet quarterly to discuss and review mitigation projects. The projects are updated to reflect the status as no change, pending, new, or other.

C. Progress in Local Mitigation Efforts

U3 (E2-b)	The plan must describe the status of all hazard mitigation actions in the previous plan by identifying whether they have been completed or not, for each jurisdiction.

Since the last update of this plan, Martin County and its jurisdictions have completed or started four mitigation projects on the Prioritized Project List and therefore have been removed from the list.

Table 85: Projects Removed from the Prioritized Project List

Rank	*Project Title*	*Project Description*	*Responsible Agency/Department*
1	City of Stuart - Fire Rescue Station #3	The City is seeking to build an additional fire station in response to the increased population within the city limit. The additional station will provide critical services and help alleviate the hardship on the current stations.	City of Stuart Fire Rescue

Rank	*Project Title*	*Project Description*	*Responsible Agency/Department*
2	Martin County Communications Tower	New communications tower with proposed location at Station 36 located at 18405 SE County Line Road., Jupiter FL 33469. An area in south Martin County, below Jonathan Dickinson State Park, has inadequate in building radio communications to manage first responder communications in the county. This project will provide increased coverage and redundancy in communications. This would also include relocating a tower to the old landfill on Bridge Road further enhancing communications for public safety.	Martin County ITS
16	NW Dixie Hwy Ditch Restoration	Drainage improvements to restore ditch flow line to outfall, to alleviate upstream flooding	City of Stuart/Public Works
20	Palm City Outfall Modifications	Multiple Stormwater facilities backup and lose handling capacities due to sea level rise during storm surge and king tide events. The goal is to install series of backflow preventers to maintain storage capacity within storm water treatment facilities. Sites identified in FDEP 2030 Resilient Coasts Program: Saltwater Intrusion to wetland.	Martin County Public Works

Martin County

Upon further investigation of the backflow preventer project, it was determined that backflow preventers alone would not be adequate to resolve the tidal flooding occurring in Palm City. The high tides occur during the rainy season which reduces the capacity for flood protection. When installing backflow preventers, other mitigation measures such as raising road, pump stations, or increasing upstream storage is needed since the backflow preventers would prevent drainage from occurring. This area will be undergoing a study which will evaluate flood protection, water quality, and sea level rise. The study will inform projects for the LMS list.

Martin County Information Technology Services completed the construction of a new communications tower at a fire station near Jonathan Dickinson State Park. The area had poor radio communications capability to manager first responder communications in the county. The project provided increased coverage and redundancy.

The 2020 plan listed several expected changes in development for Martin County. Since the last update of the plan, Martin County has completed the following projects.

- The Ripple project: construct new stormwater treatment areas with improved water quality.
- The Jensen Beach infill sewer project accomplished the goal of providing sewer infrastructure throughout Jensen Beach CRA area.
- The Rio water extension project was completed with the construction of 1300 linear feet of water pipe, delivering potable water to 32 properties.
- Properties on bridge road between Dixie Hwy. and Hercules Ave. in Hobe Sound will receive new water mains and electric utility undergrounding.
- Underground utilities were completed in Hobe Sound on Bridge Road.

- Mapp Road now features ¾ of a mile of new drainage structures, medians, on street parking, generous sidewalks, enhanced lighting and pedestrian crosswalks that will increase safety, walkability and community connection.
- Dixie Hwy underwent improvements such as construction of bike lanes, traffic calming, median sanctuaries and enhanced lighting that will increase the safety and walkability for residents.

Martin County continues to work on the identified goal in the 2025 LMS Plan - complete and adopt a Hazard Mitigation Plan as well as the below projects and initiatives to mitigate potential damage resulting from various hazards:

- Continued enhancements and hardening of critical infrastructure.
- MacArthur Boulevard Beach Erosion Control – Upland infrastructure/resilience project complete. In water modelling is underway to address beach erosion.
- Hobe Heights Outfall Drainage Improvements (status – awaiting FEMA EHP review for 28 months and counting).
- Mockingbird Lane (status – awaiting FEMA HMGP for 26 months and counting).
- Outfall Modifications, including capacity, elevation adjustments, and backflow prevention.
- Home elevations through HMGP, Elevate Florida, and substantial improvement doctrines.
- Creek Improvements: Capacity, hardening, water quality improvements.
- Septic to Sewer Conversion with the goal of 10,000 conversions in 10 years.
- Countywide Vulnerability Assessments.
- Stormwater modelling and Real time flood forecasting.

City of Stuart

The City has completed several mitigation projects. Many have been undertaken to eliminate home, yard, and street flooding along with improving public safety notification. Other mitigation efforts involve the City participating in mock drills with the County emergency management staff. Internally, City staff have developed a *Disaster Recovery Plan* based on the ESF structure, which focuses primarily on flooding and hurricane evacuation matters.

The City has an *Emergency Management Plan*, which is all-hazard. This plan includes procedures for response to all hazardous conditions, and including flooding, hurricanes, tornadoes, radiological incidents, terrorism incidents, and wild land fire incidents, and will include a Recovery Annex. The City annually conducts hurricane training exercises. The City also has updated the EOC Standard Operating Procedures and the *Emergency Action Plan*.

The City continues to improve its disaster response with technological advances and training for new staff. The City is maintaining an electronic messaging board system for communicating during events, consisting of two mobile trailer-mounted message boards.

All essential staff for the City of Stuart have received Florida DEM-provided COOP (Continuity of Operations Plan) initial training, and the City is pursuing implementation of a COOP. All essential staff for the City of Stuart, along with EOC staff have received the required FEMA/ICS training. The City's EOC Standard Operating Procedures and updated Emergency Management Plan follow the Incident Command System structure.

The City of Stuart Public Works Department has begun the construction of drainage improvements to restore dich flow line to outfall to alleviate upstream flooding on NW Dixie Highway. Additionally, the City of Stuart Fire Rescue began construction on an additional fire

station in response to the increased population within the city limit. The station will provide critical services and help alleviate the hardship on the current stations. These two projects were removed from the Prioritized Project List because they are under construction.

The mitigation initiatives for the City are:

- Continue mitigation projects to improve the City's storm resilience.
- Continued participation in the Martin County LMS Taskforce and Steering Committee.
- Maintain city trees year-round with dedicated bucket truck and operator.
- Continue implementation of Stormwater Master Plan to reduce structure, street and yard flooding.
- Participation in the Countywide mass notification system.
- Continue participation with County Emergency Management and partners in planning, preparedness, exercises, and mitigation efforts.
- Sailfish Ballfield Forcemain Replacement Phase I
- Sailfish Ballfield Forcemain Replacement Phase II
- Surficial Well #6 Replacement
- NW Poinsettia St. Watermain Improvements
- SW Flagler Ave Watermain Improvements
- City of Stuart Fire Station #3
- Shepard Park Boat Trailer Parking
- NW Dixie Hwy Sidewalk Extension (Westside)
- NW Dixie Hwy Sidewalk Extension (Eastside)
- S. Dixie Hwy & SE Florida St. Sidewalk Extension
- SE Mango Place Drainage Improvements
- SE Tressler Dr. Water Quality Improvements
- NW Dixie Ditch Improvements
- SE Illinois St. Water Quality Restoration Project
- SW Dyer Dr Drainage Improvements
- SE Lonita St. Drainage Improvements
- Sanitary Sewer Expansion within East Stuart / Palm Beach / Poppleton Basins
- City of Stuart Reverse Osmosis Water Treatment Plant
- Water Reclamation Plant Deep Injection Well Modification & Monitor Well Replacement
- Reverse Osmosis Concentrate Pipeline Project

Town of Jupiter Island

The Town has no comprehensive storm water plan. For the most part, storm water either percolates into the soil or sheet flows over land to swales, natural low areas, or watercourses. In a few instances where man-made structures such as roads and parking lots impeded or altered the natural sheet flow, the Town has addressed those drainage problems using swales.

The Town has a scheduled maintenance program to ensure that the swales and drainage facilities are operating adequately. The Town has reinforced the roof, installed hurricane impact glass doors and windows at The Public Safety Building. The Town has removed all overhead electric wires and installed a complete underground system. The Town has also re-nourished the beaches and improved drainage along Gomez Road. The Town has completed several beach restoration/recovery projects in response to hurricane impacts.

The mitigation initiatives for the Town are:

- Continue with improving the hardening of structures and internal operational improvements for emergency management.
- Continue participation with County Emergency Management and partners in planning, preparedness, exercises, and mitigation efforts.
- Continued participation in public outreach in disaster preparedness.
- Develop a Town-wide Comprehensive Vulnerability Assessment following the State statutory standards to incorporate sea level rise and complete an exposure and sensitivity analysis for Town-owned infrastructure.

Town of Ocean Breeze

The Town is home to the Environmental Studies Center, owned and operated by the Martin County School District. The Center is housed in the original Jensen Beach Elementary School, built in 1935. It now serves countywide environmental education programming. It's location within the Town and its proximity to the Indian River Lagoon make it an ideal gateway for Town environmental initiatives.

The Town coordinates closely with Martin County on roadway and drainage improvements for Indian River Drive. Indian River Drive (aka County Road 707) is classified as a Minor Arterial. As a key north-south roadway, the Drive generates traffic volume of more than 11,000 trips per day on average. Situated within the Town along its eastern border, it presents challenges for residents safely exiting onto the Drive. Traffic calming and pedestrian safety are paramount. The Town entered an interlocal agreement with Martin County for enhancing traffic calming, maintaining the storm water drainage system, and managing a bioswale in the Indian River Lagoon.

The Town coordinates closely with Martin County in providing disaster preparedness and recovery education to its residents. Since the Town of Ocean Breeze does not own public buildings, or provide infrastructure services, even the roads within the Town are either private or County maintained, mitigation projects may be limited. The increased volume of rail traffic with the advent of Brightline has greatly increased residents' concerns for crossing safety and noise mitigation. The Town does not own or maintain any utilities or public facilities.

Mitigation initiatives under consideration within the Town are:

- Traffic calming, pedestrian safety, and vehicle egress for Indian River Drive.
- West End Boulevard ingress-egress improvements for Jensen Beach Boulevard.
- FEC Railroad crossing enhancements.
- FEC Railroad noise mitigation enhancements.
- Water quality improvement projects in the Indian River Lagoon.
- Continued participation with the Emergency Management Agency and partners in planning, preparedness, exercises, and mitigation efforts.
- Coordinate emergency event notifications with Town citizens.
- Continue participation in public outreach in disaster preparedness.
- Coordinate post-event emergency relief efforts.
- Coordinating emergency access and debris removal agreements for the privately owned roads in Ocean Breeze Resort and Seawalk.

Town of Sewall's Point

The town has been working on improvements to include stormwater storage and discharge and addressing sea level rise on South Sewall's Point Road. Originally, this project was one large project, but the Town broke it down into four phases. Some phases have already completed design, permitting, bidding and grant review. One of the phases is already under construction.

For the project on North Sewall's Point Road, the Town partnered with Martin County to work on improvements.

Village of Indiantown

The Village of Indiantown is currently updating its Comprehensive Plan in which it identifies capital improvement initiatives:

- Stormwater improvements.
- Conducting a vulnerability assessment.
- Sustainable and resilient infrastructure development.
- Continue public outreach on preparedness and planning.
- Continue participation with County Emergency Management and partners in planning, preparedness, exercises, and mitigation efforts.

Martin County School District

All schools and buildings constructed post-2000 have been designed to meet windstorm requirements at the time of construction. When replacing a specific school or building the District has constructed those schools outside of flood prone areas or has placed replacement schools or buildings above flood stage levels.

Other mitigation efforts involve the District participating in mock drills with the County emergency management staff. Internally, District staff has developed a Disaster Recovery Plan based on the ESF structure, which focuses primarily on hurricane evacuation matters. The District also has an all-hazard Crisis Plan, which includes procedures for response to all hazardous conditions, and includes flooding, hurricanes, tornadoes, radiological incidents, terrorism incidents. All staff assigned to the EOC have received NIMS training as required by County Emergency Management.

In the past and recently, the District has installed shutters on several schools and/or support facilities and, emergency shelters to mitigate storm damage to the schools and protect occupants being used as shelters during an emergency. Additionally, newer schools have been designed to meet EHPA requirements to ensure proper levels of shelter capability for County and regional residents. The District continues to include mitigation strategies to all buildings and property when building, renovating or relocating facilities on District property. The mitigation initiatives for the School District:

- Hardening of facilities
- Provide for backup power systems or install switchgear to accommodate future connection of a standby generator.
- Continue to educate school administrators in disaster preparedness and emergency response.
- Continue participation with County Emergency Management and partners in planning, preparedness, exercises, and mitigation efforts.

V. PLAN MAINTENANCE

§201.6(c)(4)(i)	[The plan maintenance process shall include a] section describing the method and schedule of the monitoring, evaluating, and updating the mitigation plan within a five-year cycle.
M2 (D2-a)	The plan must identify how, when, and by whom the plan will be tracked for implementation over its five-year cycle (monitoring).

A. MAINTENANCE AND MONITORING

The Martin County Emergency Management Agency LMS Coordinator has the primary responsibility of monitoring and supporting the plan. This effort may include technical and clerical support for the benefit of the LMS Committee. The LMS Coordinator will monitor the status of the LMS supported projects throughout the year and will assess the Plan against the Florida Division of Emergency Management established evaluation criteria to determine if any changes to the Plan are necessary. Additionally, all County jurisdictions, community partners, and agencies provide input and support in the development and maintenance of the LMS which is comprehensively updated every five years but maintained and updated as needed.

The revision of the plan is based on information from the previous plan (including goals and objectives), disasters that affected the County, and jurisdictional changes that cause for re-evaluation of mitigation efforts. Projects identified on the current list are reviewed and updated to reflect any changes (i.e., funding opportunities, completed, etc.). Also, after an event/incident, projects maybe re-prioritized to reflect changes due to damage, increased flooding, or other occurrences. For this update, Martin County as a whole (including all jurisdictions and district) reviewed plans, policies, procedures, and other authorities after the COVID-19 Pandemic, Hurricanes Nicole and Milton, and flooding events to determine if changes were needed.

To continuously receive feedback regarding changes in priorities, plans, funding opportunities, resources, policies, leadership, mitigation actions, disasters affecting the jurisdictions, etc., the LMS Coordinator may consider that at least one quarterly LMS Committee Meeting, this topic is addressed and documented for future integration into the updated plan. Other methods to gather this information could include an annual survey sent directly to the jurisdictions.

1. Update Schedule

M4 (D2-c)	The plan must identify how, when and by whom the plan will be reviewed and revised at least once every five years (updating.)

The Martin County *Local Mitigation Strategy* Plan is on a 5-year update cycle. The following is an outline of the planned schedule for the next update in 2030 and is subject to change. Annual jurisdictional updates are based on items outlined below.

Table 86: Proposed LMS Plan Update Schedule

Date	*Task*	*Responsible Party*
February, 2026	Martin County adopts the plan	Martin County
February, 2026	Q1 LMS Taskforce meeting	LMS Taskforce
May, 2026	Q2 LMS Taskforce meeting Annual project updates	LMS Taskforce All project applicants

Date	*Task*	*Responsible Party*
August, 2026	All jurisdictions adopt the plan	All jurisdictions
August, 2026	Q3 LMS Taskforce Meeting	LMS Taskforce
November, 2026	Q4 LMS Taskforce Meeting	LMS Taskforce
December, 2026	Annual jurisdictional updates	LMS Coordinator, all jurisdictions
February, 2027	Q1 LMS Taskforce meeting	LMS Taskforce
May, 2027	Q2 LMS Taskforce meeting Annual project updates	LMS Taskforce All project applicants
August, 2027	Q3 LMS Taskforce Meeting	LMS Taskforce
November, 2027	Q4 LMS Taskforce Meeting	LMS Taskforce
December, 2027	Annual jurisdictional updates	LMS Coordinator, all jurisdictions
February, 2028	Q1 LMS Taskforce meeting	LMS Taskforce
May, 2028	Q2 LMS Taskforce meeting Annual project updates	LMS Taskforce All project applicants
August, 2028	Q3 LMS Taskforce Meeting	LMS Taskforce
November, 2028	Q4 LMS Taskforce Meeting	LMS Taskforce
December, 2028	Annual jurisdictional updates	All jurisdictions
January, 2029	Begin formal plan update	LMS Coordinator, all jurisdictions, LMS Plan Update Subcommittee
February, 2029	Q1 LMS Taskforce meeting	LMS Taskforce
May, 2029	Q2 LMS Taskforce meeting Annual project updates	LMS Taskforce All project applicants
August, 2029	Q3 LMS Taskforce Meeting	LMS Taskforce
November, 2029	Q4 LMS Taskforce Meeting	LMS Taskforce
December, 2029	Annual jurisdictional updates	LMS Coordinator, all jurisdictions
February, 2030	Q1 LMS Taskforce meeting	LMS Taskforce
May, 2030	Q2 LMS Taskforce meeting Annual project updates	LMS Taskforce All project applicants
June, 2030	Provide draft update to FDEM	LMS Coordinator
August, 2030	Q3 LMS Taskforce Meeting	LMS Taskforce
November, 2030	Q4 LMS Taskforce Meeting	LMS Taskforce
November, 2030	Receive final plan approval	FDEM
December, 2030	Adopt the approved plan	All jurisdictions

B. EVALUATION

M3 (D2-b)	The plan must identify how, when, and by whom the plan will be assessed for effectiveness at achieving its stated purpose and goals (evaluating).

The Martin County LMS Taskforce shall continue to hold quarterly meetings to review the effectiveness of the LMS and update the local government LMS initiatives as necessary. In the event no potential changes have been identified in the monitoring period, or there is a lack of business to be discussed, the LMS Committee will hold at, at minimum, one annual meeting to review and evaluate the Plan against FDEM and Plan established evaluation criteria. The Martin County Emergency Management Agency LMS Coordinator shall be responsible for scheduling and noticing all meeting, and such notices shall be issued a minimum of 15 days in advance of the meeting date.

The participating local governments/agencies shall present new initiative projects they have identified at the quarterly meetings. These initiatives shall be evaluated, prioritized, and incorporated into the LMS at these meetings. Those mitigation initiatives which have been completed will be identified and moved to the COMPLETED list of the Project Initiatives List. Initiatives which have not been completed shall be re-evaluated for further consideration. The *Project Initiative Scoring Sheet* shall be used to evaluate each new initiative. In addition, following a disaster event, the lessons learned or applicable comments from any post-event interagency hazard mitigation reports shall be incorporated into the LMS.

An annual review will take place as outlined in *Section V.A.1. Update Schedule*. The evaluation criteria may include, but is not limited to:

- Are there any new changing laws, regulations, or policies that require changes to the LMS?
- Have any emergency or disaster declarations or significant events taken place that caused damage (e.g., public assistance, federal reimbursement, damage assessments, injuries, illnesses, deaths)?
- Do the goals and objectives of the LMS address current and expected conditions for Martin County?
- Has the nature, magnitude, or type of risks changed for the County?
- Are current resources appropriate for implementing the Plan?
- Are there implementation challenges, such as technical, political, legal, financial, or coordination issues with other agencies?
- Have the outcomes occurred as expected?
- Are the jurisdictions and other partners participating as originally planned?
- Are there recommendations or lessons-learned from any incident or event during the review period?

C. PLAN INTEGRATION

§201.6(c)(4)(ii)	[The plan shall include a] process by which local governments incorporate the requirements of the mitigation plan into other planning mechanisms such as comprehensive or capital improvement plans, when appropriate.
U4 (E2-c)	The updated plan must explain how the jurisdiction(s) integrated information from the mitigation plan into other planning mechanisms, as a demonstration of progress in local hazard mitigation efforts. If information from the previous plan was not integrated into other planning mechanisms, this must be stated.
M5 (D3-a)	The plan must describe the community's process to integrate the plan's data, information, and hazard mitigation goals and actions into other planning mechanisms.

One of the methods to most effectively implement the LMS is to propose and implement initiatives that will further the goals and objectives in the LMS. Initiatives, when implemented, will serve to mitigate existing issues. Other current plans, when reviewed and updated will be compared to the initiatives and objectives of the LMS to ensure that all planning activities work toward the common goal. Some identified planning mechanisms that have been utilized in the past include (but have not been limited to) floodplain ordinances, county and municipal comprehensive plans and land development codes, as well as comprehensive emergency management plan. The Martin County Emergency Management Agency has oversight of the process for incorporating the LMS into other local government planning mechanisms. Some plans, such as the Comprehensive Emergency Management Plan (CEMP) and Continuity of Operations Plan (COOP), have

prescribed processes that provide the opportunity for integration of LMS goals and objectives at scheduled intervals. During these planning cycles, Martin County Emergency Management reviews the LMS for consistency and identifies opportunities to link the LMS to the revised plans. As an example, information collected for the LMS risk assessment will be used to update the CEMP.

As part of the planning integration process, Martin County Emergency Management staff also continuously seek plan-development opportunities that are not part of existing planning cycles but are relevant to the goals and objectives of the LMS. The process for linking the LMS is not only relevant to County planning projects, but also to all participating jurisdictions, includes identifying mitigation- related elements in the plans under development, and assuring that policies and initiatives in the LMS are considered and addressed. Strategic planning is an example of this, as the process includes looking at both short- and long-term needs and addressing gaps and initiatives through policy and budget.

The LMS Committee looks to implement the *Local Mitigation Strategy Plan* through other plans and programs including updates to the Comprehensive Emergency Management Plan (using the hazards/risk assessment), and comprehensive future land use plans of Martin County and municipalities. During the updating process, both documents can be revised to limit development in hazard areas, etc. These examples demonstrate that each participating jurisdiction is committed to incorporating mitigation principles and concepts into their normal operations and activities via their existing planning and programming processes.

1. Multi-Jurisdictional Plan Integration

M6 (D3-c)	A multi-jurisdictional plan must describe each participant's individual process for integrating information from the mitigation strategy into their identified planning mechanisms.

Jurisdictions and partnering agencies have incorporated the LMS planning mechanisms in reviewing and updating their plans through information sharing and collaboration. The following process are used:

- As permitted under Section 163.3177(7)(h) & (I), Florida Statutes, local governments could incorporate an optional comprehensive plan element for public safety, or a hazard mitigation/post-disaster redevelopment plan.
- Integrating the LMS into local CEMPs.
- Making all communities CRS eligible.
- Assessing existing CRS programs to determine ways to strengthen and improve the local jurisdiction's CRS rating.
- Designing and implementing hazard mitigation programs.
- Monitor the existing building code, identify deficiencies, and recommend desired changes to strengthen the existing building code.
- The designing and bidding of all public building construction, whether it be new construction or renovation of older public structures, should be taken into consideration, incorporating hazard mitigation building practices, whenever financially feasible.
- Providing public education and training on hazard mitigation and how it saves dollars.
- Incorporate the private sector in mock drills and exercises to test the procedures developed to coordinate support between the County and business community before, during, and after a disaster.

- Assisting the private sector, prepare a business contingency handbook, and provide support in holding a training workshop for local business owners.
- Enhance communication and coordination among the County agencies and municipalities to increase capacity to implement mitigation activities.
- Complete and present annual reports on the status of the LMS program to all local elected bodies.
- Evaluate the vulnerability of all critical facilities in the County and jurisdictions.

D. Local Planning Mechanisms

M7 (D3-b)	The plan must identify the local planning mechanisms where hazard mitigation information/actions may be integrated. The identified list of planning mechanisms must be applicable to the plan participant(s) and not contradict the identified capabilities.

The following table identifies plans and policies within the community into which the information or objectives of the LMS can be incorporated.

Table 87: Local Planning Mechanisms

Jurisdiction	*Comprehensive Plan*	*Emergency Mgmt. Plans*	*Floodplain Ordinances*	*Participates in NFIP*	*Land Use Codes*	*Building Codes*	*Transportation Plans*	*Vulnerability Assessment Plan*
Martin County	✓	✓	✓	✓	✓	✓	✓	✓
City of Stuart	✓	✓		✓	✓	✓	✓	✓
Town of Jupiter Island	✓		✓	✓	✓	✓		
Town of Ocean Breeze	✓			✓	✓	✓		
Town of Sewall's Point	✓		✓	✓	✓	✓		✓
Village of Indiantown	✓			✓	✓	✓		

Sources: Jurisdictions and FEMA NFIP Data

E. Changes in Development

§201.6(c)(2)(ii)(C)	[The plan should describe vulnerability in terms of] providing a general discussion of land uses and development trends within the community so that mitigation options can be considered in future land use decisions.
R10 (B2-a)	For plan updates, the risk assessment must meet Element E1-a (Changes in Development)
U1 (E1-a)	The plan must describe changes in development that have occurred in hazard-prone areas and how they have increased or decreased the vulnerability of each jurisdiction since the previous plan was approved.

The review and approval of potential development projects are the responsibilities of several agencies that represent Martin County. The below chart details the jurisdictions and/district as well as their proposed/approved projects that supports the goals and objectives of the LMS.

Table 88: Changes in Development

Jurisdiction	*Summary of Development 2025-2030*
Martin County	• East Fork Creek phases 1 and 2 create 2 stormwater treatment areas that both clean the water and provide flood attenuation for the drainage basin. • S1 Canal capacity and water quality improvements will reduce the frequency and duration of flooding in the adjacent areas of Palm City Farms. • Installation of potable water in the Gomez/Pettway community to address nutrients in private well water. • Urban Tree Canopy study to identify heat sinks and areas that require plantings to reduce localized temperatures. • Develop updated countywide stormwater master plan. • Palm City North resilience project to raise the elevation of roads that are currently impacted by sea level rise.
Stuart	• Sailfish Ballfield Force main Replacement Phase III- In Design Phase • Veterans Memorial Park Amphitheatre Project-Construction Phase • Water Reclamation Plant Headworks Rehabilitation Project-Construction Phase • City of Stuart C-45 Lift Station Rehabilitation Project- Construction Phase • Downtown Undergrounding of Overhead Utilities Project – In Construction
Jupiter Island	• No development changes
Ocean Breeze	• No development changes
Sewall's Point	• Streets and Bridges (paving, bridges & seawalls and sidewalks) • Storm Water Systems (CAP/CMP pipe replacement, stormwater lake maintenance and swales maintenance) • Building maintenance and repair
Indiantown	• Drainage reconstruction for SW Lincoln Street. • Uptown drainage and roadway improvements west o the CSX railroad tracks. • Hardening of the Village Hall. • The Village is expecting a substantial increase in residential and commercial development over the next few years.
Martin County School District	• No development changes
Cleveland Clinic	• No development changes

F. COMMUNITY INVOLVEMENT

§201.6(c)(4)(iii)	[The plan maintenance process shall include a] discussion on how the community will continue public participation in the plan maintenance process.
M1 (D1-a)	The plan must describe how the participant(s) will continue to seek public participation after the plan has been approved and during the plan's implementation, monitoring, and evaluation.

To ensure continuous community involvement throughout the life of the plan, to include implementation, monitoring, and evaluation, the LMS Coordinator can employ various tactics to include but not be limited to the following.

- Include mitigation education in public outreach campaigns at in-person events throughout the County or via social media.

- Partner with other County Departments to ensure coordination of flooding mitigation related messaging at in-person events, on social media, and in County plans.
- Continue to invite the public to participate in the LMS Committee meetings throughout the year via public notices and social media posts.
- Maintain the Martin County Emergency Management Agency website up to date with the latest mitigation information for the public.
- Partner with municipalities to provide updates of the LMS plan at their regularly scheduled jurisdictional meetings.

VI. FORMAL ADOPTION

§ 201.6(c)(5)	[The mitigation strategy shall include] documentation that the plan has been formally adopted by the governing body of the jurisdiction requesting approval of the plan (e.g., City Council, County Commissioner, Tribal Council). For multi-jurisdictional plans, each jurisdiction requesting approval of the plan must document that it has been formally adopted.
A1 (F1-a)	The jurisdiction must provide documentation of plan adoption, usually a resolution, by the governing body or other authority, to receive approval.
A2 (F2-a)	To receive approval, the participants must adopt the plan and provide documentation that the adoption has occurred.

The final step in the planning process will be the adoption of the plan by legislative bodies of Martin County and its municipalities. This section includes draft proposal acceptance of the LMS plan by the LMS Committee, which includes representatives from each jurisdiction, and the Martin County Board of Commissioners for submittal of the draft plan to the State of Florida Division of Emergency Management (FDEM) on or before February 1, 2026. All jurisdictions within will have the LMS adopted by August 1, 2026.

A. ADOPTION RESOLUTION

Martin County

The Resolution, by which the Martin County Board of County Commissioners formally adopts the updated Martin County *Local Mitigation Strategy* will be incorporated into this section following approval of the revised document by the Florida Division of Emergency Management and Federal Emergency Management Agency. In fulfillment of the requirements of 44 CFR 201.6(b)(1), Pursuant to Florida Statutes, the Resolution will be duly advertised and adopted during an advertised public meeting.

Participating Jurisdictions

Resolutions from the six participating Martin County jurisdictions formally adopting the updated Martin County *Local Mitigation Strategy* will be incorporated into this section following approval of the revised document by the Florida Division of Emergency Management and Federal Emergency Management Agency. Pursuant to Florida Statutes the resolutions will be duly advertised and adopted during an advertised public meeting.

B. MEETING MINUTES

Meeting minutes from Martin County, as well as the participating jurisdictions, formally adopting the updated Martin County *Local Mitigation Strategy* will be herein following approval of the revised document by the Florida Division of Emergency Management and Federal Emergency Management Agency.

VII. ATTACHMENTS

A. Planning Process Documentation

B. Public Outreach

C. Adoption Resolutions

D. Sources

VILLAGE OF INDIANTOWN, FLORIDA

RESOLUTION NO. 002-2026

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, ADOPTING THE 2025 MARTIN COUNTY LOCAL MITIGATION STRATEGY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Martin County Local Mitigation Strategy ("Martin County LMS") is a multi-jurisdictional hazard mitigation plan; and

WHEREAS, by Resolution No. 008-2021, the Village of Indiantown adopted the 2020 Martin County Local Mitigation Strategy; and

WHEREAS, the Martin County LMS requires periodic updates to comply with State and Federal policies, should the jurisdictions wish to apply for Federal funds; and

WHEREAS, the Martin County LMS has been updated accordingly, and the State of Florida Division of Emergency Management (FDEM) has approved all modifications and updates; and

WHEREAS, the final, updated Martin County LMS was adopted at a public hearing of the Martin County Board of County Commissioners on January 6, 2026; and

WHEREAS, the municipalities within the County must adopt the new Martin County LMS to be eligible for Federal grants.

NOW, THEREFORE BE IT RESOLVED, by the Village Council of the Village of Indiantown, Florida, as follows:

SECTION 1. LMS ADOPTION. The Village of Indiantown hereby adopts the 2025 Martin County Local Mitigation Strategy (LMS).

SECTION 2. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

[Signature Page Follows.]

ADOPTED this 12th day of February, 2026.

Village of Indiantown, Florida

ATTEST:

_____
Carmine DiPaolo
Mayor

_____
LaRhonda McBride
Village Clerk

REVIEWED FOR FORM
AND CORRECTNESS:

_____
Wade C. Vose, Esq.
Village Attorney

MARTIN COUNTY
LOCAL MITIGATION STRATEGY
2025

ATTACHMENTS



ATTACHMENT A
PLANNING PROCESS DOCUMENTATION

1. Subcommittee Meeting Minutes and Attendance, September 18, 2024
2. Subcommittee Meeting Minutes and attendance, October 10, 2024
3. Subcommittee Meeting Minutes and attendance, December 18, 2024
4. Subcommittee Meeting Minutes and attendance, February 19, 2025
5. Subcommittee Meeting Minutes and attendance, March 19, 2025
6. Jurisdictional Self-Assessment Survey Responses
7. Partner Input Survey Responses

I. HAZARDS AND RANKING DETERMINATION

A. CURRENT HAZARDS LIST

Natural Hazards					
Hazards	**Vulnerability**	**Probability**	**Unit of Measurement**	**Frequency**	**Location**
Beach Erosion	Low	High	Cubic feet or tons of missing soil	5 – 10 years	Coastline
Dam/Levee Failure	Moderate	Low	Acre-Feet Inundation	N/A	N/A
Drought	Moderate	Low	Keetch-Byram Drought Index	5 – 10 years	Countywide
Epidemics/Pandemics	High	Moderate	# of Sickness/Death	10+ years	Countywide
Extreme Temperature	Moderate	Moderate	Minimum numbers of days at expected temperature	1 – 5 years	Countywide
Floods	High	High	Flood Magnitude	1 – 5 years	Countywide
Tropical Cyclones	High	Moderate	Saffir-Simpson Scale/Sustained Surface Winds	5 – 10 years	Countywide
Sea Level Rise	Moderate	Moderate	Tide Stations & Satellite Laser Altimeters	Unknown	Coastline
Severe Thunderstorms	Moderate	High	Wind Gust	1 – 5 years	Countywide
Tornadoes	Moderate	Moderate	Enhanced Fujita Scale	5 – 10 years	Countywide
Tsunami	Low	Low	DART (Deep-ocean Assessment and Reporting of Tsunami)	N/A	Coastline
Wellfield Contamination	Low	Low	# of Incidents	Unknown	Countywide
Wildfire	Moderate	Moderate	Acres burned/per event	1 – 5 years	Countywide
Technological Hazards					
Hazards	**Vulnerability**	**Probability**	**Unit of Measurement**	**Frequency**	**Location**
Critical Infrastructure Disruption	Moderate	Moderate	# of Incidents	Unknown	Countywide
Hazardous Materials	High	Moderate	# of incidents	5 – 10 years	Countywide
Radiological / Nuclear Accidents	High	Low	# of Incidents	Unknown	Countywide
Transportation System Accidents	Moderate	Moderate	# of Accidents	5 – 10 years	Countywide
Societal Hazards					
Hazards	**Vulnerability**	**Probability**	**Unit of Measurement**	**Frequency**	**Location**
Civil Disturbances	Moderate	Moderate	# of Incidents	Unknown	Countywide
Immigration Crises	Low	Low	# of Incidents	Unknown	Countywide
Terrorism and Sabotage	Moderate	Moderate	# of Incidents	Unknown	County wide

B. HAZARDS FOR DISCUSSION

- Critical Infrastructure Disruption (more of a cascading effect of another hazard, not a hazard itself) *– this is a cascading effect, remove*
- Harmful Algal Bloom (included in State Plan) *- include*
- Cyber incidents (included in State Plan, in Martin County plan as Terrorism and sabotage) *- separate*
- Sinkholes (included in State Plan) *– research to see history in Martin County*
- Earthquake (included in State Plan) *– research to see history in Martin County*
- Space Weather (included in State Plan) *- include*
- Agricultural Disruption (included in State Plan) *– this is a cascading effect, possibly name invasive species*
- Human Health Incident (in Martin County plan as Epidemics/Pandemics) *– leave as is*
- Domestic Security Incident (in Martin County plan as Terrorism and sabotage) *– leave as is*
- Mass Migration (in Martin County plan as Immigration Crises) *– change the name*
- King tides (not mentioned in flooding or beach erosion profiles) *– include in sea level rise*
- *Coral Reef protection information to be included (destruction is a cascading effect in the beach erosion, HAB, extreme heat profiles)*

C. CURRENT RANKING

- No clear ranking of hazards in existing plan
- The following is listed in the plan for individual hazards but does not rank hazards against each other.
- "Impacts" are only described, but not incorporated

Hazards Scales and Ranking Information

Legend

Vulnerability	Probability
• **0** None – Either no possibility of damage, injury or death, or insufficient data • **1** Low – Slight potential for damage, injury or death • **2** Moderate – Potential for damage, injury or death • **3** High – Strong potential for damage, injury or death	• **L** Low – Although the hazard is noted, either no previous occurrence is recorded or the potential for the hazard to exist is only once every 10 years or more • **M** Moderate – The potential is for the hazard to exist once every 5 – 10 years • **H** High – The potential is for the hazard to exist once every 1 – 5 years

Impacts

Public	• Public – This hazard would prompt evacuation
Responders	• Responders – High risk of injury to responders if winds exceed 40 mph; cannot safely respond to incidents
Continuity of Government	• This impact would affect the daily operations of elected officials and policy groups in local government
Continuity of Operations including Delivery of Services	• This impact would affect government agencies in providing mission essential services to the community • This impact will cause widespread disruption and destruction of critical infrastructure and would hinder commerce and delivery of services
Property, Facilities, and Infrastructure	• This impact will affect the restoration of power and telecommunications and will hinder recovery of other critical facilities and infrastructure
Economic Condition	• This impact would affect businesses because of potential destruction of buildings, but also potential destruction of product which would affect customer bases
Environment	• This impact would cause widespread environmental issues

D. PROPOSED RANKING

From the Florida Mitigation Strategy

Overall Vulnerability = Frequency + Probability + Magnitude [Injuries, Infrastructure/Economy, Environment]

INCLUDE THE MITIGATION ACTIONS THAT HAVE ALREADY BEEN IMPLEMENTED.

Each category is given a number between 1 (not likely or low), 2 (likely or medium), or 3 (very likely or high). When all categories are added together, the overall vulnerability is a number between 5 and 15. Hazards scoring a 5 are considered Low Overall Vulnerability, 6 to 10 are considered Medium Overall Vulnerability, and 11 to 15 are considered High Overall Vulnerability. The categories are explained below:

- Frequency: Ranking of how often the hazard occurred in the past.
  - Not Likely: every 50-100 years
  - Likely: every 5-10 years
  - Very Likely: annually
- Probability: Ranking of the likelihood of the hazard occurring in the future.
  - Not Likely: every 50-100 years

- Likely: every 5-10 years
- Very Likely: annually

- Magnitude:
  - Injuries: Ranking of how many injuries and/or deaths that have been recorded.
    - Low: no injuries or deaths recorded
    - Medium: injuries recorded, but no deaths
    - High: deaths recorded
  - Infrastructure/Economy: Ranking of the general impact on infrastructure and to the economy due to the hazard occurrence.
    - Low: little to no impact or damage to infrastructure and economy recorded
    - Medium: minor impact or damage to infrastructure and economy recorded
    - High: significant impact or damage to infrastructure and economy recorded
  - Environment: Ranking of general impact on the environment due to the hazard occurrence.
    - Low: little to no damage to environment recorded
    - Medium: minor damage to environment recorded
    - High: significant damage to environment recorded

Suggest having a more refined categorization for each element (e.g., none, low, medium, high, excessive, or low, medium low, medium, medium high, high, etc.) so that hazards can be better ranked and implement a point system.

Amy to provide a new formula to propose at the next subcommittee meeting.

II. CRITICAL FACILITIES LIST REVIEW

A. CURRENT CRITICAL FACILITIES LIST

- Specific locations are not provided in the plan.
- Method by which these types of facilities were selected is not provided in the plan.

Type of Facility	# of Facilities
Hospitals	5
Fire Stations	17
Law Enforcement	4
Public Facilities	28
Nursing Homes/Adult Living Facilities	25
Schools	33
Utilities/Lift Stations	332
Intersections	95
Airport	1
Hospice	1
Public Safety	21
Parks/Community Centers	93

B. PROPOSED CRITICAL FACILITIES LIST

- Describe methods by which the types of facilities were selected

- Compare to other critical facilities lists that EM, jurisdictions, and other agencies have
- Provide a list of critical facilities as an annex that is for official use only, not available to the public3
- FEMA's definition of Critical Facility: "Critical facilities, such as hospitals, schools, and emergency operation centers, are specific assets of the built environment that provide services that are essential for life, safety, and economic viability. The continued operations of critical facilities during and following a disaster are key factors in the speed of recovery."
- Consider including "assets" into the list that are not only part of the build environment, but other types that make the county unique and would be devastating if they were lost.
    - People
        - Concentrations of residents and employees
        - Visiting populations
        - Access and functional needs populations
    - Economy
        - Major employers
        - Primary economic sectors
        - Commercial centers
    - Built environment
        - Infrastructure (transportation, power, communication, water, and wastewater)
        - Critical facilities (hospitals and medical facilities, police and fire stations, emergency operations centers, evacuation shelters, schools, airports/heliports)
        - High potential loss facilities (nuclear power plants, dams, military installations, facilities housing hazardous materials)
        - Cultural resources (museums, geological sites, concert halls, parks, stadiums, historical places)
    - Natural environment
        - Critical habitat

Create separate lists – one for critical infrastructure and one for assets.

III. PUBLIC SURVEY REVIEW (SO FAR)

IV. PUBLIC MEETING SCHEDULE

Address in next meeting.

V. CAPABILITIES ASSESSMENT

A. EXISTING PLANS AND ORDINANCES

- Comprehensive Plan

- Building Codes
- Subdivision or Land Use Ordinance
- Zoning Ordinance
- Participates in the NFIP
- Capital Budget Funds for Mitigation Projects
- Public Works Budget for Mitigation Projects

B. CAPABILITY ASSESSMENT

- Planning and Regulatory
- Administrative Capability
- Technical Capability
- Fiscal Capability
- Political Capability

Amy to design and send out survey to all jurisdictions.

Next Meeting: October 16, 2024, at 1:00 pm – invitation sent.

Attendees:

- *Amy Heimberger Lopez*
- *Sally Waite*
- *John Duchock, Town of Jupiter Island*
- *Jessica Garland, Martin County Public Works*
- *Christina Proulx, Cleveland Clinic*
- *Patrick Gleason, Private Industry*
- *Derek Ortado, City of Stuart*

I. HAZARDS AND RANKING DETERMINATION

A. UPDATED HAZARDS LIST

Natural	*Notes*	*Technological*	*Notes*	*Societal*	*Notes*
Beach Erosion	**Shoreline Erosion**	**Critical Infrastructure Disruption**	**Removed**	Civil Disturbances	No change
Dam/Levee Failure	No change	Hazardous Materials	Hazardous Materials Incidents	Immigration Crises	Mass Migration
Drought	No change	Radiological / Nuclear Accidents	Radiological / Nuclear Incidents	Terrorism and Sabotage	No change
Epidemics / Pandemics	No change	Transportation System Accidents	No change		
Extreme Temperatures	No change	**Cyber Incidents**	**New**		
Floods	No change				
Tropical Cyclones	No change				
Sea Level Rise	No change				
Severe Thunderstorms	No change				
Tornadoes	No change				
Tsunami	No change				
Wellfield Contamination	No change				
Wildfire	No change				
Harmful Algal Bloom	**New**				
Earthquake	Need research				
Sinkholes	Need research				
Invasive Species	**New**				

Discussion:

- *Beach Erosion will change to Shoreline Erosion*
- *Critical Infrastructure Disruption will be a cascading effect rather than a hazard*
- *Research is needed for Earthquake and Sinkholes prior to adding to the list*

B. PROPOSED RANKING

Risk = Threat + Vulnerability

Threat = Frequency + Probability + Onset
Frequency = Occurrences / Length of time of data availability
Vulnerability = Magnitude – Mitigation Efforts
Magnitude = Response + Impact Area + Human + Property + Infrastructure + Economy + Environment

Threat			
Points	*Frequency*	*Probability*	*Onset*
1	None	None	> 24 hrs.
2	Low	Low	12-24 hrs.
3	Medium	Medium	6-12 hrs.
4	High	High	< 6 hrs.
5	Excessive	Excessive	No warning

Magnitude							
Points	*Response*	*Impact Area*	*Human*	*Property*	*Infrastructure*	*Economy*	*Environment*
1	> ½ day	Localized	No injuries	< 10%	< 24 hrs.	< 24 hrs.	Localized
2	1 day	Limited	Minor injuries	10-25%	Up to 1 week	Up to 1 week	Limited
3	1 week	Moderate	Moderate injuries	26-50%	Up to 2 weeks	Up to 2 weeks	Moderate
4	1 month	Critical	Severe injuries	51-75%	Up to 1 month	Up to 1 month	Critical
5	> 1 month	Catastrophic	Deaths	>75%	> 1 month	> 1 month	Catastrophic

Points	Mitigation Effort		
0	None	OR	None
-1	25% mitigated		Less than 10% of projects address this hazard
-2	50% mitigated		11-30% of projects address this hazard
-3	75% mitigated		31-49% of projects address this hazard
-4	100% mitigated		Over 50% of projects address this hazard

Range of Points (Score)	Hazard Risk
10 - 16	Lowest
17- 25	Low
24 - 32	Medium
33 - 41	High
42 - 50	Highest

Discussion:

- *Amy will provide detailed descriptions on each of the points*
- *Must make a differentiation between the potential of the hazard vs. the history*
- *Include the cost of recovery (Public Assistance) in the matrix*
- *More points will be given if more than one hazard is addressed in the project prioritization scoring*

Example of Hazard Risk Analysis

Hazard	Threat			Vulnerability									Risk
				Magnitude									
	Frequency	Probability	Onset	Response	Impact Area	Human	Property	Infrastructure	Economy	Environment	Mitigation Efforts	Total	
Drought	2	2	1	1	3	1	1	1	2	2	0	**16**	Lowest
Tornado	2	3	4	3	2	3	1	2	3	1	-2	**22**	Low
Nuclear	1	1	2	5	3	2	2	1	5	5	-3	**24**	Medium
Cyber	3	4	5	4	1	1	1	2	4	1	-1	**25**	Medium
Flood	5	5	1	3	3	2	2	2	2	1	-4	**22**	Low
Tropical Cyclone	3	3	1	5	5	5	3	4	4	3	-2	**34**	High

II. CRITICAL FACILITIES LIST

- What plans in our jurisdictions already have critical infrastructure listed?
- Who is the contact for each of the plans?
- How do we define asset?
- Who can provide lists of assets?

Discussion:

- *Martin County is working on a vulnerability assessment which includes storm surge and climate threat studies*
- *Amy Eason is the point of contact for the plan and list of assets*

III. PUBLIC SURVEY REVIEW (SO FAR)

Not reviewed

IV. PUBLIC MEETING SCHEDULE

- There are already several people interested in attending meetings, according to the survey.
- What meetings are already existing that we can tag onto?
- Need jurisdictions to commit to hosting, publicizing, and attending meetings; EM can support a with a presentation.
- Should have at least one meeting in each municipality.

Discussion:

- *Sewall's Point possible meeting in December*
- *Jupiter Island meeting on December 6*
- *Indiantown open to any date their commission is meeting*
- *Amy Eason will have meetings for the Vulnerability Assessment we can attend*
- *Nicole Ferris can facilitate live streaming on social*

V. CAPABILITIES ASSESSMENT

Suggested survey questions to be provided to jurisdictional representatives. This will provide a summary on how capable we are of implementing mitigation strategies within our communities.

1. Jurisdiction Name:
2. Does your jurisdiction have **Planning and Regulatory** capability? (select all that apply)
   - Comprehensive Plan
   - Building Codes
   - Subdivision or Land Use Ordinance
   - Zoning Ordinance
   - Participates in the NFIP
   - Capital Budget Funds for Mitigation Projects
   - Public Works Budget for Mitigation Projects

3. Does your jurisdiction have **Administrative** capability? Adequate personnel resources for the management of implementation of mitigation-related activities. (High, Medium, or Low).
4. Does your jurisdiction have **Technical** capability? Technical capability relates to knowledge and expertise of staff (or ability to contract vendors) to effectively execute activities. (High, Medium, or Low).
5. Does your jurisdiction have **Fiscal** capability? Funding availability locally or through grants that require local funding match contributions. Ex. CDBG, HMGP, Emergency Conservation Program, Non-Insured Crop Disaster Assistance Program, etc. (High, Medium, or Low).
6. Does your jurisdiction have **Political** capability? Elected officials have the will to enact meaningful policies and projects designed to mitigate hazard events. (High, Medium, or Low).
7. Does your jurisdiction guide development away from known hazard areas? (Always, sometimes, neutral, seldom, never)
8. Does your jurisdiction restrict public investments or capital improvements within hazard areas? (Always, sometimes, neutral, seldom, never)
9. Does your jurisdiction enforce local development standards that go beyond minimum state or federal regulations? (Always, sometimes, neutral, seldom, never)
10. Does your jurisdiction offer financial incentives to individuals and businesses that employ resilient construction techniques? (Always, sometimes, neutral, seldom, never)

Discussion:

- *Team OK with this survey, Amy will send out to jurisdictions.*

VI. NEXT STEPS

- Send out capabilities surveys – Amy (to review next meeting)
- Review introductory information – Subcommittee (provided at next meeting by Amy)
- Update/create hazard profiles – Amy (2-3 months)
- Define critical facilities and assets list – Subcommittee (by next meeting)
- Provide critical facilities and assets list to GIS for mapping – Amy Eason
- Need GIS mapping support for hazards – Subcommittee (Amy Eason)

Accepted Next Meetings:

November 13, 2024, at 1:30 pm
December 18, 2024, at 1:30 pm
January 15, 2025, at 1:30 pm
February 19, 2025, at 1:30 pm
March 18, 2025, at 1:30 pm
April 16, 2025, at 1:30 pm
May 21, 2025, at 1:30 pm

MARTIN COUNTY
EMERGENCY MANAGEMENT AGENCY

LMS SUBCOMMITTEE MEETING

WEDNESDAY, OCTOBER 16, 2024 | 1:00 PM
SIGN IN SHEET

EMERGENCY MANAGEMENT

Name	Agency	Email	Initials
Pat Nolan	Village of Indiantown	pnolan@indiantownfl.gov	PN
Amy Eason	MartinCo PWD	aeason@martin.fl.us	JSE
John Duchac	Town of Jupiter Is.	jduchac@tji.martin.fl.us	JD
Nicole Ferris	MC Public Works	nferris@martin.fl.us	NF
Amy Heimberger Lopez	MC EMA	alopez@martin.fl.us	AHL
Derek Ortado	City of Stuart	dortado@ci.stuart.fl.us	DO
~~George Dzama~~	Martin County PWD	gd	
Bob Daniels	Sewall's Point		

MARTIN COUNTY
EMERGENCY MANAGEMENT AGENCY

LOCAL MITIGATION STRATEGY

SUBCOMMITTEE MEETING #3
DECEMBER 18, 2024, 1:30 PM

EMERGENCY MANAGEMENT

MEETING MINUTES

This meeting was held virtually.

- Review draft of Introduction section
  - *Amy reviewed the draft of the introduction section that describes Martin County and its jurisdictions as well as the planning process.*
- Excluded hazards review
  - *The subcommittee reviewed hazards that were to be excluded: earthquakes and sinkholes, based on research Amy had done about lack of historic events. Also removed critical infrastructure disruption as this is not a hazard, but a cascading effect of other hazards.*
- Hazard ranking methodology
  - *Amy presented the hazard ranking methodology to be utilized for ranking the hazards.*
- Jurisdictional public meetings
  - *Amy requested that jurisdictional representatives let her know about opportunities to present information on the LMS to their jurisdictions at an appropriate already established meeting or event to take advantage of attendance.*

Next Meetings:

January 15, 2025, at 1:30 pm
February 18, 2025, at 1:30 pm
March 18, 2025, at 1:30 pm
April 15, 2025, at 1:30 pm

In Attendance:

Amy Heimberger Lopez, Martin County Emergency Management
George Dzama, Martin County Public Works
John Duchock, Town of Jupiter Island
Bob Daniels, Town of Sewall's Point
Derek Ortado, City of Stuart
Patrick Gleason, Private Industry
Kim V, Town of Jupiter Island
Christina Proulx, Cleveland Clinic

MARTIN COUNTY
EMERGENCY MANAGEMENT AGENCY

LOCAL MITIGATION STRATEGY

SUBCOMMITTEE MEETING #4
FEBRUARY 19, 2025, 1:30 PM

EMERGENCY MANAGEMENT

MINUTES

- Review current project scoring method and discuss updates
    - *Discussion on including a Benefit Cost Analysis in the scoring criteria. Overall, it would be a great idea but in practice, the portion of the project could be very large and part of the project itself, not including.*
    - *Adding timeframe for completion to the scoring criteria. Provide points on a scale - more for shorter projects and less for longer projects.*
    - *Ensure that the scoring criteria and the project proposal worksheet match.*
    - *Require clear project description and identify if it is a joint project with two or more jurisdictions.*

- Review and update existing project list
    - *All entities that currently have a project on the list will be required to review and update it to meet the new standards.*
    - *Amy will send out emails to everyone with the requirements once the subcommittee approves the new changes.*
    - *The subcommittee discussed re-scoring the existing projects on the list against the new standards – hold scoring meeting prior to the next Committee meeting on May 21.*

- Review new project information requirements
    - *FEMA and FDEM require new information to be added to the project worksheet: actual funding source and timeframe for completion.*

Scheduled Public Meeting Presentations:

Sewall's Point – Tuesday, February 25, 2025, at 6:00 pm
Ocean Breeze – Monday, March 10, 2025, at 10:30 am
**** Still need to schedule some type of outreach in Stuart*

Next Meetings:

March 19, 2025, at 1:30 pm
April 16, 2025, at 1:30 pm
May 21, 2025, at 1:30 pm

In Attendance:

Patrick Nolan
Amy Eason
Patrick Gleason
George Dzama
Collin Ridle
Amy Heimberger Lopez

Meeting Minutes prepared by Amy Heimberger Lopez, Martin County Emergency Management

MARTIN COUNTY
EMERGENCY MANAGEMENT AGENCY

LMS SUBCOMMITTEE MEETING

WEDNESDAY, FEBRUARY 19, 2025 | 1:30 PM
SIGN IN SHEET

EMERGENCY MANAGEMENT

Name	Agency	Signature
Amy Heinuberger Lopez	MC Emergency Mgmt	Amy Heinuberger Lopez
Patrick Nolan	Village of Indiantown	
Colin Kidle	MCEMA	
Amy Ecson	MC PWD	
Patrick Gleason		
George Deama	MC PWD	

MARTIN COUNTY
EMERGENCY MANAGEMENT AGENCY

LOCAL MITIGATION STRATEGY

SUBCOMMITTEE MEETING #5
MARCH 19, 2025, 3:00 PM

EMERGENCY MANAGEMENT

MEETING MINUTES

- Review and approve *LMS Initiative Proposal Form* and *LMS Initiative Scoring sheet*
    - *The subcommittee reviewed the LMS Initiative Proposal Form and LMS Initiative Scoring Sheet and determined that the proposal form needed to require additional information from applicants to ensure the information is complete to make a determination about adding it to the prioritized project list. The scoring sheet did not change.*
- Review and update Goals and Objectives
    - *The subcommittee discussed the current goals and objectives and determined the majority were still valid and applicable to this plan update. The subcommittee also added another goal to include the use of technology.*
- Set LMS Scoring Subcommittee meeting for review and update of current projects (Amy to email project owners individually to request information prior to the meeting)

Next Meetings:

April 16, 2025, at 1:30 pm
May 21, 2025, at 1:30 pm

MARTIN COUNTY
EMERGENCY MANAGEMENT AGENCY

LMS SUBCOMMITTEE MEETING

WEDNESDAY, MARCH 19, 2025 | 3:00 PM
SIGN IN SHEET

EMERGENCY MANAGEMENT

Name	Agency	Signature
Amy Eason	PWD	
Amy Heimberger Lopez	MCEMA	
Patrick Gleason	SIA	
Patrick Nolan	Village of Indiantown	
John Duchoke	TJI	
George Dzama	MC PWD	
Bob Daniels 3:30pm	Sewall's Point	

#1

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, August 06, 2025 1:52:40 PM
Last Modified:	Wednesday, August 06, 2025 1:54:30 PM
Time Spent:	00:01:50
IP Address:	66.203.141.234

Page 1

Q1

Please select your jurisdiction

Village of Indiantown

Q2

Please select all the plans, policies, ordinances, or budgets your jurisdiction/organization currently has. Select all that apply.

Comprehensive Plan,

Building Codes,

Subdivision or Land Use Ordinance,

Zoning Ordinance,

Emergency Management Plan,

Public Works budget for mitigation

Q3

Planning and Regulatory Capability. Does your jurisdiction... ? (Select all that apply)

Promote planning,

Adopt zoning regulations to control street congestion, promote health, public safety and general welfare, provide adequate light and air, promote the conservation of natural resources, prevent environmental pollution, manage growth and development, promote adequate transportation, water, sewerage, schools, recreation, parks, or other public facilities.

,

Recommend subdivision regulations to the legislative body

,

Support the preservation of historic structures

Q4

Administrative and Technical Capability.Does your jurisdiction have ...? (Select all that apply)

In-house planners with knowledge of land development/management practices

,

Contracted planners with knowledge of land development/management practices

,

Contracted engineers with intimate local knowledge,

Contracted staff to manage mitigation grants

Q5

Political Capability.Considering current and future mitigation actions, please rate how willing your jurisdiction would be to support the following mitigation strategies.

Guide development away from known hazard areas.	**Willing**
Restrict public investments or capital improvements within hazard areas.	**Willing**
Enforce local development standards (e.g., building codes, floodplain management ordinances, etc.) that go beyond minimum state or federal requirements.	**Willing**
Offer financial incentives (e.g., through property tax) to individuals and businesses that employ resilient construction techniques (e.g., voluntary elevate structures, employ landscape designs that establish buffers, exceeding recommended building code standards, etc.)	**Neutral**
Offer financial incentives (e.g., through property tax credits) to individuals and businesses that employ green infrastructure techniques (e.g., pave sidewalks and driveways utilizing permeable materials, install drought tolerant plants to capture, clean, and filtrate rainwater, increase green space in urbanized areas, etc.).	**Neutral**

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, August 11, 2025 1:39:00 PM
Last Modified: Monday, August 11, 2025 1:54:29 PM
Time Spent: 00:15:29
IP Address: 198.136.41.221

Page 1

Q1

Please select your jurisdiction

Town of Jupiter Island

Q2

Please select all the plans, policies, ordinances, or budgets your jurisdiction/organization currently has. Select all that apply.

Comprehensive Plan,

Floodplain Ordinances,

Building Codes,

Subdivision or Land Use Ordinance,

Zoning Ordinance,

Capital Improvement funds for mitigation

Q3

Planning and Regulatory Capability. Does your jurisdiction... ? (Select all that apply)

Promote planning,

Enact, adopt, amend, and execute a comprehensive plan

,

Adopt zoning regulations to control street congestion, promote health, public safety and general welfare, provide adequate light and air, promote the conservation of natural resources, prevent environmental pollution, manage growth and development, promote adequate transportation, water, sewerage, schools, recreation, parks, or other public facilities.

,

Recommend subdivision regulations to the legislative body

,

Support the preservation of historic structures

Q4

Administrative and Technical Capability.Does your jurisdiction have ...? (Select all that apply)

In-house planners with knowledge of land development/management practices

,

Contracted planners with knowledge of land development/management practices

,

In-house engineers,

Contracted engineers with intimate local knowledge,

In-house building inspector(s),

In-house planners with an understanding of local natural, technological, or societal hazards

,

Contracted planners with an understanding of local natural, technological, or societal hazards

Q5

Political Capability.Considering current and future mitigation actions, please rate how willing your jurisdiction would be to support the following mitigation strategies.

Guide development away from known hazard areas.	**Willing**
Restrict public investments or capital improvements within hazard areas.	**Willing**
Enforce local development standards (e.g., building codes, floodplain management ordinances, etc.) that go beyond minimum state or federal requirements.	**Willing**
Offer financial incentives (e.g., through property tax) to individuals and businesses that employ resilient construction techniques (e.g., voluntary elevate structures, employ landscape designs that establish buffers, exceeding recommended building code standards, etc.)	**Unwilling**
Offer financial incentives (e.g., through property tax credits) to individuals and businesses that employ green infrastructure techniques (e.g., pave sidewalks and driveways utilizing permeable materials, install drought tolerant plants to capture, clean, and filtrate rainwater, increase green space in urbanized areas, etc.).	**Unwilling**

#3

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Tuesday, August 12, 2025 4:46:54 PM
Last Modified:	Tuesday, August 12, 2025 4:50:56 PM
Time Spent:	00:04:02
IP Address:	150.176.13.130

Page 1

Q1

Please select your jurisdiction

Martin County School District

Q2

Please select all the plans, policies, ordinances, or budgets your jurisdiction/organization currently has. Select all that apply.

Emergency Management Plan,

Capital Improvement funds for mitigation

Q3

Planning and Regulatory Capability. Does your jurisdiction... ? (Select all that apply)

Promote planning

Q4

Administrative and Technical Capability.Does your jurisdiction have ...? (Select all that apply)

In-house planners with knowledge of land development/management practices

,

Contracted engineers with intimate local knowledge,

In-house planners with an understanding of local natural, technological, or societal hazards

,

Emergency manager

Q5

Political Capability.Considering current and future mitigation actions, please rate how willing your jurisdiction would be to support the following mitigation strategies.

Guide development away from known hazard areas.	**Neutral**
Restrict public investments or capital improvements within hazard areas.	**Willing**
Enforce local development standards (e.g., building codes, floodplain management ordinances, etc.) that go beyond minimum state or federal requirements.	**Neutral**
Offer financial incentives (e.g., through property tax) to individuals and businesses that employ resilient construction techniques (e.g., voluntary elevate structures, employ landscape designs that establish buffers, exceeding recommended building code standards, etc.)	**Very Much Unwilling**
Offer financial incentives (e.g., through property tax credits) to individuals and businesses that employ green infrastructure techniques (e.g., pave sidewalks and driveways utilizing permeable materials, install drought tolerant plants to capture, clean, and filtrate rainwater, increase green space in urbanized areas, etc.).	**Very Much Unwilling**

#4

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, August 13, 2025 3:20:43 PM
Last Modified: Wednesday, August 13, 2025 4:00:00 PM
Time Spent: 00:39:17
IP Address: 198.136.38.250

Page 1

Q1

Please select your jurisdiction

Cleveland Clinic

Q2

Please select all the plans, policies, ordinances, or budgets your jurisdiction/organization currently has. Select all that apply.

Comprehensive Plan,

Emergency Management Plan,

Transportation Plan,

Vulnerability Assessment Plan,

Climate Action Plan,

Capital Improvement funds for mitigation

Q3

Planning and Regulatory Capability. Does your jurisdiction... ? (Select all that apply)

Promote planning,

Accept and use gifts, and public or private grants for the performance of planning functions

,

Enact, adopt, amend, and execute a comprehensive plan

Q4

Administrative and Technical Capability.Does your jurisdiction have ...? (Select all that apply)

In-house planners with an understanding of local natural, technological, or societal hazards

,

Emergency manager,

In-house staff to manage mitigation grants

Q5

Political Capability.Considering current and future mitigation actions, please rate how willing your jurisdiction would be to support the following mitigation strategies.

Guide development away from known hazard areas.	**Willing**
Restrict public investments or capital improvements within hazard areas.	**Neutral**
Enforce local development standards (e.g., building codes, floodplain management ordinances, etc.) that go beyond minimum state or federal requirements.	**Neutral**
Offer financial incentives (e.g., through property tax) to individuals and businesses that employ resilient construction techniques (e.g., voluntary elevate structures, employ landscape designs that establish buffers, exceeding recommended building code standards, etc.)	**Neutral**
Offer financial incentives (e.g., through property tax credits) to individuals and businesses that employ green infrastructure techniques (e.g., pave sidewalks and driveways utilizing permeable materials, install drought tolerant plants to capture, clean, and filtrate rainwater, increase green space in urbanized areas, etc.).	**Neutral**

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 14, 2025 10:46:01 AM
Last Modified: Thursday, August 14, 2025 10:48:24 AM
Time Spent: 00:02:23
IP Address: 198.136.41.221

Page 1

Q1

Please select your jurisdiction

Martin County

Q2

Please select all the plans, policies, ordinances, or budgets your jurisdiction/organization currently has. Select all that apply.

Comprehensive Plan,

Floodplain Ordinances,

Building Codes,

Subdivision or Land Use Ordinance,

Zoning Ordinance,

Emergency Management Plan,

Vulnerability Assessment Plan,

Capital Improvement funds for mitigation,

Public Works budget for mitigation

Q3

Planning and Regulatory Capability. Does your jurisdiction... ? (Select all that apply)

Promote planning,

Make land examinations and surveys,

Enact, adopt, amend, and execute a comprehensive plan

,

Adopt zoning regulations to control street congestion, promote health, public safety and general welfare, provide adequate light and air, promote the conservation of natural resources, prevent environmental pollution, manage growth and development, promote adequate transportation, water, sewerage, schools, recreation, parks, or other public facilities.

,

Recommend subdivision regulations to the legislative body

,

Support the preservation of historic structures

Q4

Administrative and Technical Capability.Does your jurisdiction have ...? (Select all that apply)

In-house planners with knowledge of land development/management practices

,

In-house engineers,

Contracted engineers with intimate local knowledge,

In-house building inspector(s),

In-house planners with an understanding of local natural, technological, or societal hazards

,

Emergency manager,

Floodplain manager,

In-house land surveyor,

In-house GIS mappers,

In-house staff to manage mitigation grants,

Contracted staff to manage mitigation grants

Q5

Political Capability.Considering current and future mitigation actions, please rate how willing your jurisdiction would be to support the following mitigation strategies.

Guide development away from known hazard areas.	**Willing**
Restrict public investments or capital improvements within hazard areas.	**Very Willing**
Enforce local development standards (e.g., building codes, floodplain management ordinances, etc.) that go beyond minimum state or federal requirements.	**Neutral**
Offer financial incentives (e.g., through property tax) to individuals and businesses that employ resilient construction techniques (e.g., voluntary elevate structures, employ landscape designs that establish buffers, exceeding recommended building code standards, etc.)	**Neutral**
Offer financial incentives (e.g., through property tax credits) to individuals and businesses that employ green infrastructure techniques (e.g., pave sidewalks and driveways utilizing permeable materials, install drought tolerant plants to capture, clean, and filtrate rainwater, increase green space in urbanized areas, etc.).	**Neutral**

#6

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 14, 2025 11:16:57 PM
Last Modified: Thursday, August 14, 2025 11:18:51 PM
Time Spent: 00:01:53
IP Address: 104.28.94.201

Page 1

Q1

Please select your jurisdiction

City of Stuart

Q2

Please select all the plans, policies, ordinances, or budgets your jurisdiction/organization currently has. Select all that apply.

Comprehensive Plan,

Building Codes,

Subdivision or Land Use Ordinance,

Zoning Ordinance,

Emergency Management Plan,

Transportation Plan,

Vulnerability Assessment Plan,

Capital Improvement funds for mitigation,

Public Works budget for mitigation

Q3

Planning and Regulatory Capability. Does your jurisdiction... ? (Select all that apply)

Promote planning,

Enact, adopt, amend, and execute a comprehensive plan

,

Adopt zoning regulations to control street congestion, promote health, public safety and general welfare, provide adequate light and air, promote the conservation of natural resources, prevent environmental pollution, manage growth and development, promote adequate transportation, water, sewerage, schools, recreation, parks, or other public facilities.

,

Support the preservation of historic structures

Q4

Administrative and Technical Capability.Does your jurisdiction have ...? (Select all that apply)

In-house planners with knowledge of land development/management practices

,

Contracted planners with knowledge of land development/management practices

,

In-house engineers,

Contracted engineers with intimate local knowledge,

In-house building inspector(s),

Emergency manager,

In-house GIS mappers,

Contracted staff to manage mitigation grants

Q5

Political Capability.Considering current and future mitigation actions, please rate how willing your jurisdiction would be to support the following mitigation strategies.

Guide development away from known hazard areas.	**Willing**
Restrict public investments or capital improvements within hazard areas.	**Willing**
Enforce local development standards (e.g., building codes, floodplain management ordinances, etc.) that go beyond minimum state or federal requirements.	**Willing**
Offer financial incentives (e.g., through property tax) to individuals and businesses that employ resilient construction techniques (e.g., voluntary elevate structures, employ landscape designs that establish buffers, exceeding recommended building code standards, etc.)	**Neutral**
Offer financial incentives (e.g., through property tax credits) to individuals and businesses that employ green infrastructure techniques (e.g., pave sidewalks and driveways utilizing permeable materials, install drought tolerant plants to capture, clean, and filtrate rainwater, increase green space in urbanized areas, etc.).	**Willing**

#7

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, September 04, 2025 1:17:54 PM
Last Modified:	Thursday, September 04, 2025 1:20:27 PM
Time Spent:	00:02:33
IP Address:	174.48.143.69

Page 1

Q1

Please select your jurisdiction

Town of Ocean Breeze

Q2

Please select all the plans, policies, ordinances, or budgets your jurisdiction/organization currently has. Select all that apply.

Comprehensive Plan,

Building Codes,

Subdivision or Land Use Ordinance,

Zoning Ordinance

Q3

Planning and Regulatory Capability. Does your jurisdiction... ? (Select all that apply)

Promote planning,

Accept and use gifts, and public or private grants for the performance of planning functions

,

Enact, adopt, amend, and execute a comprehensive plan

,

Adopt zoning regulations to control street congestion, promote health, public safety and general welfare, provide adequate light and air, promote the conservation of natural resources, prevent environmental pollution, manage growth and development, promote adequate transportation, water, sewerage, schools, recreation, parks, or other public facilities.

,

Recommend subdivision regulations to the legislative body

Q4

Administrative and Technical Capability.Does your jurisdiction have ...? (Select all that apply)

Contracted planners with knowledge of land development/management practices

,

Contracted engineers with intimate local knowledge,

In-house building inspector(s),

Contracted planners with an understanding of local natural, technological, or societal hazards

Q5

Political Capability.Considering current and future mitigation actions, please rate how willing your jurisdiction would be to support the following mitigation strategies.

Guide development away from known hazard areas.	**Neutral**
Restrict public investments or capital improvements within hazard areas.	**Neutral**
Enforce local development standards (e.g., building codes, floodplain management ordinances, etc.) that go beyond minimum state or federal requirements.	**Willing**
Offer financial incentives (e.g., through property tax) to individuals and businesses that employ resilient construction techniques (e.g., voluntary elevate structures, employ landscape designs that establish buffers, exceeding recommended building code standards, etc.)	**Very Much Unwilling**
Offer financial incentives (e.g., through property tax credits) to individuals and businesses that employ green infrastructure techniques (e.g., pave sidewalks and driveways utilizing permeable materials, install drought tolerant plants to capture, clean, and filtrate rainwater, increase green space in urbanized areas, etc.).	**Very Much Unwilling**

#8

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, September 04, 2025 1:47:25 PM
Last Modified:	Thursday, September 04, 2025 1:50:02 PM
Time Spent:	00:02:37
IP Address:	198.136.41.221

Page 1

Q1

Please select your jurisdiction

Town of Sewall's Point

Q2

Please select all the plans, policies, ordinances, or budgets your jurisdiction/organization currently has. Select all that apply.

Comprehensive Plan,

Floodplain Ordinances,

Building Codes,

Subdivision or Land Use Ordinance,

Zoning Ordinance,

Vulnerability Assessment Plan,

Capital Improvement funds for mitigation,

Public Works budget for mitigation

Q3

Planning and Regulatory Capability. Does your jurisdiction... ? (Select all that apply)

Promote planning,

Enact, adopt, amend, and execute a comprehensive plan

,

Adopt zoning regulations to control street congestion, promote health, public safety and general welfare, provide adequate light and air, promote the conservation of natural resources, prevent environmental pollution, manage growth and development, promote adequate transportation, water, sewerage, schools, recreation, parks, or other public facilities.

,

Recommend subdivision regulations to the legislative body

,

Support the preservation of historic structures

Q4

Administrative and Technical Capability.Does your jurisdiction have ...? (Select all that apply)

Contracted engineers with intimate local knowledge,

In-house building inspector(s),

Contracted planners with an understanding of local natural, technological, or societal hazards

,

Emergency manager,

Floodplain manager,

Contracted staff to manage mitigation grants

Q5

Political Capability.Considering current and future mitigation actions, please rate how willing your jurisdiction would be to support the following mitigation strategies.

Guide development away from known hazard areas.	**Willing**
Restrict public investments or capital improvements within hazard areas.	**Willing**
Enforce local development standards (e.g., building codes, floodplain management ordinances, etc.) that go beyond minimum state or federal requirements.	**Very Willing**
Offer financial incentives (e.g., through property tax) to individuals and businesses that employ resilient construction techniques (e.g., voluntary elevate structures, employ landscape designs that establish buffers, exceeding recommended building code standards, etc.)	**Very Much Unwilling**
Offer financial incentives (e.g., through property tax credits) to individuals and businesses that employ green infrastructure techniques (e.g., pave sidewalks and driveways utilizing permeable materials, install drought tolerant plants to capture, clean, and filtrate rainwater, increase green space in urbanized areas, etc.).	**Very Much Unwilling**

#1

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, July 31, 2025 11:03:32 AM
Last Modified:	Thursday, July 31, 2025 11:05:39 AM
Time Spent:	00:02:06
IP Address:	107.115.227.104

Page 2

Q1

Please provide your agency/organization/company name.

Hobe Sound Chamber of Commerce

Q2

Please provide your email.

[redacted]

Q3

Please provide your name

[redacted]

Q4

Please review the list of hazards below and rate them based on the level of concern for your agency/organization/company.

Dam or Levee Failure	**Concerned**
Epidemics or Pandemics	**Concerned**
Flooding	**Concerned**
Harmful Algal Bloom	**Very concerned**
Shoreline Erosion	**Concerned**
Tornadoes	**Concerned**
Tropical Cyclones (Hurricanes)	**Very concerned**
Transportation System Accidents	**Concerned**
Cyber Incidents	**Concerned**
Civil Disturbances	**Concerned**
Mass Migration	**Concerned**
Terrorism and Sabotage	**Concerned**

Q5

Does your agency/organization have plans or projects that mitigate any of the hazards listed above or any other hazards? If so, please provide a description.

Respondent skipped this question

Q6

Please provide any additional comments you have regarding mitigation in Martin County.

Respondent skipped this question

Page 3

Q7

Please provide your email so we may contact you regarding any meetings in your area.

[redacted]

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, August 04, 2025 1:10:20 PM
Last Modified: Monday, August 04, 2025 1:17:23 PM
Time Spent: 00:07:02
IP Address: 167.78.253.2

Page 2

Q1

Please provide your agency/organization/company name.

FL_DOH Martin County

Q2

Please provide your email.

[redacted]

Q3 Respondent skipped this question

[redacted]

Q4

Please review the list of hazards below and rate them based on the level of concern for your agency/organization/company.

Dam or Levee Failure	**Not concerned**
Drought	**Not concerned**
Epidemics or Pandemics	**Very concerned**
Extreme Temperatures (Heat and Cold)	**Concerned**
Flooding	**Concerned**
Harmful Algal Bloom	**Neutral**
Sea Level Rise	**Concerned**
Severe Thunderstorms	**Concerned**
Shoreline Erosion	**Concerned**
Tornadoes	**Very concerned**
Tropical Cyclones (Hurricanes)	**Very concerned**
Tsunamis	**Somewhat concerned**
Wildfires	**Concerned**
Wellfield Contamination	**Concerned**
Hazardous Materials	**Concerned**
Radiological or Nuclear Incidents	**Concerned**
Transportation System Accidents	**Concerned**
Cyber Incidents	**Concerned**
Civil Disturbances	**Concerned**
Mass Migration	**Somewhat concerned**
Terrorism and Sabotage	**Neutral**

Q5

Does your agency/organization have plans or projects that mitigate any of the hazards listed above or any other hazards? If so, please provide a description.

DOH maintains plans for the public health response for pandemics and epidemics. Our Epi teams throughout the state are monitoring infections disease incidents and trends. We also have plans for our response to harmful algal blooms as it relates to public notification. We monitor ground water contamination through the testing of private wells through our well surveillance program. We maintain and ESF-8 response plan that covers responses to hurricanes, radiological incidents, and a COOP plan.

Q6

Respondent skipped this question

Please provide any additional comments you have regarding mitigation in Martin County.

Page 3

Q7

Please provide your email so we may contact you regarding any meetings in your area.

[redacted]

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, August 13, 2025 4:06:31 PM
Last Modified: Wednesday, August 13, 2025 4:14:48 PM
Time Spent: 00:08:16
IP Address: 198.136.38.250

Page 2

Q1

Please provide your agency/organization/company name.

Cleveland Clinic Martin Health

Q2

Please provide your email.

[redacted]

Q3 **Respondent skipped this question**

Please provide your name

Q4

Please review the list of hazards below and rate them based on the level of concern for your agency/organization/company.

Dam or Levee Failure	**N/A**
Drought	**Not concerned**
Epidemics or Pandemics	**Somewhat concerned**
Extreme Temperatures (Heat and Cold)	**Neutral**
Flooding	**Somewhat concerned**
Harmful Algal Bloom	**Neutral**
Sea Level Rise	**Neutral**
Severe Thunderstorms	**Neutral**
Shoreline Erosion	**Neutral**
Tornadoes	**Concerned**
Tropical Cyclones (Hurricanes)	**Concerned**
Tsunamis	**Not concerned**
Wildfires	**Neutral**
Wellfield Contamination	**Not concerned**
Hazardous Materials	**Concerned**
Radiological or Nuclear Incidents	**Somewhat concerned**
Transportation System Accidents	**Somewhat concerned**
Cyber Incidents	**Concerned**
Civil Disturbances	**Neutral**
Mass Migration	**Neutral**
Terrorism and Sabotage	**Concerned**

Q5

Does your agency/organization have plans or projects that mitigate any of the hazards listed above or any other hazards? If so, please provide a description.

Yes. We conduct/complete and annual HVA (hazard vulnerability analysis), focusing the majority of our education, training, exercises, and planning/mitigation efforts on the top 5 ranked hazards.

Q6

Respondent skipped this question

Please provide any additional comments you have regarding mitigation in Martin County.

Q7

Please provide your email so we may contact you regarding any meetings in your area.

[redacted]

#4

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 14, 2025 10:51:07 AM
Last Modified: Thursday, August 14, 2025 10:53:41 AM
Time Spent: 00:02:34
IP Address: 50.77.118.5

Page 2

Q1

Please provide your agency/organization/company name.

United Way of Martin County

Q2

Please provide your email.

[redacted]

Q3

Please provide your name

[redacted]

Q4

Please review the list of hazards below and rate them based on the level of concern for your agency/organization/company.

Dam or Levee Failure	**Neutral**
Drought	**Concerned**
Epidemics or Pandemics	**Concerned**
Extreme Temperatures (Heat and Cold)	**Concerned**
Flooding	**Concerned**
Harmful Algal Bloom	**Neutral**
Sea Level Rise	**Neutral**
Severe Thunderstorms	**Concerned**
Shoreline Erosion	**Neutral**
Tornadoes	**Very concerned**
Tropical Cyclones (Hurricanes)	**Very concerned**
Tsunamis	**Neutral**
Wildfires	**Neutral**
Wellfield Contamination	**Concerned**
Hazardous Materials	**Concerned**
Radiological or Nuclear Incidents	**Neutral**
Transportation System Accidents	**Neutral**
Cyber Incidents	**Neutral**
Civil Disturbances	**Concerned**
Mass Migration	**Neutral**
Terrorism and Sabotage	**Concerned**

Q5

Does your agency/organization have plans or projects that mitigate any of the hazards listed above or any other hazards? If so, please provide a description.

We have an emergency plan for our office but not for overall community.

Q6 **Respondent skipped this question**

Please provide any additional comments you have regarding mitigation in Martin County.

Page 3

Q7

Please provide your email so we may contact you regarding any meetings in your area.

[redacted]

#5

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, August 14, 2025 10:55:41 AM
Last Modified:	Thursday, August 14, 2025 11:00:57 AM
Time Spent:	00:05:16
IP Address:	198.136.35.20

Page 2

Q1

Please provide your agency/organization/company name.

MCSO

Q2

Please provide your email.

[redacted]

Q3

Please provide your name

[redacted]

Q4

Please review the list of hazards below and rate them based on the level of concern for your agency/organization/company.

Dam or Levee Failure	**Somewhat concerned**
Drought	**Somewhat concerned**
Epidemics or Pandemics	**Somewhat concerned**
Extreme Temperatures (Heat and Cold)	**Somewhat concerned**
Flooding	**Concerned**
Harmful Algal Bloom	**Neutral**
Sea Level Rise	**Concerned**
Severe Thunderstorms	**Concerned**
Shoreline Erosion	**Concerned**
Tornadoes	**Concerned**
Tropical Cyclones (Hurricanes)	**Very concerned**
Tsunamis	**Somewhat concerned**
Wildfires	**Concerned**
Wellfield Contamination	**Neutral**
Hazardous Materials	**Concerned**
Radiological or Nuclear Incidents	**Concerned**
Transportation System Accidents	**Very concerned**
Cyber Incidents	**Very concerned**
Civil Disturbances	**Very concerned**
Mass Migration	**Neutral**
Terrorism and Sabotage	**Very concerned**

Q5

Does your agency/organization have plans or projects that mitigate any of the hazards listed above or any other hazards? If so, please provide a description.

Yes, we have response plans in place for some of the above incident.

Q6

Respondent skipped this question

Please provide any additional comments you have regarding mitigation in Martin County.

Page 3

Q7

Please provide your email so we may contact you regarding any meetings in your area.

[redacted]

#6

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 14, 2025 10:58:49 AM
Last Modified: Thursday, August 14, 2025 11:03:04 AM
Time Spent: 00:04:15
IP Address: 198.136.35.20

Page 2

Q1

Please provide your agency/organization/company name.

Sewall's Point Police Department

Q2

Please provide your email.

[redacted]

Q3

Please provide your name

[redacted]

Q4

Please review the list of hazards below and rate them based on the level of concern for your agency/organization/company.

Dam or Levee Failure	**Neutral**
Drought	**Neutral**
Epidemics or Pandemics	**Concerned**
Extreme Temperatures (Heat and Cold)	**Concerned**
Flooding	**Very concerned**
Harmful Algal Bloom	**Very concerned**
Sea Level Rise	**Very concerned**
Severe Thunderstorms	**Concerned**
Shoreline Erosion	**Concerned**
Tornadoes	**Very concerned**
Tropical Cyclones (Hurricanes)	**Very concerned**
Tsunamis	**Concerned**
Wildfires	**Concerned**
Wellfield Contamination	**Concerned**
Hazardous Materials	**Concerned**
Radiological or Nuclear Incidents	**Very concerned**
Transportation System Accidents	**Concerned**
Cyber Incidents	**Very concerned**
Civil Disturbances	**Concerned**
Mass Migration	**Concerned**
Terrorism and Sabotage	**Concerned**

Q5

Does your agency/organization have plans or projects that mitigate any of the hazards listed above or any other hazards? If so, please provide a description.

The Town has active projects to mitigate flood impacts as well as sewer projects to mitigate septic tank leaching in the river.

Q6

Respondent skipped this question

Please provide any additional comments you have regarding mitigation in Martin County.

Page 3

Q7

Please provide your email so we may contact you regarding any meetings in your area.

[redacted]

#7

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 14, 2025 2:08:51 PM
Last Modified: Thursday, August 14, 2025 2:20:17 PM
Time Spent: 00:11:25
IP Address: 198.136.41.221

Page 2

Q1

Please provide your agency/organization/company name.

Martin County Fire Rescue

Q2

Please provide your email.

[redacted]

Q3

Please provide your name

[redacted]

Q4

Please review the list of hazards below and rate them based on the level of concern for your agency/organization/company.

Dam or Levee Failure	**Neutral**
Drought	**Not concerned**
Epidemics or Pandemics	**Neutral**
Extreme Temperatures (Heat and Cold)	**Neutral**
Flooding	**Concerned**
Harmful Algal Bloom	**Concerned**
Sea Level Rise	**Concerned**
Severe Thunderstorms	**Concerned**
Shoreline Erosion	**Neutral**
Tornadoes	**N/A**
Tropical Cyclones (Hurricanes)	**Concerned**
Tsunamis	**Not concerned**
Wildfires	**Neutral**
Wellfield Contamination	**Neutral**
Hazardous Materials	**Neutral**
Radiological or Nuclear Incidents	**Somewhat concerned**
Transportation System Accidents	**Neutral**
Cyber Incidents	**Neutral**
Civil Disturbances	**Neutral**
Mass Migration	**Neutral**
Terrorism and Sabotage	**Neutral**

Q5

Does your agency/organization have plans or projects that mitigate any of the hazards listed above or any other hazards? If so, please provide a description.

Yes, Martin County EM does a great job being proactive for emergencies. However, they are also trained and have enough experience to navigate unforeseen or unexpected disasters like the tornados and covid.

Q6

Respondent skipped this question

Please provide any additional comments you have regarding mitigation in Martin County.

Q7

Please provide your email so we may contact you regarding any meetings in your area.

[redacted]

#8

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 14, 2025 7:06:17 PM
Last Modified: Thursday, August 14, 2025 7:14:50 PM
Time Spent: 00:08:33
IP Address: 66.203.138.130

Page 2

Q1

Please provide your agency/organization/company name.

Business Development Board of Martin County

Q2

Please provide your email.

[redacted]

Q3

Please provide your name

[redacted]

Q4

Please review the list of hazards below and rate them based on the level of concern for your agency/organization/company.

Dam or Levee Failure	**N/A**
Drought	**Concerned**
Epidemics or Pandemics	**Very concerned**
Extreme Temperatures (Heat and Cold)	**Very concerned**
Flooding	**Concerned**
Harmful Algal Bloom	**Very concerned**
Sea Level Rise	**Neutral**
Severe Thunderstorms	**Neutral**
Shoreline Erosion	**Very concerned**
Tornadoes	**Concerned**
Tropical Cyclones (Hurricanes)	**Very concerned**
Tsunamis	**N/A**
Wildfires	**Neutral**
Wellfield Contamination	**N/A**
Hazardous Materials	**Not concerned**
Radiological or Nuclear Incidents	**Not concerned**
Transportation System Accidents	**Concerned**
Cyber Incidents	**Somewhat concerned**
Civil Disturbances	**Neutral**
Mass Migration	**Not concerned**
Terrorism and Sabotage	**Somewhat concerned**

Q5

Does your agency/organization have plans or projects that mitigate any of the hazards listed above or any other hazards? If so, please provide a description.

Not currently, but there are some good best practices and creative programs that were put into place by communities around the nation during the COVID pandemic to help businesses stay afloat financially and stay open, that we would look to help implement in Martin County after something that might affect businesses happens (like an epidemic/pandemic).

Q6

Respondent skipped this question

Please provide any additional comments you have regarding mitigation in Martin County.

Page 3

Q7

Please provide your email so we may contact you regarding any meetings in your area.

[redacted]

#9

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, August 15, 2025 5:53:12 PM
Last Modified:	Friday, August 15, 2025 5:59:51 PM
Time Spent:	00:06:38
IP Address:	198.136.35.20

Page 2

Q1

Please provide your agency/organization/company name.

Jupiter Island Public Safety

Q2

Please provide your email.

[redacted]

Q3 **Respondent skipped this question**

Please provide your name

Q4

Please review the list of hazards below and rate them based on the level of concern for your agency/organization/company.

Dam or Levee Failure	**Not concerned**
Drought	**Somewhat concerned**
Epidemics or Pandemics	**Concerned**
Extreme Temperatures (Heat and Cold)	**Concerned**
Flooding	**Very concerned**
Harmful Algal Bloom	**Concerned**
Sea Level Rise	**Concerned**
Severe Thunderstorms	**Very concerned**
Shoreline Erosion	**Very concerned**
Tornadoes	**Very concerned**
Tropical Cyclones (Hurricanes)	**Very concerned**
Tsunamis	**Concerned**
Wildfires	**Concerned**
Wellfield Contamination	**Very concerned**
Hazardous Materials	**Very concerned**
Radiological or Nuclear Incidents	**Concerned**
Transportation System Accidents	**Concerned**
Cyber Incidents	**Very concerned**
Civil Disturbances	**Concerned**
Mass Migration	**Very concerned**
Terrorism and Sabotage	**Very concerned**

Q5

Does your agency/organization have plans or projects that mitigate any of the hazards listed above or any other hazards? If so, please provide a description.

Town has beach restoration program- shoreline erosion
Exfiltration systems installed along several flood prone streets.

Q6

Please provide any additional comments you have regarding mitigation in Martin County.

Having been involved in the LMS committee in the past, I know its value to the County. Continued support and participation are crucial to mitigation efforts.

Page 3

Q7

Please provide your email so we may contact you regarding any meetings in your area.

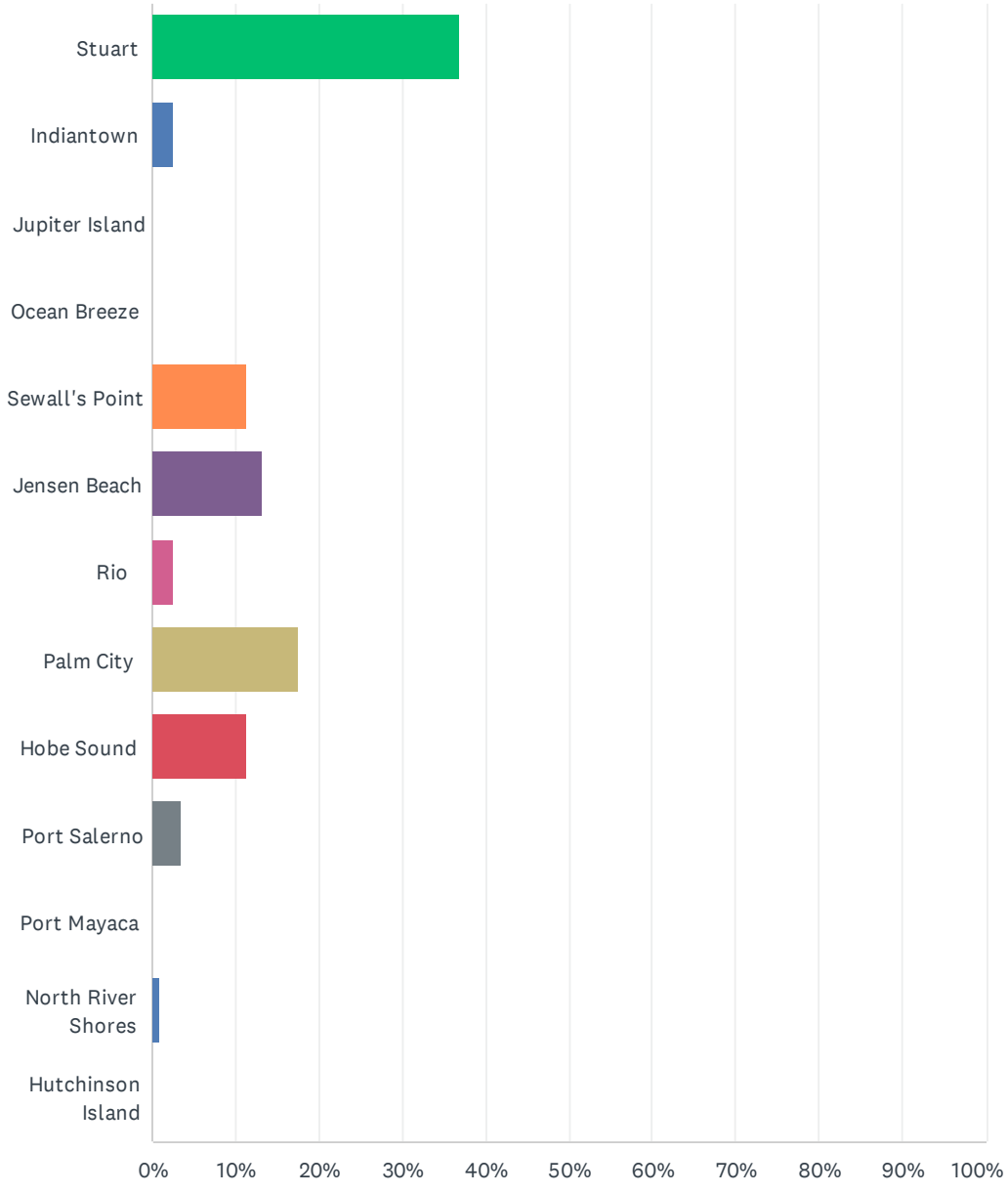
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ATTACHMENT B
PUBLIC OUTREACH

1. Martin County Local Mitigation Strategy (LMS) Public Input Survey summary
2. LMS public input request advertising (social media and website)
3. Town of Jupiter Island Beach Protection District Meeting Minutes, December 4, 2024 (with presentation slides included)
4. Village of Indiantown Regular Council Meeting Minutes (partial), January 23, 2025
5. Town of Sewall's Point Commission Regular Meeting Minutes (partial), February 25, 2025
6. Town of Ocean Breeze Regular Town Council Meeting Minutes, March 10, 2025
7. Martin County Connection Weekly Newsletter, August 16, 2024
8. Martin County Connection Weekly Newsletter, September 20, 2024

Q1 In what community do you live?

Answered: 114 Skipped: 0



ANSWER CHOICES	RESPONSES	
Stuart	36.84%	42
Indiantown	2.63%	3
Jupiter Island	0.00%	0
Ocean Breeze	0.00%	0
Sewall's Point	11.40%	13
Jensen Beach	13.16%	15
Rio	2.63%	3
Palm City	17.54%	20
Hobe Sound	11.40%	13
Port Salerno	3.51%	4
Port Mayaca	0.00%	0
North River Shores	0.88%	1
Hutchinson Island	0.00%	0
TOTAL		114

Q2 What is your zip code?

Answered: 113 Skipped: 1

#	RESPONSES	DATE
1	34994 , 34997	8/13/2025 4:26 PM
2	34997	8/4/2025 1:54 PM
3	34996	7/21/2025 4:29 PM
4	34996	4/21/2025 11:36 AM
5	34996	3/10/2025 9:25 PM
6	34996	3/10/2025 8:11 AM
7	34996	3/10/2025 8:08 AM
8	34996	3/9/2025 6:41 AM
9	34996	3/8/2025 4:05 PM
10	34996	3/8/2025 8:57 AM
11	34996	3/8/2025 7:31 AM
12	34996	3/7/2025 10:17 PM
13	34996	3/7/2025 8:15 PM
14	34996	3/7/2025 6:50 PM
15	34997	3/7/2025 2:52 PM
16	34990	3/5/2025 2:44 PM
17	34994	3/5/2025 2:30 PM
18	34990	3/5/2025 1:55 PM
19	34996	2/25/2025 7:12 PM
20	34996	2/25/2025 7:09 PM
21	34956	2/8/2025 9:27 AM
22	34997	9/25/2024 1:46 PM
23	34990	9/24/2024 8:58 AM
24	34990	9/23/2024 7:25 AM
25	34997	9/23/2024 7:25 AM
26	33455	9/22/2024 3:23 PM
27	34997	9/22/2024 8:47 AM
28	34994	9/21/2024 12:06 PM
29	34990	9/20/2024 4:51 PM
30	34956	9/20/2024 12:06 PM
31	34990	9/20/2024 12:05 PM
32	34997	9/20/2024 11:31 AM
33	34990	9/20/2024 11:09 AM

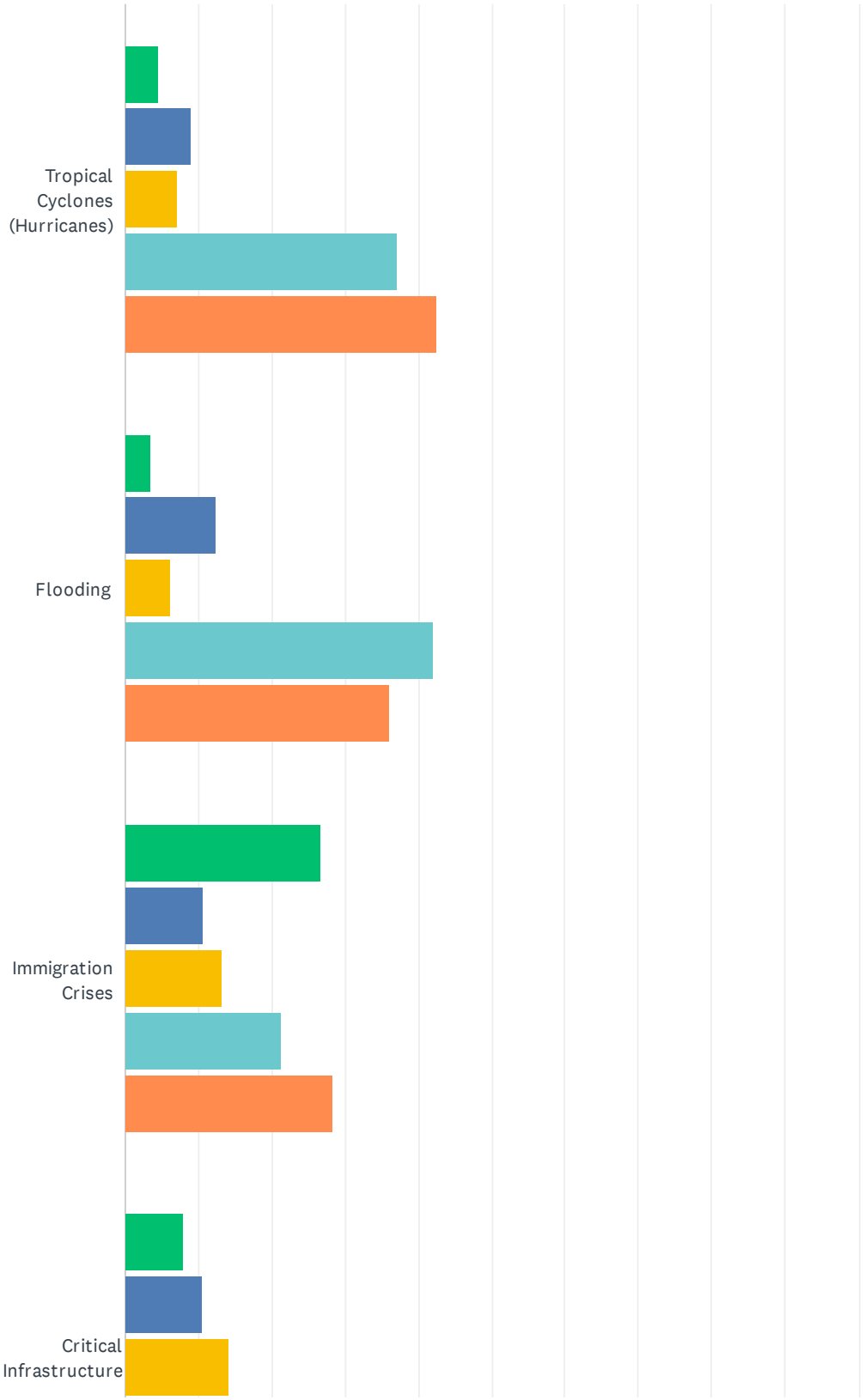
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35	34957	9/20/2024 9:09 AM
36	34997	9/19/2024 4:07 PM
37	34994	9/17/2024 9:25 AM
38	34957	9/16/2024 9:39 PM
39	34997	9/16/2024 11:31 AM
40	34996	9/16/2024 9:12 AM
41	33455	9/15/2024 11:43 AM
42	33455	9/14/2024 8:27 AM
43	34997	9/13/2024 2:24 PM
44	34994	9/13/2024 10:54 AM
45	34997	9/13/2024 10:27 AM
46	34994	9/13/2024 8:53 AM
47	34957	9/13/2024 7:10 AM
48	34997	9/12/2024 11:49 PM
49	34957	9/12/2024 11:29 PM
50	34996	9/12/2024 8:14 PM
51	34990	9/12/2024 7:28 PM
52	34990	9/12/2024 4:30 PM
53	34997	9/12/2024 2:41 PM
54	34957	9/12/2024 1:50 PM
55	34957	9/12/2024 12:56 PM
56	34996	9/12/2024 11:13 AM
57	33455	9/10/2024 5:11 PM
58	33455	9/10/2024 3:13 PM
59	33455	9/10/2024 11:31 AM
60	33455	9/10/2024 3:28 AM
61	34957	9/8/2024 3:54 PM
62	34990	9/7/2024 6:43 PM
63	34990	9/7/2024 1:02 PM
64	34957	9/7/2024 10:02 AM
65	34994	9/6/2024 10:41 PM
66	34997	9/6/2024 10:05 PM
67	34997	9/6/2024 7:57 PM
68	33455	9/6/2024 7:22 PM
69	34997	9/6/2024 6:24 PM
70	34994	9/6/2024 6:20 PM
71	34957	9/6/2024 6:12 PM

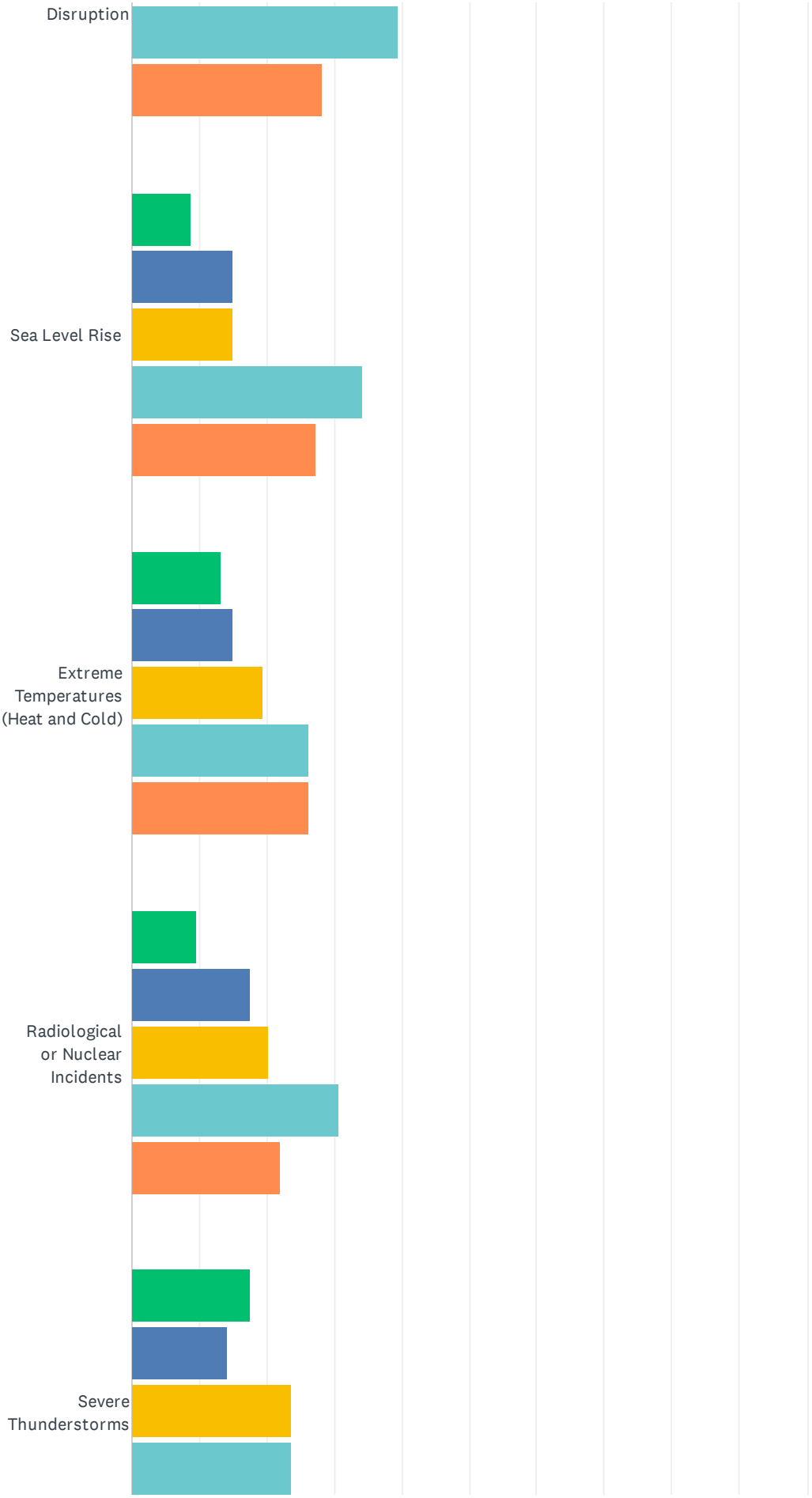
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76	34997	9/6/2024 3:52 PM
77	34957	9/6/2024 3:50 PM
78	34997	9/6/2024 3:30 PM
79	34990	9/6/2024 3:22 PM
80	34997	9/6/2024 3:15 PM
81	34957	9/6/2024 3:07 PM
82	34990	9/6/2024 2:39 PM
83	34996	9/6/2024 12:53 PM
84	34994	9/6/2024 12:46 PM
85	33455	8/22/2024 3:21 PM
86	34997	8/21/2024 4:14 PM
87	34990	8/21/2024 1:59 PM
88	34994	8/21/2024 1:37 PM
89	34990	8/21/2024 11:24 AM
90	34990	8/21/2024 11:20 AM
91	345994	8/21/2024 11:11 AM
92	34956	8/21/2024 9:14 AM
93	34996	8/21/2024 9:09 AM
94	34999	8/21/2024 8:57 AM
95	34994	8/15/2024 1:41 PM
96	34957	8/12/2024 12:19 PM
97	34997	8/12/2024 8:49 AM
98	33455	8/11/2024 7:50 PM
99	34997	8/11/2024 11:46 AM
100	34996	8/10/2024 12:39 PM
101	34957	8/10/2024 8:43 AM
102	34957	8/9/2024 10:28 PM
103	34997	8/9/2024 9:19 PM
104	34957	8/9/2024 5:06 PM
105	33455	8/9/2024 3:48 PM
106	33455	8/9/2024 3:47 PM
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108	33455	8/9/2024 3:00 PM
109	34994	8/9/2024 2:59 PM

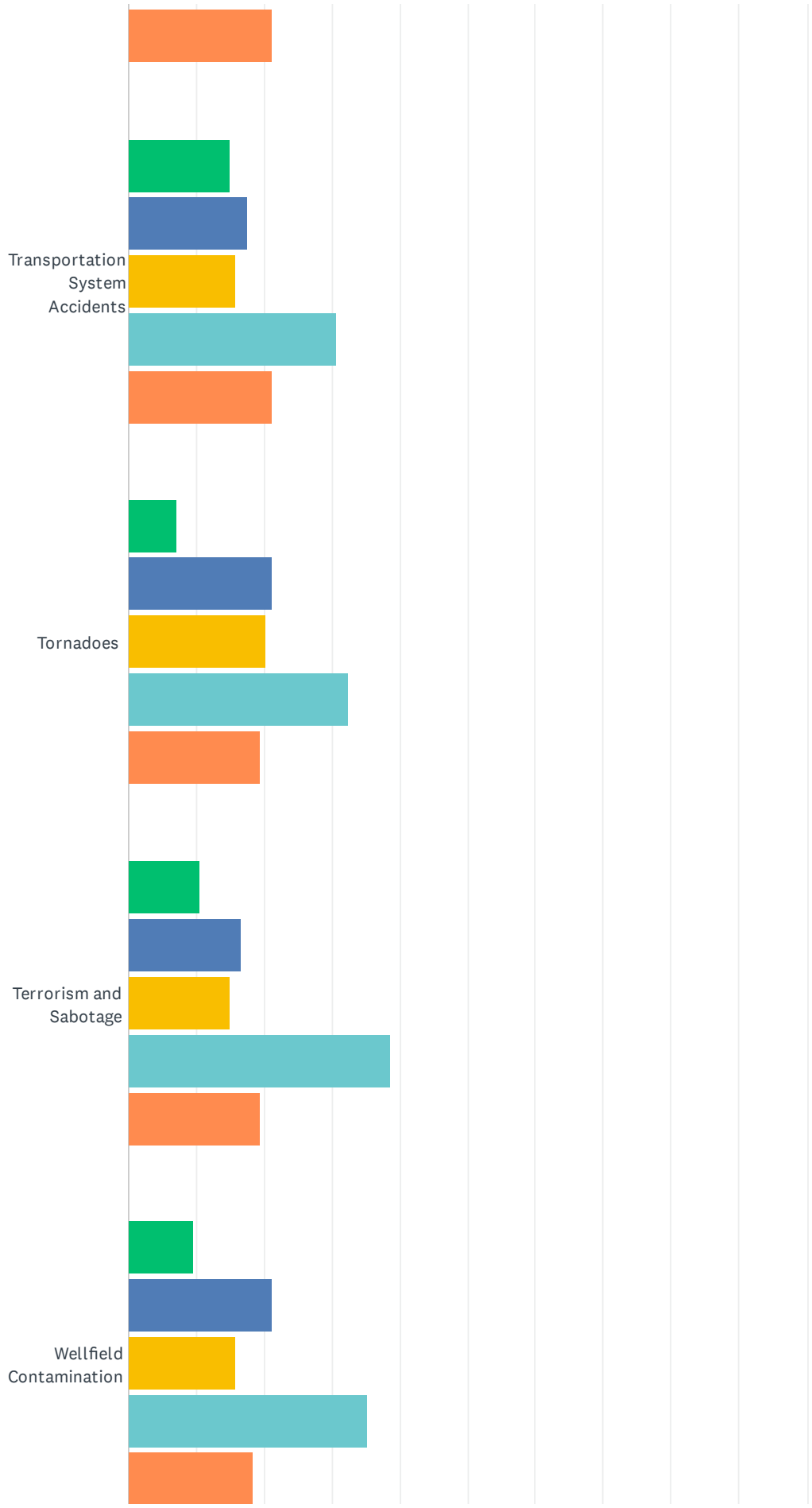
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113	34996	8/8/2024 11:02 AM

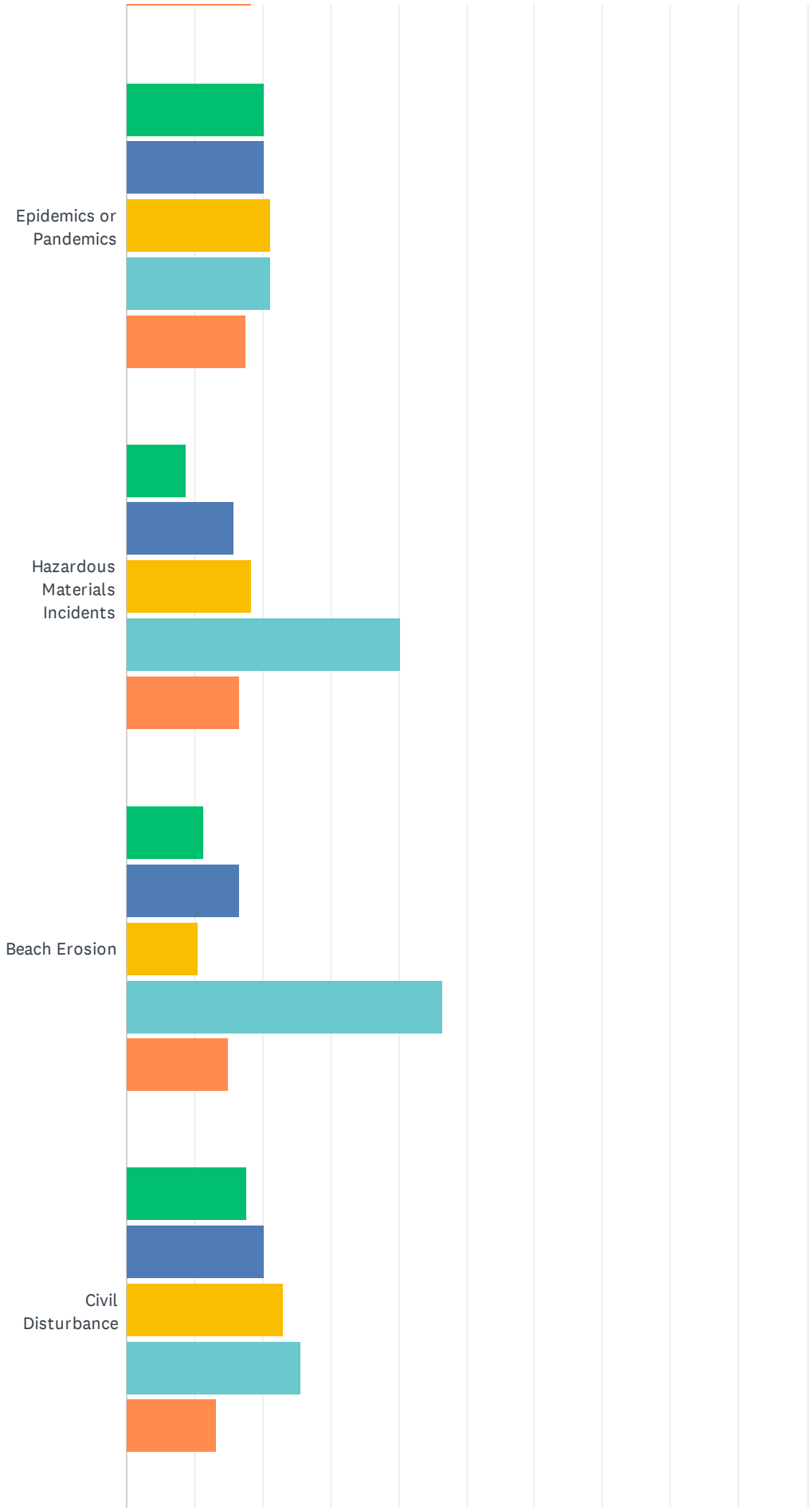
Q3 Please review the list of hazards below and rate them based on your level of concern.

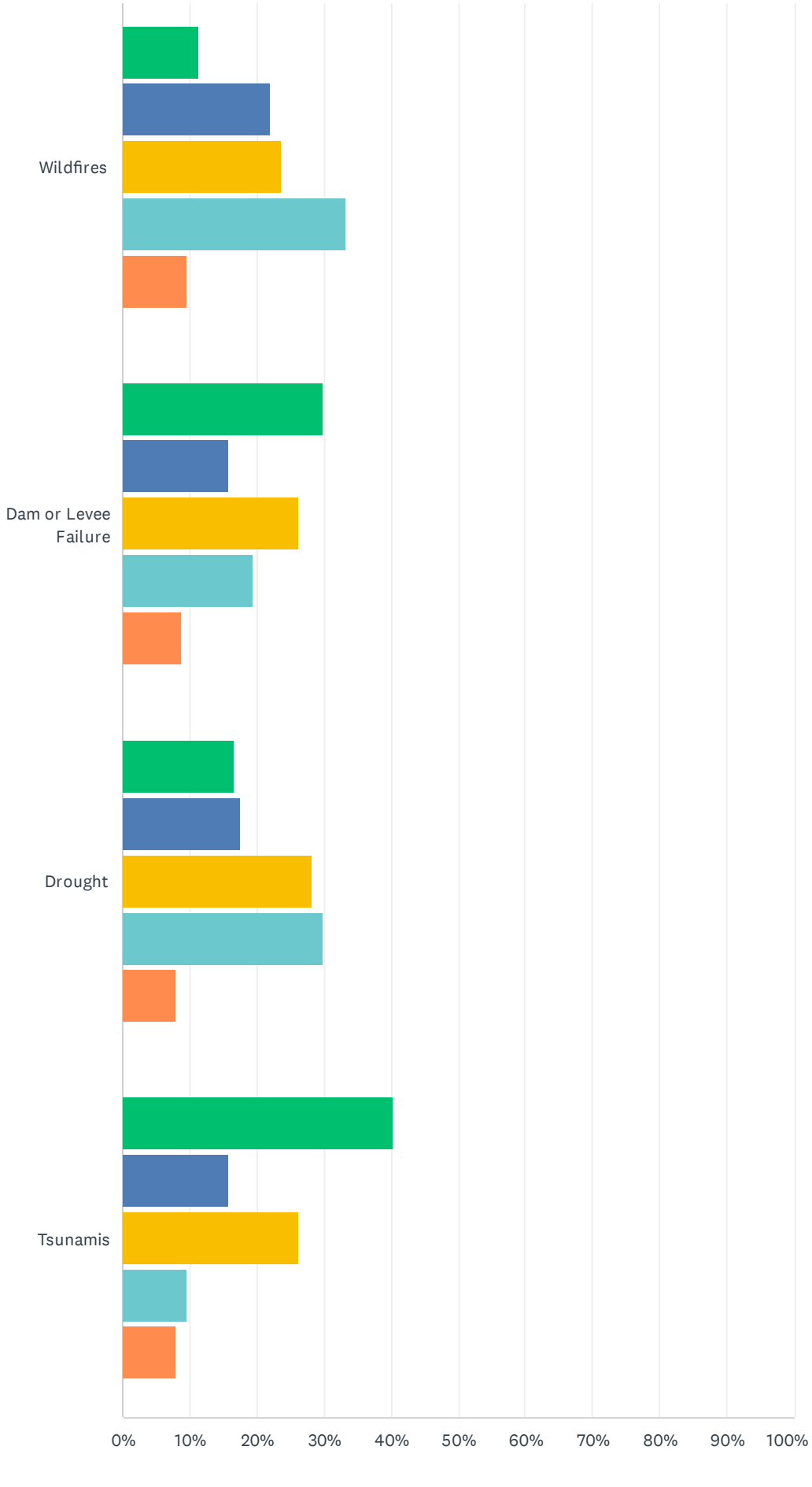
Answered: 114 Skipped: 0




Disruption
Sea Level Rise
Extreme Temperatures (Heat and Cold)
Radiological or Nuclear Incidents
Severe Thunderstorms


Transportation System Accidents
Tornadoes
Terrorism and Sabotage
Wellfield Contamination


Epidemics or Pandemics
Hazardous Materials Incidents
Beach Erosion
Civil Disturbance


Wildfires
Dam or Levee Failure
Drought
Tsunamis
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%



	NOT CONCERNED	SOMEWHAT CONCERNED	NEUTRAL	CONCERNED	VERY CONCERNED	TOTAL	WEIGHTED AVERAGE
Tropical Cyclones (Hurricanes)	4.42% 5	8.85% 10	7.08% 8	37.17% 42	42.48% 48	113	4.04
Flooding	3.51% 4	12.28% 14	6.14% 7	42.11% 48	35.96% 41	114	3.95
Immigration Crises	26.55% 30	10.62% 12	13.27% 15	21.24% 24	28.32% 32	113	3.14
Critical Infrastructure Disruption	7.89% 9	10.53% 12	14.04% 16	39.47% 45	28.07% 32	114	3.69
Sea Level Rise	8.77% 10	14.91% 17	14.91% 17	34.21% 39	27.19% 31	114	3.56
Extreme Temperatures (Heat and Cold)	13.16% 15	14.91% 17	19.30% 22	26.32% 30	26.32% 30	114	3.38
Radiological or Nuclear Incidents	9.65% 11	17.54% 20	20.18% 23	30.70% 35	21.93% 25	114	3.38
Severe Thunderstorms	17.54% 20	14.04% 16	23.68% 27	23.68% 27	21.05% 24	114	3.17
Transportation System Accidents	14.91% 17	17.54% 20	15.79% 18	30.70% 35	21.05% 24	114	3.25
Tornadoes	7.02% 8	21.05% 24	20.18% 23	32.46% 37	19.30% 22	114	3.36
Terrorism and Sabotage	10.53% 12	16.67% 19	14.91% 17	38.60% 44	19.30% 22	114	3.39
Wellfield Contamination	9.65% 11	21.05% 24	15.79% 18	35.09% 40	18.42% 21	114	3.32
Epidemics or Pandemics	20.18% 23	20.18% 23	21.05% 24	21.05% 24	17.54% 20	114	2.96
Hazardous Materials Incidents	8.77% 10	15.79% 18	18.42% 21	40.35% 46	16.67% 19	114	3.40
Beach Erosion	11.40% 13	16.67% 19	10.53% 12	46.49% 53	14.91% 17	114	3.37
Civil Disturbance	17.70% 20	20.35% 23	23.01% 26	25.66% 29	13.27% 15	113	2.96
Wildfires	11.40% 13	21.93% 25	23.68% 27	33.33% 38	9.65% 11	114	3.08
Dam or Levee Failure	29.82% 34	15.79% 18	26.32% 30	19.30% 22	8.77% 10	114	2.61
Drought	16.67% 19	17.54% 20	28.07% 32	29.82% 34	7.89% 9	114	2.95
Tsunamis	40.35% 46	15.79% 18	26.32% 30	9.65% 11	7.89% 9	114	2.29

Q4 Are there any other hazards you think should be addressed in the plan?

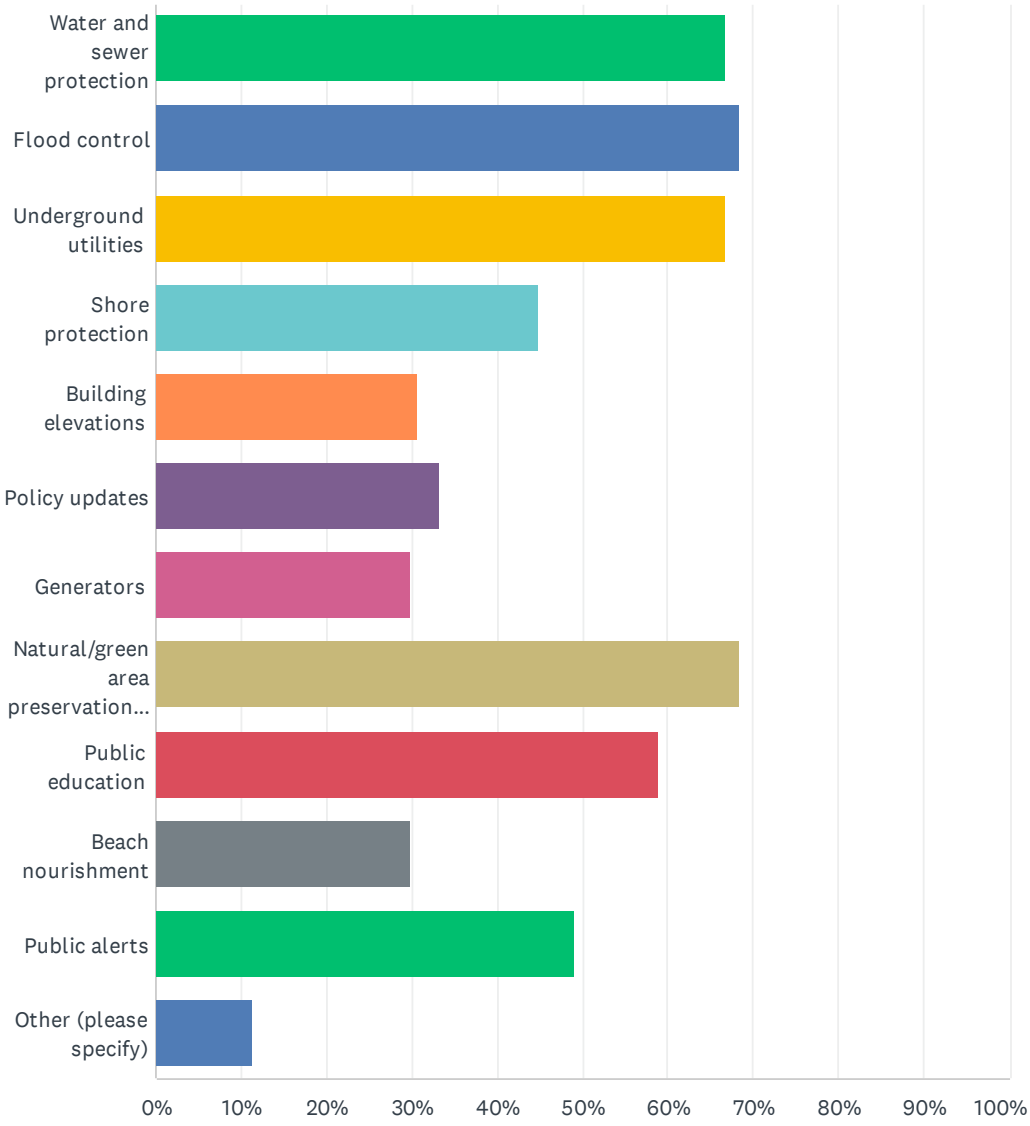
Answered: 47 Skipped: 67

#	RESPONSES	DATE
1	n/a	7/21/2025 4:29 PM
2	Waterway health	4/21/2025 11:36 AM
3	Airplane crashes since we live near an airport.	3/10/2025 9:25 PM
4	Road flooding	3/8/2025 4:05 PM
5	CONSTRUCTION	3/8/2025 8:57 AM
6	NO	3/7/2025 6:50 PM
7	Local ordinances that cite citizens who suffer storm damage	2/25/2025 7:12 PM
8	Cyber attack	2/25/2025 7:09 PM
9	Deforestation and swamp destruction.	2/8/2025 9:27 AM
10	Misinformation	9/24/2024 8:58 AM
11	no	9/23/2024 7:25 AM
12	Our aquifers drying up or becoming contaminated	9/23/2024 7:25 AM
13	Bridge Road between US 1 and I95 is very dangerous. There was nowhere to go and no time to react when a vehicle was pushed into my lane as a result of a collision on the opposite side of the road. Flooding of A1A in the Hobe Sound area should be addressed also please	9/22/2024 3:23 PM
14	Old communities (like Crane Creek) on septic systems that are all failing due to age.	9/20/2024 4:51 PM
15	Pollution in our St. Lucie Estuary is a hazard and should be addressed in the plan. Also Finding ways to mitigate traffic and traffic accidents in the stretch of US1 from the Roosevelt Bridge to Jensen Beach Blvd.	9/20/2024 10:27 AM
16	Power Outages	9/19/2024 4:07 PM
17	Increased development in coastal areas , increased traffic leading to hazardous and slow evacuations, opposed to funds being allotted to protect waterfront properties, educating public on newer threats during extreme daily storms.	9/16/2024 9:12 AM
18	Septic tanks leaking into the Indian river lagoon, along with fertilizers and lake Okeechobee discharges	9/13/2024 9:02 PM
19	LNG on railroad	9/13/2024 2:24 PM
20	Pollution	9/13/2024 8:53 AM
21	no	9/13/2024 7:10 AM
22	Trains, their speed and sound pollution Pesticides, killing wildlife and our animals, reducing our health Remove the fluoride from the water	9/12/2024 8:14 PM
23	No	9/12/2024 7:28 PM
24	Political unrest	9/12/2024 12:56 PM
25	Flooding on local streets	9/12/2024 11:13 AM
26	The hazard of corrupt government in county departments and the care of county employees.	9/10/2024 5:11 PM
27	The amount of immigration getting CDL licenses and they are able to pass the test the first	9/10/2024 3:13 PM

	time. Most take it 3-4 times	
28	Systemic infrastructure failures and uncontrollable growth and building. Destruction of the little remaining native habitat that remains so politicians and their cronies can get rich.	9/6/2024 10:41 PM
29	Land utilization zone changes	9/6/2024 7:22 PM
30	Loss of natural habitat and wildlife.	9/6/2024 6:20 PM
31	PLEASE keep plants around intersections LOW so drivers can see, thank you.	9/6/2024 5:51 PM
32	Storm water, with all of the over growth of the county	9/6/2024 4:39 PM
33	Too many golf course taken down level of aquifers.	9/6/2024 4:02 PM
34	Road rage. Gun violence.	9/6/2024 3:50 PM
35	Speeding vehicles have become a very serious problem causing constant danger. Flooding is a huge concern since all of the development and mitigation of wetlands. My community is directly affected by this problem.	9/6/2024 3:15 PM
36	The term civil disturbances needs to include organized protests with intended civil disobedience	8/22/2024 3:21 PM
37	overbuilding	8/21/2024 9:14 AM
38	Low water pressure and drinking water quality.	8/15/2024 1:41 PM
39	voting disruptions and poll worker and voter safety	8/12/2024 8:49 AM
40	no	8/11/2024 7:50 PM
41	Aggressive people	8/9/2024 9:19 PM
42	Pedestrian safety on streets, slow cars down, make walkers and bicycle riders important. Use traffic slowing designs. See other cities.	8/9/2024 5:06 PM
43	Pesticide and herbicide overuse which is harming the environment. Also, synthetic fertilizer overuse going into our waterways also harming the environment.	8/9/2024 3:48 PM
44	Speawl and over developmwnt	8/9/2024 3:47 PM
45	Election security, water pollution	8/9/2024 3:41 PM
46	Speeding vehicles	8/9/2024 3:00 PM
47	Evacuation processes	8/9/2024 2:55 PM

Q5 What types of projects, in your opinion, would help reduce our vulnerabilities to hazards? Select all that apply.

Answered: 114 Skipped: 0



ANSWER CHOICES	RESPONSES	
Water and sewer protection	66.67%	76
Flood control	68.42%	78
Underground utilities	66.67%	76
Shore protection	44.74%	51
Building elevations	30.70%	35
Policy updates	33.33%	38
Generators	29.82%	34
Natural/green area preservation or expansion	68.42%	78
Public education	58.77%	67
Beach nourishment	29.82%	34
Public alerts	49.12%	56
Other (please specify)	11.40%	13
Total Respondents: 114		

#	OTHER (PLEASE SPECIFY)	DATE
1	Public Transportation	9/22/2024 3:23 PM
2	Roadways and bridges in better shape.	9/20/2024 4:51 PM
3	Implement a ferry transportation to mitigate bridge closures	9/17/2024 9:25 AM
4	Preserving state parks, and our river	9/13/2024 9:02 PM
5	Less building, stop pesticides, stop bottling water and removing it from the environment	9/12/2024 8:14 PM
6	Educating the ignorant, so that they understand our problems NOT viewed through a political lens	9/12/2024 12:56 PM
7	A deep dive into county positions that are not voted in and how the county policies affect employees. Also the migrants coming in and making sure they are doing it the right way.	9/10/2024 5:11 PM
8	Not sure what you mean by beach nourishment! We do need our sand and beaches! We need to maintain all of our beautiful beaches and woodlands. Our woodlands are being destroyed for tons of apartments/condos/tall and right next to each other! Animals with no habitats or killed in construction process. Hottest summer ever/ no woodlands/trees for breeze, oxygen / shade and animal habitats!	9/7/2024 10:02 AM
9	Infrastructure grants	9/6/2024 7:22 PM
10	Sheriff caall	9/6/2024 4:02 PM
11	Tax incentives for “hardening”	8/22/2024 3:21 PM
12	First responder education for evacuation policy and logistics	8/9/2024 3:41 PM
13	River ways protection	8/9/2024 2:59 PM

Q6 Please provide any additional comments you have regarding mitigation in your community.

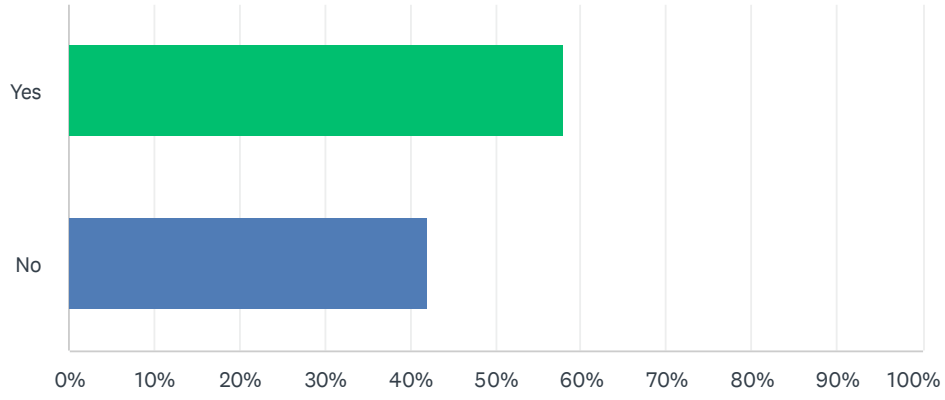
Answered: 29 Skipped: 85

#	RESPONSES	DATE
1	What is the immigration crisis in Martin County?	7/21/2025 4:29 PM
2	Construction in our area is out of hand, the run off is causing most of our water problems.	3/8/2025 8:57 AM
3	SUVEY LEAVES OUT OWBERS WUTH TRUSTS, oeners who do not live in their property, do not have a say about their property. Leaves some owners out.	3/7/2025 6:50 PM
4	Adequate stormwater conveyance system.	9/23/2024 7:25 AM
5	Thank you for this survey. I do appreciate the grooves that have been added to Bridge Road. I believe the purpose of those is to stop drivers from inadvertently drifting into oncoming traffic. My unpleasant, potentially deadly experience was caused by multiple drivers heading west following each other too closely.	9/22/2024 3:23 PM
6	If it doesn’t fall under one of the above strategies, annual inspection and clean out of the drainage system.	9/20/2024 11:09 AM
7	Although there is traffic congestion on US1 outside my NRS neighborhood, we DO NOT want our neighborhood becoming a way to bypass the US1 traffic. It's important to maintain and/or increase police enforcement of neighborhood speed limits to discourage increased traffic.	9/20/2024 10:27 AM
8	More public use Stormwater treatment areas such as the new ones in Palm City. Functional as parks and for natural filtration.	9/19/2024 4:07 PM
9	Bridge infrastructure and maintenance is critical as this community is bisected by numerous waterways	9/17/2024 9:25 AM
10	Buildings in vulnerable areas should no longer be permitted! Proven water sources should be required.	9/13/2024 10:54 AM
11	Stop poisoning us with fluoride and pesticide	9/12/2024 8:14 PM
12	Blue green algae releases from lake O	9/12/2024 2:41 PM
13	I am increasingly worried about a political culture locally that cares more about books in school libraries containing racy content, or about the virtually non-existent trans/women athletes winning in sports, rather than the truly existential crisis related to our environment. Our Governor won't even allow the words "climate change" in policy reports. We are literally being willingly led by morons.	9/12/2024 12:56 PM
14	Homeless vagrants in business areas	9/8/2024 3:54 PM
15	Rio is a beautiful little community! I love it just the way it is! However, behind my house the guy who owns Guanabanas in Jupiter and the Tidehouse in Martin and the marina in Rio plus other properties in Rio is about to make us a tourist attraction spot like Love Street south of us! Not what we locals want!!!!	9/7/2024 10:02 AM
16	Stop the uncontrollable building and growth, the destruction of native habitat. Vote no on the Brightline station.	9/6/2024 10:41 PM
17	I think the preparations we do for hurricanes can also apply to other disasters. People should be encouraged to have supplies in case of threats to our utilities, civil unrest, or other disturbances. I wish we still had the old landline phones. Many don't operate now when the power goes out, but years ago your phone line operated independently of the power. I think we rely too much on computers, and I dread if there is a serious crash of the system. People won't be able to function. I don't know if our infrastructure has back up systems/plans for manual operations if needed.	9/6/2024 10:05 PM

18	More options to participate and speak at county commission meetings. I work day shift and can't attend.	9/6/2024 7:22 PM
19	FPL could do a better job keeping electric lines free of tree branches.	9/6/2024 6:20 PM
20	Pubic calls of alert a Ar Phone alerts are great	9/6/2024 4:02 PM
21	Stop spending our money attempting to save bathtub beach, let nature have its natural way	8/21/2024 4:14 PM
22	Trees need to be kept trimmed on MAPP Rd. When you are at the stop light of Mapp and Martin Downs Blvd the Palm trees hit your car and etch the paint surface	8/21/2024 11:24 AM
23	As Far as flooding goes stop building so many neighborhoods and golf courses and flooding won't be so much of an issue	8/21/2024 9:14 AM
24	The City of Stuart is plagued by over-development. Lately, my neighborhood within the city limits has had low water pressure. This concerns me. We used to have such good water quality, and now it's questionable...	8/15/2024 1:41 PM
25	Thank you for the opportunity to weigh in on this.	8/12/2024 8:49 AM
26	Reduce flooding and polluted run-off by preserving more land with native plants, even small tracts.	8/10/2024 12:39 PM
27	Pedestrian safety and designs. Stop waterways contamination.	8/9/2024 5:06 PM
28	Please change the policy on beach mitigation, it's throwing money into the sea to benefit the wealthy. Otherwise, I think Martin County does an outstanding job, which Ai experienced 1st hand after the double hurricanes of 2004.	8/9/2024 3:41 PM
29	Nome	8/9/2024 2:59 PM

Q7 Would you be interested in attending a public meeting in your area where the Local Mitigation Strategy is discussed?

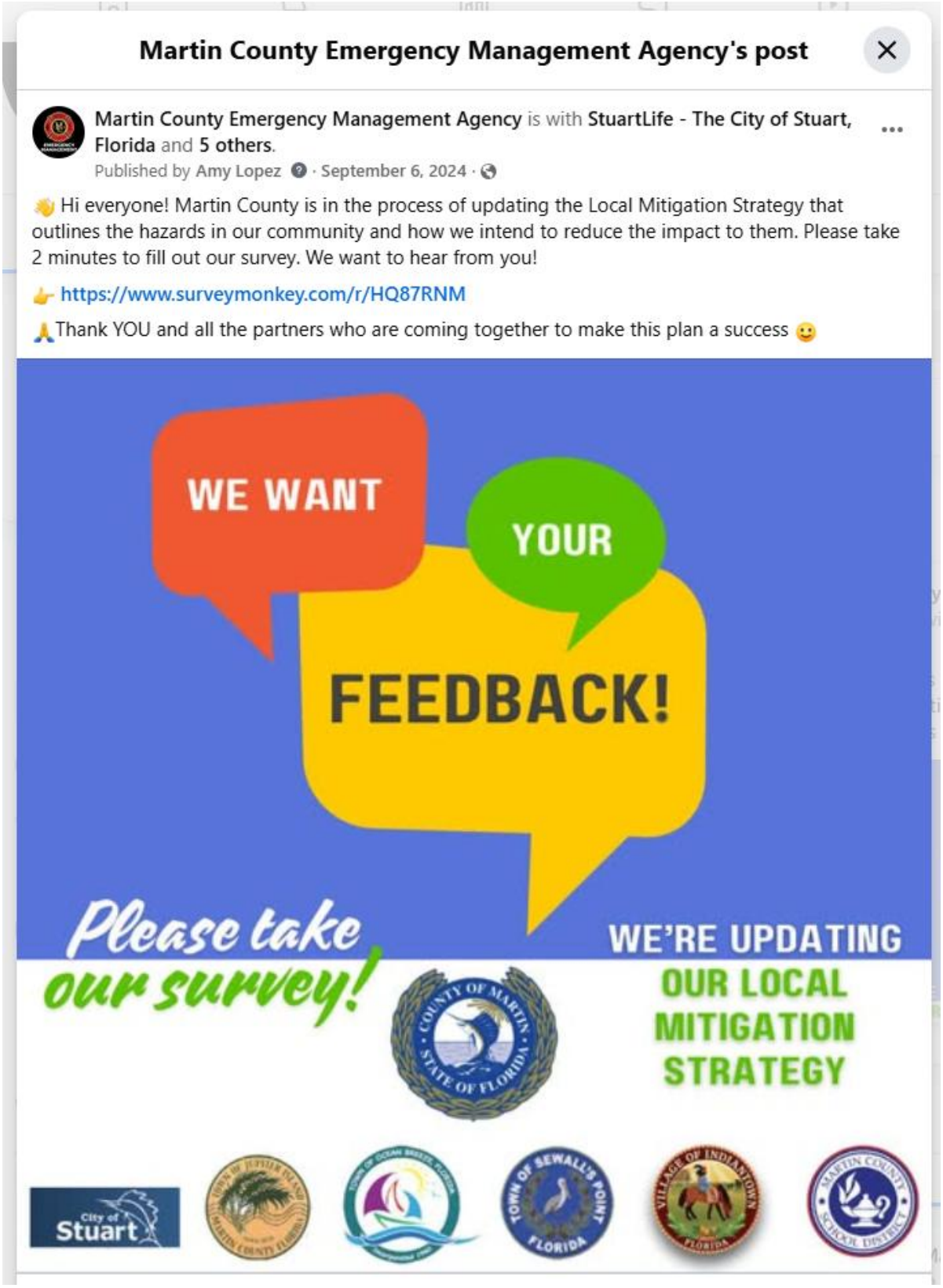
Answered: 114 Skipped: 0



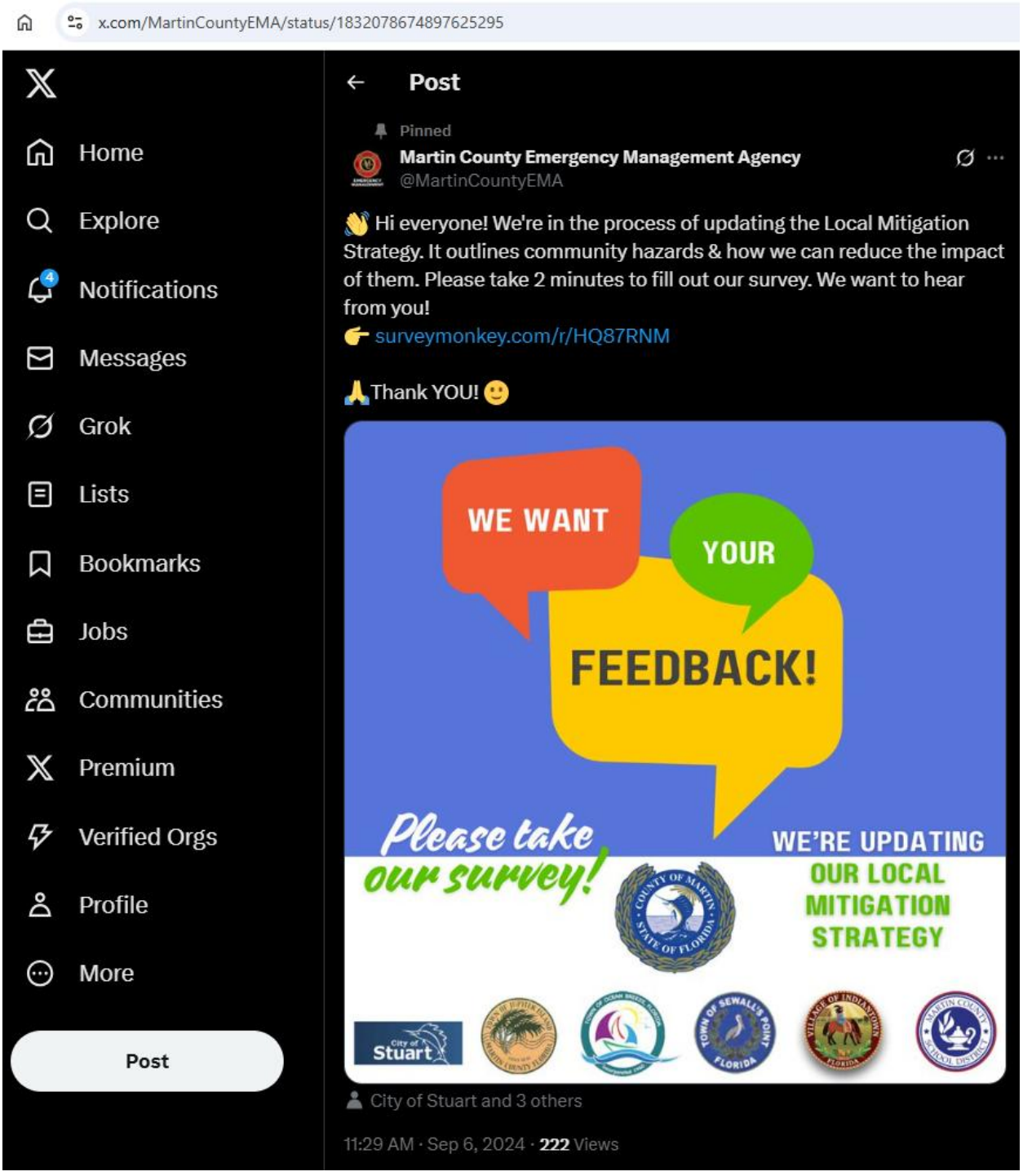
ANSWER CHOICES	RESPONSES	
Yes	57.89%	66
No	42.11%	48
TOTAL		114

Pages 20 and 21 contain personal emails of respondents and are not included for privacy.

Social Media Advertising:Facebook



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x.com/MartinCountyEMA/status/1832078674897625295
Home
Explore
Notifications
Messages
Grok
Lists
Bookmarks
Jobs
Communities
Premium
Verified Orgs
Profile
More
Post
Post
Pinned
Martin County Emergency Management Agency
@MartinCountyEMA
Hi everyone! We're in the process of updating the Local Mitigation Strategy. It outlines community hazards & how we can reduce the impact of them. Please take 2 minutes to fill out our survey. We want to hear from you!
surveymonkey.com/r/HQ87RNM
Thank YOU!
WE WANT
YOUR
FEEDBACK!
Please take our survey!
WE'RE UPDATING
OUR LOCAL
MITIGATION
STRATEGY
City of Stuart and 3 others
11:29 AM · Sep 6, 2024 · 222 Views

Website



Continued on next page.

Steps to protect for homeowners

Homeowners can take steps now to protect themselves and their property from future events.

First:

Assess your risk:

- Know your flood zone
- Know your storm surge evacuation zone
- Consider purchasing flood insurance even if you are not located in a designated flood zone

Year-round:

Prepare your home by conducting a home safety check:

- Clean roofs and gutters of dead leaves or debris
- Inspect roof and repair/replace any damaged areas
- Replace or repair any loose or missing shingles or roof tiles
- Remove flammable materials within 30 feet of your home's foundation, garages and sheds
- Trim or remove damaged trees and limbs, remove debris and lawn cuttings, and dispose of them correctly

Finally:

Reduce your risk by:

- Bracing garage doors
- Improving your roof covering
- Strengthening vents and soffits
- Strengthening overhangs at gable end walls
- Protecting your windows and doors from high winds (e.g. storm shutters, impact windows/doors)

Value of mitigation projects

Mitigation is valuable to our community as it:

- Creates safer communities by reducing loss of life and property damage.
- Allows individuals to minimize post-flood disaster disruptions and recover more rapidly.
- Lessens the financial impact on individuals, communities, and society as a whole.

Mitigation Techniques

Prevention: Government, administrative, or regulatory actions that influence the way land and buildings are developed to reduce hazard losses. It includes planning and zoning, floodplain laws, capital improvement programs, open space preservation, and storm water management regulations.

Property Protection: Modification of buildings or structures to protect them from a hazard or removal of structures from a hazard area. It includes acquisition, elevation, relocation, structural retrofit, storm shutters, and shatter-resistant glass.

Public Education and Awareness: Actions to inform residents and elected officials about hazards and ways to mitigate them. It includes outreach projects, real estate disclosure, hazard information centers, and school-age and adult education.

Natural Resource Protection: Actions that minimize hazard loss and preserve or restore the functions of natural systems. It includes sediment and erosion control, stream corridor restoration, watershed management, forest and vegetation management, and wetland restoration and preservation.

Emergency Services: Actions that protect people and property during and immediately after a hazardous event. It includes warning systems, emergency response services, and the protection of essential facilities.

Structural Projects: Actions that involve the construction of structures to reduce the impact of a hazard. It includes dams, setback levees, flood walls, retaining walls, and safe rooms.

Common Mitigation Actions

- Enforcement of building codes, floodplain management codes and environmental regulations.
- Public safety measures such as continual maintenance of roadways, culverts and dams.
- Acquisition of relocation of structures, such as purchasing buildings located in a floodplain.
- Acquisition of undeveloped hazard prone lands to ensure no future construction occurs there.
- Retrofitting of structures and design of new construction, such as elevating a home or building.
- Protecting critical facilities and infrastructure from future hazard events.
- Planning for hazard mitigation, emergency operations, disaster recovery, and continuity of operations.
- Development and distribution of outreach materials related to hazard mitigation.
- Deployment of warning systems to alert and notify the public.

Local Mitigation Strategy Committee Meetings

The Local Mitigation Strategy (LMS) Committee meets quarterly to discuss mitigation actions and plans from all jurisdictions in Martin County. All are invited to attend.

Date/Time	Location	Agenda	Meeting Minutes
Wednesday, February 19, 2025, 2:30 PM	Emergency Operations Center, 800 SE Monterey Rd, Stuart	Agenda (PDF)	Meeting Minutes (PDF)
Wednesday, May 21, 2025, 2:30 PM	Emergency Operations Center, 800 SE Monterey Rd, Stuart	Agenda (PDF)	Meeting minutes will be posted when available.
Wednesday, August 20, 2025, 2:30 PM	The Pineapple Room at the Ocean Breeze Resort, 3000 NE Indian River Dr., Ocean Breeze, FL 34957	Agenda (PDF)	Meeting minutes will be posted when available.
Wednesday, November 19, 2025, 2:30 PM	Emergency Operations Center, 800 SE Monterey Rd, Stuart	Agenda will be posted when available.	Meeting minutes will be posted when available.

2025 Meeting Dates and Materials

Contact Emergency Management

For any additional questions regarding the local mitigation strategy in Martin County, please call Martin County Emergency Management at (772) 287-1652.

Martin County is committed to ensuring website accessibility for people with disabilities. To report an ADA accessibility issue, request accessibility assistance regarding our website content, or to request a specific electronic format, please contact the County ADA Coordinator (772) 320-3131, Florida Relay 711, or complete our ADA Accessibility Feedback Form. We will make reasonable efforts to accommodate all needs.

Martin County Florida
Your **County.** Your **Community.**

Questions?
About Martin County
Career Opportunities
Newsletter Signup

2401 SE Monterey Road. Stuart. FL 34996
Phone (772) 288-5400

AGENDA
TOWN OF JUPITER ISLAND
BEACH PROTECTION DISTRICT MEETING
WEDNESDAY, DECEMBER 4, 2024
ISLAND ROOM – TOWN HALL – 2 BRIDGE ROAD
10:00 AM

1. **Consent Agenda**

   Category A- To be reviewed and approved (as is or as edited) by the Town Commission

   a. Minutes of the November 6, 2024, Beach Protection District Meeting
2. **Martin County Local Mitigation Strategy (LMS) Presentation***
3. **Beach Project Update***
4. **Turtle Monitoring Program***
5. **Beach Conditions Report***
6. **Other Items***

* *No advanced materials provided*

Town Commission
Penny Townsend, Mayor
Marshall Field, VI, Vice Mayor
Anne Scott, Commissioner
Patricia Warner, Commissioner
Joseph Taddeo, Commissioner

Town Staff
Town Manager, Robert Garlo
Town Attorney, Thomas J. Baird
Town Clerk, Kimberly Kogos

STATE MANDATED STATEMENT

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and that, for such purpose, he 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. Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact the Town prior to the meeting. Please contact the Town Hall, 2 Bridge Road, Hobe Sound, FL 33455, telephone (772) 545-0103.

VILLAGE OF INDIANTOWN
REGULAR VILLAGE COUNCIL MEETING MINUTES
January 23, 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, and Council Member Phyllis Waters Brown. Council Member Karen Onsager attended via Zoom. *Staff:* Village Manager Taryn Kryzda, Village Attorney Wade C. Vose, Public Works & Utilities Director Patrick Nolan, Finance Director Michael Florio, Community and Economic Development Director Deanna Freeman, Village Clerk LaRhonda McBride, and Administrative Assistant Renae Cherry.

INVOCATION: Brother Dylan

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

ADDITIONS, DELETIONS, PULLED ITEMS OR OTHER MODIFICATIONS: None

PROCLAMATIONS, AWARDS AND SPECIAL PRESENTATIONS:

1. Proclamation to Celebrate Literacy Week

   Village Clerk McBride presented the proclamation to celebrate Literacy Week.

   Kiana Kelly accepted the proclamation on behalf of the Children's Services Council of Martin County and spoke regarding the importance of literacy for children.

   Mayor Dipaolo asked Ms. Kelly what kind of support was most needed by the Children's Services Council.

Ms. Kelly stated that they are most in need of volunteers and parent engagement to assist with events. She described the literacy program at Port Salerno Elementary School and invited all to attend a free Celebrate Literacy kick-off event on Saturday, January 25, 2025, from 1:30 to 4:30 p.m. at the 10th Street Community Center in East Stuart.

2. Introduction to Emergency Management presented by Amy Heimberger Lopez, Deputy Director of Martin County Board of County Commissioners

Public Works & Utilities Director Nolan introduced Amy Heimberger Lopez.

Ms. Heimberger Lopez gave a presentation on Martin County's Local Mitigation Strategy.

PUBLIC COMMENT:

Barbara Clowdus requested a designated time for public comment at the end of each meeting and spoke regarding emergency notification systems.

COMMENTS BY VILLAGE COUNCIL MEMBERS:

Council Member Waters Brown thanked all for attending. She announced that the Housing Solution Council's homebuyer's workshop would be held on Thursday, February 20, 2025, at 6:00 p.m. in Village Hall to help get members of the community ready to buy or rent the new homes being developed. She stated that she had attended the Martin County Community Health Assessment Orientation to discuss the needs of the community as well as the Chamber of Commerce Officer Installation Dinner on Thursday, January 16, 2025. She announced that the I-town My Town Community Clean-Up would take place on Saturday, January 25, 2025, at 7:00 a.m. Volunteers can report either to Post Family Park or the Booker Park Recreation Center. The event would conclude around 11:00 a.m. with a breakfast served to the volunteers. Finally, she invited all to attend a free steel drums music event on Sunday, January 26, 2025, at 2:00 p.m.

Vice Mayor Perez thanked Mayor Dipaolo and Village Manager Kryzda for attending Indiantown High School's first graduation ceremony.

Council Member Williams Palmer wished all a good evening.

Mayor Dipaolo deferred his comments.

COMMITTEE REPORTS: None.

COMMENTS BY VILLAGE MANAGER:

Village Manager Kryzda had no comments.

APPROVAL OF AGENDA:

Motion was made to approve the Agenda by Council Member Waters Brown. Motion was duly seconded by Council Member Williams Palmer 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 January 9, 2025

REGULAR AGENDA:

4. Piggybacking a Contract for Building Official Plan Review and Inspection Services and Adoption of Fees with C.A.P. GOVERNMENT INC

   Village Manager Kryzda provided an overview of the item.

   Discussion ensued regarding the benefits to the Village of working with the proposed company.

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

5. Approval of Second Amendment to Developer Agreement with Skyfarm Strategic Capital, LLC

   Village Attorney Vose provided an overview of the item.

   Discussion ensued regarding the rate increase.

   Motion was made to approve the Second Amendment to Developer Agreement with Skyfarm Strategic Capital, LLC, by Council Member Waters Brown. Motion was duly seconded by Council Member Williams Palmer and approved unanimously.

6. **Application No. SP-25-002**: Approving a Minor Modification to a Previously Approved Major Site Plan for River Oak Residential Development

Community & Economic Development Director Freeman provided an overview of the item.

River Oak representative Harold James Rusbridge offered to take questions from the Council.

Discussion ensued regarding the project timeline and the conditions of issuing a building permit.

Motion was made to approve Application No. SP-25-002 by Council Member Waters Brown. Motion was duly seconded by Council Member Williams Palmer and approved unanimously.

7. Annual Performance Evaluation for Village Manager

Village Manager Kryzda provided an overview of the item.

Mayor Dipaolo provided positive feedback regarding the Village Manager's performance and noted that her relationship with Martin County had benefitted the Village.

Council Member Williams Palmer requested that Village Manager Kryzda compile a list of her accomplishments in the last year for the public and thanked her for all her hard work.

Village Manager Kryzda noted that all of her accomplishments were group efforts by the Staff.

Vice Mayor Perez thanked Village Manager Kryzda for all she does for the Village.

Council Member Waters Brown requested that each Council Member produce a formal written evaluation of the Village Manager.

Council Member Onsager concurred with Council Member Waters Brown.

Discussion ensued regarding how evaluations are conducted at the County level and the benefits of having a formal evaluation protocol.

Village Attorney Vose advised that personnel evaluations are required to be made available to the public upon request.

Discussion ensued regarding whether to hold meetings between the Village Manager and individual Council Members to discuss feedback and potential protocols for evaluation.

FIRST READING ORDINANCES:

8. **ORDINANCE NO. 02-2025**: AN ORDINANCE OF THE VILLAGE OF INDIANTOWN, FLORIDA, REVISING AND RESTATING THE VILLAGE OF INDIANTOWN PERSONNEL REGULATIONS, RETITLED AS THE VILLAGE OF INDIANTOWN HUMAN RESOURCES POLICY MANUAL; AND PROVIDING FOR FINDINGS, SEVERABILITY, CONFLICTS, NON-CODIFICATION, AND AN EFFECTIVE DATE.

   Village Manager Kryzda provided an overview of the item.

   Village Attorney Vose spoke regarding how the personnel regulations in the Village have changed over time.

   Council Member Waters Brown requested access to the marked-up version of the updated document in order to see the changes made.

   Discussion ensued regarding the feasibility of an employee education program, the ongoing pay rate study, and whether new developments would attract employees in the coming years.

   Motion was made to approve Ordinance No. 02-2025 on first reading by Council Member Waters Brown. Motion was duly seconded by Council Member Williams Palmer and approved unanimously.

SECOND READING ORDINANCES:

9. **ORDINANCE NO. 01-2025**: AN ORDINANCE OF THE VILLAGE OF INDIANTOWN, FLORIDA, AMENDING CHAPTER 40, "UTILITIES," ARTICLE VII, "WATER AND WASTEWATER CAPITAL CONNECTION FEES," SECTION 40-201, "RATES OF CAPITAL CONNECTION FEES; TIME OF PAYMENT," OF THE VILLAGE OF INDIANTOWN CODE OF ORDINANCES; ADOPTING REVISED GALLONS PER DAY SPECIFICATIONS FOR WATER EQUIVALENT RESIDENTIAL CONNECTIONS; ADOPTING RELATED ADJUSTMENTS; AND PROVIDING FOR FINDINGS, CODIFICATION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

   Village Attorney Vose provided an overview of the item.

   Motion was made to approve Ordinance No. 01-2025 on second reading by Council Member Williams Palmer. Motion was duly seconded by Vice Mayor Perez and approved unanimously.

DISCUSSION ITEMS:

10. Discussion on Strategic Planning Session Date and Time

Village Manager Kryzda provided an overview of the item. She suggested holding the Strategic Planning Session on a Saturday in March to allow the Council enough time to first have conversations with members of the community about their needs.

Discussion ensued regarding a possible date and time.

Consensus was reached to hold the Strategic Planning Session on Saturday, March 29, 2025, at 9:00 a.m.

Mayor Dipaolo requested support from the Council to attend the legislative session in Tallahassee from March 24-26, 2025, at which he planned to request funding for the Village's water plant.

All members of the Council agreed that Mayor Dipaolo should attend.

Mayor Dipaolo requested that the Council Members nominate members of the Indiantown business community to serve on the Business Development Board.

Council Member Onsager nominated Kevin Powers.

Council Member Williams Palmer suggested that each Council Member nominate one person.

Mayor Dipaolo advised that the Board meets once a month on a Wednesday at 8:30 a.m. at the Children's Council on Central Boulevard in Stuart.

Discussion ensued regarding whether to appoint Community and Economic Development Director Freeman.

ANNOUNCEMENTS:

Vice Mayor Perez announced that the next Park-It Market would be held on Friday, January 30, 2025, at 9:30 a.m. in Big Mound Park. She added that registration is open for Indiantown High School's 2025–2026 school year.

Council Member Waters Brown reminded all to attend the Community Clean-Up.

Village Manager Kryzda announced that a cold weather shelter would be opening the following evening at the Gertrude Walden Center, as temperatures were expected to drop to 40 and below.

NEXT REGULAR MEETING: February 13, 2025

ADJOURNMENT: 7:50 p.m.

ATTEST:

LaRhonda McBride
Village Clerk

02/13/2025
Date

VILLAGE OF INDIANTOWN, FLORIDA

Carmine Dipaolo,
Mayor

DAVE KURZMAN
Mayor

VINNY BARILE
Vice Mayor

FRANK FENDER
Commissioner

KAIJA MAYFIELD
Commissioner

FRANK TIDIKIS
Commissioner

TOWN OF SEWALL'S POINT

ROBERT DANIELS, ICMA-CM
Town Manager

APRIL C. STONCIUS, MMC
Town Clerk

TINA CIECHANOWSKI
Chief of Police

JACK REISINGER, CBO
Building Official/PW Director

MARIA PIERCE
Finance/HR Director

Regular Town Commission Meeting Minutes
February 25, 2025
6:00 p.m.

I. CALL TO ORDER

Mayor Kurzman called the meeting to order at 6:00 p.m.

a. Pledge of Allegiance to the Flag

Mayor Kurzman led the assembly in the Pledge of Allegiance.

b. Roll Call

The Town Clerk called the roll with the following Commissioners present: Mayor Kurzman, Vice Mayor Barile, Commissioner Fender, Commissioner Mayfield, and Commissioner Tidikis.

II. PROCLAMATIONS AND PRESENTATIONS

a. Martin County Healthy Start Coalition, Inc. – Samantha Suffich, MS, MCHES, CLC

Ms. Suffich provided a PowerPoint presentation (Attached) and stated that there was a need for the community-based initiative, due to the closing of maternity care services in Martin County. She explained that families would have to travel out of the county to obtain prenatal care once the facility was closed locally, as 1,353 babies were born last year. Ms. Suffich pointed out that the service would reduce the cost for low-risk patients in half and that up to 700 births could be accommodated.

Commissioner Mayfield thanked Ms. Suffich for her presentation, as there was an evident need in the community, which was important. Commissioner Tidikis concurred and inquired as to the Medicaid patient load, to which Ms. Suffich responded that the Florida Community Health Center was referring their Medicaid patients to the Cleveland Clinic Martin North Hospital. Commissioner Fender stated that he appreciated the work Ms. Suffich was doing, as there was an obvious need.

b. Vulnerability Study – Town Engineer

Joe Capra, Town Engineer, provided a PowerPoint presentation (Attached) and stated that the study was based on the DEP grants for planning, which was required to prepare for sea level rise. He explained the six tasks under the Scope of Work as follows: Public Outreach

meetings; acquire background data; exposure analysis; sensitivity analysis; final vulnerability assessment report; and adaption plan. The Town Engineer stated that the purpose of the study was to evaluate current and future flood risks regarding the Town's critical assets.

Commissioner Tidikis inquired as to what the difference was in sea level rise that was labeled NIL and NIH, to which Craig Seger, CAPTEC Engineering, responded that the elevations referred to high and low using NOAA (National Oceanic and Atmospheric Administration) data to determine the amount of sea level rise.

Commissioner Tidikis stated that the presentation referenced a maintenance strategy for the outfalls. He pointed out that on December 15, 2024, via email, he had requested a copy of the maintenance schedule and cost from the Town Manager. Commissioner Tidikis stated that a week later, the same request was made to the Town Engineer and the Town Manager, and that he had not yet received the information. He passed out the Town's Annual Maintenance Map for Cleanouts (Attached), generated from the 2020 study, and explained that during his research, he also found a 2011 Outfall Maintenance Schedule. Commissioner Tidikis requested to know why his request for information was delayed for two (2) months with no answer to-date.

The Town Engineer stated that the map explained the maintenance schedule, and that every outfall was maintained every year between March and June. Commissioner Tidikis stated that the Commission should be able to view the schedule to confirm that it was being followed appropriately. He requested the policy and procedure, the schedule, and the cost to maintain the outfalls in the Town be provided to him in writing. Commissioner Tidikis clarified that the Town Engineer had requested a stormwater maintenance utility, or a MSTU, to cover the outfall maintenance cost a year ago.

Mayor Kurzman inquired as to the cost to raise a home and if grants could be obtained, to which the Town Engineer responded that according to a FEMA representative last week, there was still funding available for the initiative. He explained that a study of each home must be conducted first and that if the homeowner decided not to proceed forward, the Town would have to cover the cost of the study.

c. Local Mitigation Strategy Committee – Amy Heimberger Lopez, CEM, FPEM

Ms. Heimberger-Lopez, Deputy Director of Martin County Emergency Management, provided a PowerPoint presentation (Attached) and stated that there was a new program called Elevate Florida (Attached) that provided assistance in the raising of homes. She stated that the LMS addressed the county as a whole to include any disasters that may occur, and that the plan was in the process of being updated from 2020, which was reviewed every five (5) years.

Ms. Heimberger-Lopez stated that the QR Code at the end of the presentation provided an opportunity for the public to participate in a survey that requested their position on certain hazards and which projects were supported.

Commissioner Tidikis stated that North Sewall's Point Road was reflected under Projects as costing $13 million, but that the figure that was previously provided to the Commission indicated that it would cost $26 million, plus. Ms. Heimberger-Lopez remarked that the information may have to be updated from the original document. Commissioner Tidikis stated that a few residents had code violations relating to debris that was in the process of being cleaned up from Hurricane Milton, as insurance companies were a factor. He requested that the government codes ensured residents were given a sufficient amount of time to resolve the issue. Ms. Heimberger-Lopez responded that the analysis that was conducted included requesting the type of plans and policies that were in place to address that type of mitigation from each municipality.

Vice Mayor Barile stated that the $13 million slated for North Sewall's Point Road should be reduced to zero, as the Town did not own the road. The Town Engineer stated that grants had been obtained towards the drainage improvements and the engineering of the project, but that prices had gone up significantly. He stated that he was in the process of negotiating the conceptual plan cost with the county and what the Town's responsibility would be, in order to move forward and mitigate flooding. Vice Mayor Barile requested that the county repair the swales and clean out the drainage pipes that were currently in place.

III. PUBLIC COMMENT ON NON-AGENDA ITEMS- **PLEASE SUBMIT A COMMENT CARD TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING AND LIMIT YOUR COMMENTS TO THREE MINUTES.** *If the thirty (30) minute time period has been exhausted, the Commission will entertain any remaining comments near the end of the meeting with the same three (3) minute per person time limitation.*

Eric Haas, 163 S. Sewall's Point Road, stated that the Traffic Calming Workshop was a good step in the right direction for the community. He stated that at Henry Sewall Way to the High Point subdivision there was a significant reduction in speed by 40% that was in less than a quarter of a mile. Mr. Haas was not in favor of speed bumps or reflectors, as they produced noise pollution. He requested that a police decoy patrol car be placed on the road, which should be manned occasionally, as it would reduce speeding because no one wanted to receive a ticket.

Jerry Dunworth, 165 S. Sewall's Point Road, stated that he had resided in the Town for eight (8) years and that he did not believe there was a speeding issue that far south on Sewall's Point Road, as a majority of the traffic turned prior to reaching that point. He pointed out that if drivers were determined to speed, they would not follow the speed limit. Mr. Dunworth requested that the speed limit be enforced and that tickets be issued as a resolution. He was not in favor of speed bumps and the noise that was associated with it.

Cindy Lucas, 1 Mandalay Road, stated that she resided in the Town for 23 years, and had observed a resident speeding recently. She recommended a stop sign be placed on the road to slow drivers down, as she felt that there was a speeding issue. Ms. Lucas was not in favor of speed bumps or stripes on the road.

Remainder of Meeting Minutes not included.

TOWN OF OCEAN BREEZE
MINUTES REGULAR TOWN COUNCIL MEETING
Monday, March 10, 2025, 10:30 a.m.
Ocean Breeze Resort Clubhouse, Pineapple Bay Room
700 NE Seabreeze Way, Ocean Breeze, FL

1. Call to Order – President Docherty called the meeting to order at 10:30 a.m.

- **Pledge of Allegiance** – Mayor Ostrand led the Pledge of Allegiance
- **Roll Call** – Present: Mayor Karen M. Ostrand; President Kevin Docherty; Vice President Sandy Kelley; Council Members Janet Galante and Michael Heller; Absent: Council Members George Ciaschi and Matthew Squires
- **Staff Present** – Attorney, Gemma Torcivia; Permit Processor, Pam Orr; Town Clerk, Kim Stanton

2. Approval of Minutes – President Docherty announced that the February 10, 2025, minutes would be forthcoming at the next regular Town Council meeting.

Council Member Galante, seconded by Council Member Heller, made a motion to approve the Minutes of the February 28, 2025, Special Town Council Meeting.

President Docherty asked for comments from the public.

Julie Biondolillo, 2680 NE Breezeway Circle, Ocean Breeze, asked for a review of the audio minutes. She commented that the statement listed in the minutes was not exactly what "Matt" stated.

President Docherty asked if she was referring to the regular meeting or the special meeting.

Ms. Biondolillo replied, "the special meeting" and that the minutes were not accurate and that she had accurate audio.

President Docherty stated that this item would be returned with corrections after staff had listened to the audio.

3. Presentation by Amy Heimberger Lopez, CEM FPEM, Deputy Director Emergency Management – Martin County Local Mitigation Strategy – Amy Lopez gave a presentation on the Martin County local mitigation strategy which was a five-year plan. She added that Martin County would be updating their plan this year as required by law. She spoke about mitigation projects within jurisdictions which could be as simple as outreach to raising roads and/or houses to reduce the risk of harm to people and property. She commented that a new requirement in 2025 was to have every jurisdiction participating in the plan have at least one project. She stated that currently, the Town of Ocean Breeze, did not have any projects listed and that she did not know if the Town had completed its project(s) or if the Town had no project(s). She stated that this would need to be addressed. She further explained that public comment was important. She

said that the Town would need to adopt this if the Town wanted to be considered in the plan and that the last time the Town adopted was October 2021. She stated that Martin County's strategy first goes through a review at the State level around June 2025 and then, the State has six months to review it; Martin County's plan was due in December 2025. She added that once Martin County received their plan back from the State, the County would approve and adopt the plan; then, each jurisdiction would adopt it. She stated that Terry O'Neil was the Town's representative that assisted with this process and that Emergency Management would need another representative from the Town to be on the LMC committee. She stated that this was a call to action for the Town Council.

Mayor Ostrand asked about the meetings throughout the year.

Ms. Lopez answered that the LMS Committee meeting was quarterly, the third Wednesday of every quarter, and that the next meeting would be May 21, 2025, at 2:30 pm. She stated that the sub-committee meeting, which was for one representative from each jurisdiction, was a smaller group and held monthly. She continued that the next meeting was scheduled for March 19, 2025, at 1:30 pm, except the days that the LMS Committee meeting took place, then the meetings would be held at 1:00 pm; the third Wednesday of each month. She added that all the LMS Committee quarterly meetings were public meetings, so anyone could attend, and that they were held at 800 SE Monterey Road, on the 2nd floor.

Pam Orr, Permit Processor, stated that staff would continue to contact the Seawalk HOA, Sun Communities management, and Ocean Breeze Plaza owners during an emergency.

Council Member Galante asked if traffic was considered (inaudible).

Ms. Lopez answered "no" but that one of the hazards was transportation accidents. She remarked that the representative of the Town of Ocean Breeze should be someone who could make decisions for the Town. She added that active participation could be phone calls, emails, or meetings.

President Docherty stated that such Council participation was usually a primary member and an alternate.

Ms. Lopez stated that the LMS meetings had a primary and an alternate so that there was continuity for voting purposes.

President Docherty asked for comments from the Council.

There were none.

President Docherty asked for comments from the public.

There were none.

President Docherty asked for a motion for someone to volunteer to attend the LMS meetings once a month and the third Wednesday of each quarter.

Ms. Lopez clarified that the monthly (Sub-Committee) meetings would be for March, April and May (2025) because the review was due in June. She stated that there may or may not be meetings after June depending on the State's response. She added that the LMS Committee meeting would be every quarter and that the next meeting would be on May 21st and then on August 20th.

Pam Orr, Permit Processor, stated that two Council Members were absent from this meeting.

Ms. Lopez stated that the Town could get back with her.

Attorney Torcivia asked if anyone had an interest in doing this.

President Docherty stated that he would be interested in performing this duty because he was usually one of the last residents to evacuate during an emergency.

Vice President Kelley, seconded by Council Member Heller, made a motion for President Docherty to volunteer to be on the LMS Committee.
(All in favor: Yes: Docherty, Kelley, Galante, Heller; No: None; Absent: Ciaschi, Squires; Motion passed 4-0)

President Docherty stated that at the next meeting, the Town Council would be looking for an alternate to attend the LMS Committee meetings.

4. Budget to Actual, Fiscal Year Ending December 31, 2024 – Council Member Heller, seconded by Council Member Kelley, made a motion to accept the Budget to Actual report and memo by Holly Vath, Town Financial Consultant.
(All in favor: Yes: Docherty, Kelley, Galante, Heller; No: None; Absent: Ciaschi, Squires; Motion passed 4-0)

President Docherty asked for comments from the public.

There were none.

5. Resolution #361-2025 – A RESOLUTION OF THE TOWN OF OCEAN BREEZE, FLORIDA; CREATING AND IMPLEMENTING POLICIES AND PROCEDURES FOR THE INVITATION OF SPEAKERS, REQUESTS FOR PROCLAMATIONS, CERTAIN RESOLUTIONS, AWARDS, CERTIFICATES, AND OTHER CEREMONIAL ITEMS; PROVIDING FOR CONDITIONS, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE – Attorney Torcivia explained that this item was being brought forward at the request of the Mayor and Town Council at the last regular meeting. She further explained the item and the accompanying memorandum.

Discussion ensued regarding commercial purposes, relevant issues, staff time, policies and resolutions from other cities.

Attorney Torcivia stated that the Mayor would be responsible for rejecting or accepting the item before being put forward.

Council Member Galante, seconded by Council Member Kelley, made a motion to adopt Resolution #361-2025.

President Docherty asked for comments from the Council.

There were none.

President Docherty asked for comments from the public.

Ann Kagdis, 111 NE Bay Drive, Ocean Breeze, provided information about the Neighborhood Advisory Council. She stated that Council Member Galante attended that meeting. She added that the NAC would be making recommendations to the CRA and ultimately to the Board of County Commissioners. She spoke about the importance of attending the NAC meetings. She stated that the next meeting would be May 7th at 5:00 pm at the (Jensen Beach) Community Center.

President Docherty stated that the State Legislators were attempting to abolish the CRAs. He asked for further comments.

There were none.
(Roll call vote: Yes: Galante, Kelley, Docherty, Heller; No: None; Absent: Ciaschi, Squires; Motion passed 4-0)

6. Comments from the public on topics not on the Agenda – Joe Beert, 2850 NE Breezeway Circle, Ocean Breeze, stated that Forestar was in the Seawalk neighborhood that morning and recommended that the Town not give them any more extensions because they had not fulfilled their obligations. He asked that the close-out process continue to move forward.

Sue Nissen, 1564 NE White Pine Terrace, Ocean Breeze, stated that she observed that the Plaza had a lot of litter. She asked if they could be made aware of the litter.

Pam Orr, Permit Processor, answered that she would contact the management company to make them aware.

Discussion ensued about contacting the Plaza management company to report Crabby's restaurant dumping oil, dirty sidewalks, pressure cleaning the entire plaza, landscaping (issues), and flooding issues.

Pam Orr, Permit Processor, stated that the Plaza management company was aware of the flooding problem and that if the outparcels were developed, at that point, the Town would require them to address it.
Attorney Torcivia stated that elected officials or residents should take photos of the problem areas so that staff could send those to management.

President Docherty stated that taking pictures was important to assist staff in addressing problem areas.

President Docherty asked for further comments from the public.

There were none.

7. Comments from the Council on topics not on the Agenda – Council Member Heller stated that he would like to talk about the resignation of Town Management Consultant, Terry O'Neil, and the plans moving forward.

Mayor Ostrand stated that this would be under her comments.

President Docherty answered that there were organizations that might assist. He spoke about attendance at the Florida League of Cities Leadership meeting. He stated that he would be asking to be reimbursed for expenses through the Treasure Coast Regional League of Cities. He spoke about the importance of networking with officials from other towns and cities.

President Docherty asked for further comments from the Council.

There were none.

8. Comments from Town Attorney, Gemma Torcivia – Attorney Torcivia gave an update on "calling the bond" on the Seawalk PUD. She spoke about tie votes stating that a tie vote was a failure or "no" vote. She added that there was nothing regarding tie votes in the Charter or the Code of Ordinances. She remarked that a tie vote could be hashed out and reconsidered for another vote. She spoke about upcoming ethics trainings on April 7th from 9:00 – 1:00 at Jupiter Island and on April 24th from 9:00 – 1:30 at Indian River State College. She stated that the four-hour ethics training was required for elected officials.

9. Comments from Mayor Ostrand – Mayor Ostrand provided information about the Jensen Beach CRA and stated that she would be attending the May 7th meeting. She stated that she interviewed a potential management consultant who was referred to the Town by Attorney Torcivia. She added that this was a process and once the process was complete, the individual and resumes would be brought before the Council for a vote. She stated that the Town Council members would be getting a phone call from her and Attorney Torcivia.

Attorney Torcivia stated that she would be available to support staff with the Agenda in the meantime.

Council Member Heller asked about the process to locate other candidates.

Mayor Ostrand stated that she had other recommendations…some from Mr. O'Neil. She added that staff would gather resumes and look into candidates.

President Docherty stated that with the Town's membership in the Florida League of Cities, there was a system that the Town could utilize.

Attorney Torcivia commented further on hiring a Town Management Consultant.

Discussion ensued regarding Mr. O'Neil, future candidates, Attorney Nicoletti, the Seawalk close-out, calling the bond on the Seawalk development, and the Stipulation Agreement with Sun Communities.

President Docherty recognized Martin County Sheriff's Department Officer Eric Day. He also provided details regarding the St. Patrick's Day Parade.

Mayor Ostrand stated that Holly Vath would not be able to present the utility tax item until the regular meeting in May.

Vice President Kelley stated that Pam Hurlock, a resident of Ocean Breeze, had also looked into the utility tax and would hopefully be available to attend.

10. Announcements – President Docherty announced that the Regular Town Council meeting would be held on Monday, April 15, 2025, at 6:00 pm at the Ocean Breeze Resort Clubhouse, Pineapple Bay Room,
700 NE Seabreeze Way, Ocean Breeze.

11. Adjourn – Council Member Heller, seconded by Vice President Kelley, made a motion to adjourn the meeting at 11:45 am
(All in favor: Yes: Docherty, Kelley, Galante, Heller; No: None; Absent: Ciaschi, Squires; Motion passed 4-0)

Respectfully Submitted,

Kim Stanton
Town Clerk

Minutes approved: April 14, 2025

Amy Heimberger Lopez

From: Martha Ann Kneiss
Sent: Friday, August 16, 2024 3:47 PM
To: Amy Heimberger Lopez; Susana Garces
Subject: FW: What's New? AlertMartin, Flight Simulator, New Waterpark Hours, Road Closures and more!

Here's last week's newsletter.

From: Martin County BOCC <communications@martin.fl.us>
Sent: Friday, August 9, 2024 1:28 PM
To: Martha Ann Kneiss <mkneiss@martin.fl.us>
Subject: What's New? AlertMartin, Flight Simulator, New Waterpark Hours, Road Closures and more!

Caution: This email originated from an external source.
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Connect Martin

CONNECT MARTIN, MARTIN COUNTY'S NEW APP, IS EASY TO USE AND IS YOUR PERSONAL RESOURCE FOR ALL THINGS MARTIN! THE APP'S USER-FRIENDLY LAUNCH SCREEN OFFERS THE MOST SEARCHED FOR AND UTILIZED INFORMATION RIGHT AT YOUR FINGERTIPS SO YOU CAN UTILIZE INFO ON THE GO! DOWNLOAD THE FREE APP FROM GOOGLE PLAY OR THE APPLE APP STORE.

COUNTY NEWS



Feedback Requested

We want to hear from you! Natural and human-caused hazards present risks to all Florida communities. In an effort to better understand and define the range of hazards and risks present in our local community, and to assist Martin County in leading efforts to reduce those risks through mitigation planning, Martin County is in the process of updating the Local Mitigation Strategy Plan. Thank you for taking our survey!

Take the Survey



AlertMartin Emergency Alerts

AlertMartin is a free service provided by Martin County that allows Emergency Management, Fire Rescue, Utilities, Martin County Sheriff's Office and municipal partners to send important public safety messages and other timely warnings by phone, text or email. You must **sign up online** and provide your address, preferred contact method and choose the notification types you wish to receive.

Sign Up Now!

@ YOUR LIBRARY



Discover the Flight Simulator!



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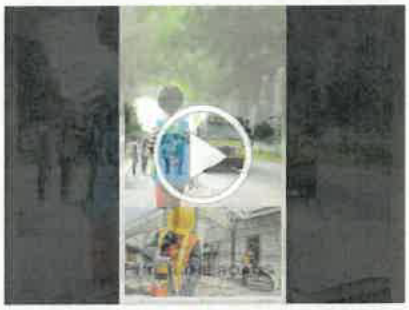
Join us at the Robert Morgade Library on Saturday, August 10, from 10:30 a.m.-12:30 p.m. to try out our in-house flight simulator. This professional-grade flight simulator gives you the experience of piloting your own plane–without ever leaving the ground! Ideal for ages 10 and up.

Flight Simulator

Learn ways to protect your information online by attending a class on Saturday, August 10 from 10:30a.m.-12:30 p.m. at the Peter & Julie Cummings Library in Palm City. The class will cover strong passwords, how to avoid phishing scams and how to generally protect your personal information online. Registration Required.

Register Here

PUBLIC WORKS @ WORK



Back to School Road Safety

School starts Monday, August 12 and it's a good reminder to slow down and pay attention when kids are present – especially before and after school.

IT STARTS IN PARKS



We're Hiring!

Want to have fun AND get paid? Martin County Parks and Recreation is seeking enthusiastic and motivated **Afterschool Recreation Aides & Recreation Leaders!** Join our Team!

Apply Today



New Waterpark Hours

Beginning Monday, August 12th, Sailfish Splash Waterpark will be closed Monday–Thursday. Splash with us from 10:30 a.m.–2 p.m. for Family Fun Fridays and on weekends from 10:30 a.m.–5 p.m. Visit our website to learn more about our 2024 fall hours of operation.

Fall Hours

CRA – BUILDING COMMUNITY...TOGETHER



Rio Bioswale

The Rio Bioswale is an innovative project that not only enhances stormwater runoff storage and water quality but has also recently earned a prestigious 'Florida-Friendly' Landscape Gold Certification from the University of Florida. Spanning from St. Lucie Boulevard to the north, the bioswale improves drainage on Kubin Ave and throughout Rio Shores, while preserving native vegetation and providing a shaded walking path for residents. The bioswale's advanced geoweb system and native plantings play a crucial role in tackling neighborhood flooding and reducing urban runoff in the 549-acre Mid-North Estuary basin.

Find More CRA Projects

AROUND TOWN



3rd Annual Members Showcase

This summertime tradition will showcase the diverse talents of MartinArts member artists. A special selection of original small works will also be available for purchase with all proceeds benefitting our arts education programs. Don't miss your chance to add a new piece of art, big or small, to your collection and support local artists!

Visit the Coastal Center

The Florida Oceanographic Coastal Center is a 57-acre marine life nature center located on Hutchinson Island in Stuart, situated between the Indian River and the Atlantic Ocean. Guests can interact with stingrays and local invertebrate species, attend programs that teach about local gamefish, sharks and sea turtles and explore the Ocean EcoCenter that includes interactive exhibits and aquariums. Visit the Coastal Center Tuesday-Sunday from 10 a.m.-4 p.m.

Learn More

MartinArts

THE CONE ZONE



NE MacArthur Boulevard

On Thursday, August 8, Comcast began underground utility work on NE MacArthur Boulevard. This work requires lane and sidewalk closures between 8:30 a.m. and 4:00 p.m. from Santa Lucea Beach to House of Refuge. The work is anticipated to be complete by September 29.

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Amy Heimberger Lopez

From: Martha Ann Kneiss
Sent: Friday, September 20, 2024 10:07 AM
To: All_martin
Subject: FW: What's New? Meeting Agenda, Author Talks, Senior Games, Coastal Cleanup, Road Closures and more!

From: Martin County BOCC <communications@martin.fl.us>
Sent: Friday, September 20, 2024 10:07 AM
To: Martha Ann Kneiss <mkneiss@martin.fl.us>
Subject: What's New? Meeting Agenda, Author Talks, Senior Games, Coastal Cleanup, Road Closures and more!

Caution: This email originated from an external source.
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September 24 Meeting Agenda

The agenda for the next Board of County Commissioners meeting is now available online. The meeting will be held on Tuesday, September 24 at 9 a.m. at the Martin County Administrative Center, located at **2401 SE Monterey Road.** Subscribe to our **GovDelivery email list** to have agendas emailed directly to you.

Learn More



LMS Public Input Survey

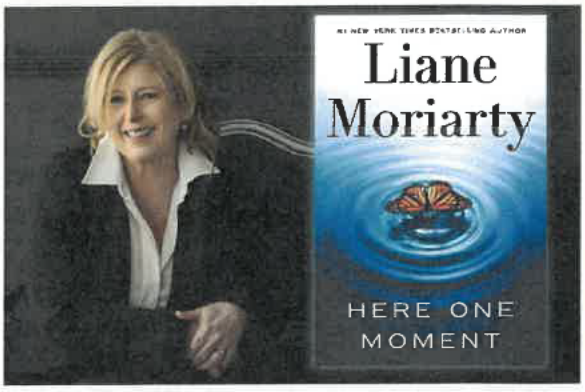
Martin County is in the process of updating the Local Mitigation Strategy Plan. Natural and human-caused hazards present risks to all Florida communities. Mitigation efforts help lessen the impacts of various hazards. We want to hear from you to better understand and define the range of hazards and risks present in our local community.

Take the Survey

@ YOUR LIBRARY



Weekend Movie



Author Talks

Enjoy watching "A Farewell to Arms" on Sunday, September 22 at the Blake Library from 2-4 p.m. Ernest Hemingway's classic war story captures the love between an American soldier (Gary Cooper) and a British nurse (the magnificent Helen Hayes) in war-torn Italy.

Movie Details

Join us for a deep dive in character development with global sensation Liane Moriarty. Moriarty's "Here One Moment" is a brilliantly constructed tale that looks at free will and destiny, grief and love and the endless struggle to maintain certainty and control in an uncertain world. This virtual event is scheduled for Saturday, September 21, at 7 p.m.

Register Here

PUBLIC WORKS @ WORK



LED Traffic Signs

Our Public Works department has installed new solar-powered LED signs for increased visibility on SW Warfield Boulevard and SW Martin Highway to improve traffic safety.

IT STARTS IN PARKS



2024 Senior Games



Splashtastic Saturday

Calling all active adults 50+! The 2024 Senior Games are just around the corner, Oct 18-26. The Senior Games will be offering a wide range of sports including Tennis, Cornhole, Pickleball, Basketball Shooting, Bowling, Race Walking, Golf, Swimming and Track & Field. Click the button below for the complete schedule and registration details. Don't miss out on the fun and excitement of this year's games!

Senior Games

Sailfish Splash Waterpark is open from 10:30 a.m.- 2 p.m. tomorrow for their Splashtastic Saturday! Come enjoy the day with their interactive splash playground and exciting slides! It's a great way to beat the heat, cool off and enjoy some time with your friends and family!

Learn More

AROUND TOWN



Relief Printmaking Workshop

Join us for a hands-on workshop with Dan Gorostiaga on Saturday, September 21 from 12-4 p.m. at MartinArts at 80 SE Ocean Boulevard in Stuart. This workshop is perfect for beginners and seasoned artists alike! Relief printmaking is a form of printmaking in which the image to be printed is raised from the surface of a linoleum block. It's like stamping and is referred to as "block printing". You'll learn a brief history of relief printmaking and how to create, carve and print your very own Linocut.



International Coastal Cleanup

Volunteer this Saturday, September 21 from 8-11 a.m. at 4191 Northeast Ocean Boulevard in Jensen Beach with Martin County's Explore Natural Martin team for the 2024 International Coastal Cleanup! This cleanup will be taking place at beaches and waterways across the world and you can be a part of the thousands of people who are making a positive impact on the environment. We hope to see you there!

MartinArts

Learn More

THE CONE ZONE



SE Boatyard Drive

Overhead utility work began on SE Boatyard Drive. This work requires lane and sidewalk closures between 8:30 a.m.-4:00 p.m. on SE Boatyard Drive at the corner of SE Boatyard Drive and SE Robertson Road. The work is anticipated to be complete by September 26.

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INTRODUCTION

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National Center for Environmental Information. *Climate at a Glance County Mapping*.
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www.martinschools.org

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www.bestplaces.net

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www.datausa.io

MTM Transit.
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Drought

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FLOOD

Martin County
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INVASIVE SPECIES

Martin County
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SEVERE THUNDERSTORMS

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Town of Sewall's Point Police Department
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Town of Sewall's Point Police Department
Historical occurrences information received via email.

Town of Jupiter Island Public Safety Department
Historical occurrences information received via email.

City of Stuart Police Department
Historical occurrences information received via email.

December 2, 2025

Sally Waite, Director
Martin County Emergency Management
800 Southeast Monterey Road
Stuart, Florida 34994

Re: Martin County Local Hazard Mitigation Plan Approved Pending Adoption

Dear Director Waite,

This is to confirm that we have completed a State review of the Martin County Local Mitigation Strategy (LMS) update for compliance with the federal hazard mitigation planning standards contained in 44 CFR 201.6(b)-(d). Based on our review and comments, Martin County developed and submitted all the necessary plan revisions and our staff has reviewed and approved these revisions. We have determined that the Martin County LMS plan is compliant with federal standards, subject to formal community adoption, for the jurisdictions below:

Martin County, Unincorporated	Town of Ocean Breeze
City of Stuart	Town of Sewall's Point
Village of Indiantown	Martin County School District
Town of Jupiter Island	Clevland Clinic

Upon submittal of a copy of all participating jurisdictions' documentation of their adoption resolutions to our office, we will send all necessary documentation to the Federal Emergency Management Agency (FEMA) who will issue formal approval of the Martin County LMS.

If you have any questions regarding this matter, please contact your LMS Liaison Evan Jenkins at Evan.Jenkins@em.myflorida.com or 850-443-4280.

Respectfully,

Kristin Lentz Digitally signed by Kristin Lentz Date: 2025.12.03 13:57:40 -05'00'

Laura Dhuwe,
Bureau Chief, Mitigation
State Hazard Mitigation Officer

LD/ej

Attachments: MEMORADUM: State approval of LMS plans under Program Administration by States (PAS)
cc: FEMA Region IV, Mitigation Division – Risk Analysis Branch

MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS
FIRE RESCUE ADMINISTRATION
2401 South East Monterey Road • Stuart, Florida 34996

Eileen Vargas	Commissioner, District 1	
Stacey Hetherington	Commissioner, District 2	**Don G. Donaldson** – County Administrator
J. Blake Capps	Commissioner, District 3	**Elysse A. Elder** – Acting County Attorney
Sarah Heard	Commissioner, District 4	Telephone (772) 288-5400
Edward V. Ciampi	Commissioner, District 5	Website - www.martin.fl.us

January 21, 2026

Village Council
Village of Indiantown
P O Box 398
Indiantown FL 34956

Dear Council Members:

We are pleased to announce that Martin County's 2025 Local Mitigation Strategy (LMS) Plan has been approved by the Florida Division of Emergency Management and adopted by the Martin County Board of County Commissioners. The County is mandated by Florida Statute 252 and Florida Administrative Code Chapters 9G-22 and 27P-22 to develop and maintain an LMS, with an update required every five years. This plan is required for the County's eligibility for federal mitigation grants, such as Hazard Mitigation Grants (HMG), Community Development Block Grants (CDBG) and Building Resilient Infrastructure and Communities Grants (BRIC).

The municipalities within the County are not mandated to have a local mitigation strategy but must be incorporated into and adopt the County's LMS to be eligible for Federal grants. To assist in your decision to adopt the updated plan, we have enclosed:

- The approved 2025 Local Mitigation Strategy Plan,
- The adopted County Resolution No. 26-1.18, and
- Florida Division of Emergency Management's plan Approval Pending Adoption notification for Martin County

A public meeting was held on January 6, 2026, at the Board of County Commissioners meeting to introduce the updated LMS to the public and respond to questions and provide for citizen input. Should you have any questions or comments pertaining to the LMS or Hazard Mitigation Grant Program, please feel free to contact me at (772) 419-4942 or swaite@martin.fl.us.

Sincerely,

Sally Waite

Sally Waite
Director of Emergency Management

SW/sg

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION: 26-1.18

REGARDING THE ADOPTION OF MARTIN COUNTY'S LOCAL MITIGATION STRATEGY

WHEREAS, in 1999, 2005, 2010, 2015, and 2020 the Board of County Commissioners adopted by Resolution Martin County's Local Mitigation Strategy; and

WHEREAS, the LMS plan must be updated periodically to comply with State and Federal policies in order to apply for Hazard Mitigation Grant Program funds; and

WHEREAS, the LMS has been updated and the State of Florida Division of Emergency Management has approved all modifications and updates.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA THAT:

1. The 2025 Martin County Local Mitigation Strategy is hereby adopted as the official document for inclusion in the state-wide Hazard Mitigation Strategy.

2. The 2025 Martin County Local Mitigation Strategy will be forwarded to each municipality and participating agency within Martin County for their formal approval and adoption.

DULY PASSED AND ADOPTED THIS 6th DAY OF JANUARY 2026.

ATTEST:

CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT AND COMPTROLLER

SUFFICIENCY:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

SARAH HEARD, CHAIR

APPROVED AS TO FORM & LEGAL

ELYSSE A. ELDER, COUNTY ATTORNEY

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: February 12, 2026

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: January 22, 2026 Minutes - Village Council Meeting

SUMMARY OF ITEM:

FISCAL IMAPCT STATEMENT:

RECOMMENDATION:

PREPARED BY: DATE:

ATTACHMENTS:
Description
012226 Village Council Minutes Draft.docx

VILLAGE OF INDIANTOWN
REGULAR VILLAGE COUNCIL MEETING MINUTES
January 22, 2026
6:00 PM

15516 SW Osceola Street, Suite C
Indiantown, FL 34956

CALL TO ORDER: 6:03 p.m.

ROLL CALL: LaRhonda McBride, Village Clerk

PRESENT: Mayor Carmine Dipaolo, Vice Mayor Phyllis Waters Brown, Council Member Vernestine Williams Palmer, Council Member Angelina Perez, and Council Member Karen Onsager. *Staff:* Village Manager Taryn Kryzda, Village Attorney Wade C. Vose, Community & Economic Development Director Deanna Freeman, Village Clerk LaRhonda McBride and Deputy Clerk Christina Hernandez.

INVOCATION: Pastor Anthony Zwiener

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

ADDITIONS, DELETIONS, PULLED ITEMS OR OTHER MODIFICATIONS: None

PROCLAMATIONS, AWARDS AND SPECIAL PRESENTATIONS:

1. Community Development Updates

   Community & Economic Development Director Deanna Freeman provided an update on ongoing projects.

   Community & Economic Development Director Freeman first reported that her office had been working with a specialist in developing ways to use GIS technology to identify projects under review and to view past projects using aerial images to identify patterns of development. She stated that they hoped to eventually hold training sessions to help people use this technology to navigate approval processes.

She then reviewed the status of ongoing projects, both residential and nonresidential.

PUBLIC COMMENT:
Anthony Zwiener proposed repurposing an underutilized segment of Big Mound Park for a community dog park.

Linda Nycum requested updates on action plans developed from prior strategic planning sessions.

Barbara Clowdus reminded all to attend the annual community clean-up in honor of E. Thelma Waters on January 28, 2026.

Gloria Aldridge Jennings asked for an update on plans for road improvements in Booker Park.

Village Manager Kryzda stated that the Council had recently authorized a Capital Improvement Plan that would include these improvements.

Joyce Barrett complimented the water company's payment system. Additionally, she requested improved road signage on 710 near the Dollar General as well as lawn-mowing services in the development behind Blazing Nails.

COMMITTEE REPORTS:

Vice Mayor Waters Brown reported that she attended the Treasure Coast Regional Planning Council on Friday, January 16, 2026, at which the Council discussed a property tax toolkit for educational purposes and reviewed what happened in 2025 for the Regional Planning Council in the entire Tri-County Area.

Vice Mayor Waters Brown reported that the Treasure Coast Regional Planning Council would hold its next Regional Resiliency Speaker Series event on Thursday, January 29, 2026, from 3:00 to 4:00 p.m., where attorney Erin Deady would be speaking. Anyone interested in attending can register.

She stated that she attended the Treasure Coast League of Cities Board Meeting on Wednesday, January 21, 2026, where they discussed sovereignty immunity and the Florida Municipal Insurance Trust. The group would meet next in Fellsmere in March and St. Lucie Village in May and would have their annual barbecue in Okeechobee in June. The Village of Indiantown would host in October.

COMMENTS BY VILLAGE COUNCIL MEMBERS:

Council Member Onsager had no comments.

Council Member Perez had no comments.

Council Member Williams Palmer wished all a good evening. She asked where Grind Hard was advertising open positions.

Vice Mayor Waters Brown stated they were posting positions on Indeed.

Council Member Williams Palmer replied that she had heard reports of technical difficulties on their Indeed postings.

Vice Mayor Waters Brown stated that she was aware of two people who had successfully submitted applications via Indeed in the week prior.

Council Member Williams Palmer inquired about a job fair.

Village Manager Kryzda reported that the elementary school had recently held one, and Vice Mayor Waters Brown stated that the Chamber of Commerce was planning one.

Council Member Williams Palmer inquired about the date of the next strategic planning session and a session to deal with the Land Development Regulations (LDRs).

Village Manager Kryzda explained that the State had preempted them with some of the changes to the LDRs, such that municipalities cannot make changes to some of their codes through October 2027. Regarding another strategic planning session, she stated that it may be challenging to facilitate another so soon after the last one, given the expense.

Council Member Williams Palmer asked for clarity about the Village's top priorities.

Village Manager Kryzda requested the Council's preferences for potential dates and times for a strategic planning session.

Council Member Onsager stated that she would prefer Saturday mornings from 9:00 a.m. to 12:00 p.m.

Council Member Williams Palmer requested a date in March.

Mayor Dipaolo had no comments.

COMMENTS BY VILLAGE MANAGER:

Village Manager Kryzda had no comments.

APPROVAL OF AGENDA:

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

CONSENT AGENDA:

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

2. Approval of the Minutes of the Village Council Meeting of January 8, 2026

REGULAR AGENDA:

3. Offer to Acquire Property Located at 16870 SW Charleston Street in Indiantown from Martin County Board of County Commissioners Community Redevelopment Agency

   Village Manager Kryzda provided an overview of the item.

   Discussion ensued regarding the timeframe for developing the property.

   Motion was made to make an offer to the Martin County Board of County Commissioners Community Redevelopment Agency in the amount of $275,000 by Vice Mayor Waters Brown. Motion was duly seconded by Council Member Onsager and approved unanimously.

4. Approval to Place on the August Ballot Language Requesting the Voters Consider the Village Adopting a Grant Program for Property Tax Exemptions Pursuant to s.3, Art. VII of the State Constitution for New Businesses and Expansions of Existing Businesses that Will Create New Full-Time Jobs in the Village.

   Village Manager Kryzda provided an overview of the item.

   Linda Nycum spoke in opposition to the proposal.

   Council Member Onsager spoke in favor of the proposal, stating it would draw businesses to the community that can provide growth and stability.

   Mayor Dipaolo concurred and spoke regarding how large businesses contribute to the local economy.

   Council Member Onsager requested that Staff disseminate information to the public about this proposal and why it would benefit the Village. She stated that it is important the Village does a careful job with public outreach and education with respect to this item.

Motion was made to authorize staff to prepare referendum language for consideration of the Village developing a grant program that duplicates Martin County's Economic Development Toolkit by Council Member Onsager. Motion was duly seconded by Vice Mayor Waters Brown and approved unanimously.

FIRST READING ORDINANCES: None

SECOND READING ORDINANCES: None

DISCUSSION ITEMS: None

ANNOUNCEMENTS:

Council Member Perez stated that she was amazed by the work the Village staff did at the Martin County Heritage Festival.

Village Manager Kryza announced that it is free to get into the festival, but wristbands for rides are available for purchase.

Vice Mayor Waters Brown stated that next year it should be called the Indiantown Heritage Festival, and Village Manager Kryzda stated the agreement, and branding was set for Martin County Heritage Festival.

Vice Mayor Waters Brown invited everyone to attend the annual E. Thelma Waters Community Clean-Up on Saturday, January 31, 2026, at 6:00 a.m. Volunteers should report either to Post Family Park or to the Parks & Recreation building in Booker Park. In advance of the clean-up, on Wednesday, January 28, 2026, residents can put nonhazardous waste on the curb for pickup.

Vice Mayor Waters Brown announced that there would be country music at the marina on Sunday, January 25, 2026, at 2:00 p.m.

NEXT REGULAR MEETING: February 12, 2026

ADJOURNMENT: 7:24 P.M.

ATTEST: **VILLAGE OF INDIANTOWN, FLORIDA**

_____ _____

LaRhonda McBride
Village Clerk

Carmine Dipaolo,
Mayor

_____

Date

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: February 12, 2026

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: Approval for the award of Solicitation 100-2024SM (CDBG Contract No. 22DB-OP-10-53-02-N05) to PRP Construction Group, LLC (PRP) in a total anticipated contract amount of $844,474.50.

SUMMARY OF ITEM:

Village staff recommends that the Village Council approve the award of Solicitation No. 100-2024SM (CDBG Contract No. 22DB-OP-10-53-02-N05) to PRP Construction Group, LLC (PRP) in a total anticipated contract amount of $844,474.50.

On October 14, 2021, the Village Council approved the Small Cities Community Development Block Grant (CDBG) Subgrant Agreement in the amount of $700,000 for roadway resurfacing and drainage improvements along SW Seminole Drive, from Yalaha Street to SW Osceola Street. Since the initial approval, the Subgrant Agreement has undergone multiple amendments to extend the contract term and to remove the Magnolia Street Lift Station improvements from the original project scope.

On May 22, 2024, the Village received and publicly opened five (5) sealed bids in response to the solicitation. On May 29, 2024, Village staff conducted reference checks for all responsive and qualified bidders and prepared a comprehensive Selection Committee evaluation packet. The Selection Committee evaluated all responsive submittals in accordance with the solicitation's established evaluation criteria. Based on the bid proposals received, evaluation scores, and verification of references, the Selection Committee determined that PRP Construction Group, LLC was the most qualified, responsive, and responsible bidder.

At the time of the Selection Committee's evaluation,

sufficient funding was not available to fully award the project, resulting in a temporary delay in contract execution. Funding has since been secured, the CDBG Subgrant Agreement term has been extended, and the project is now ready to proceed. Accordingly, Village staff recommends approval of the contract award to PRP Construction Group, LLC to allow the Village to proceed with implementation of the SW Seminole Drive roadway resurfacing and drainage improvement project.

FISCAL IMAPCT STATEMENT:

Funding for this contract is provided through the Small Cities Community Development Block Grant (CDBG) Subgrant Agreement in the amount of $700,000. To date, $80,000 has been expended for professional design services performed by Kimley-Horn. The remaining project costs in excess of the grant allocation will be funded through the Village's approved budgetary contingency. The total estimated contract amount is $844,474.50, based on the selected firm's proposed fee schedule. Staff has reviewed this expenditure and determined it to be consistent with the currently adopted and approved budget.

RECOMMENDATION:

Motion to approve the award of Solicitation 100-2024SM (CDBG Contract No. 22DB-OP-10-53-02-N05) to PRP Construction Group, LLC, in a total anticipated contract amount of $844,474.50, and to authorize the Village Mayor to execute the contract and all necessary documents to effectuate the award.

PREPARED BY: Kali Beams DATE: 01/26/26

ATTACHMENTS:
Description
Contract.pdf
ITB 100-2024SM List of Bidders Amounts.pdf

INDEPENDANT CONTRACTOR AGREEMENT BY AND BETWEEN THE VILLAGE OF INDIANTOWN, FLORIDA AND PRP CONSTRUCTUCTION GROUP, LLC

THIS INDEPENDANT CONTRACTOR AGREEMENT hereinafter referred to as the **"Agreement"** is made and entered into this _____ day of _____, 2026, by and between the VILLAGE OF INDIANTOWN, a Florida municipality, hereinafter referred to as the "Village", and PRP CONSTRUCTION GROUP, LLC, a Florida limited liability company, hereinafter referred to as the "Contractor or Bidder".

WITNESSETH:

WHEREAS, the VILLAGE is a political subdivision of the State of Florida, having a responsibility to provide certain services to benefit the citizens of the VILLAGE OF INDIANTOWN; and

WHEREAS, the VILLAGE has the full power and authority to enter into the transactions contemplated by this Agreement; and

WHEREAS, CONTRACTOR is in the business of construction contracting in the VILLAGE and elsewhere in the State of Florida; and

WHEREAS, the Village awarded Contractor that certain Invitation to Bid Number 100-2024SM (CDBG Contract # 22DB-OP-10-53-02-N05) for improvements including the Repaving of S.W. Seminole Drive; and

WHEREAS, pursuant to that certain CDBG Subgrant Agreement between the State of Florida Department of Economic Opportunity (now Florida Department of Commerce) and the Village, Contract Number 22DB-OP-10-53-02-N05, as modified by Modification Number 3 to Subgrant Agreement (dated August 14, 2025), the CDBG-funded project is limited to the repaving of Southwest Seminole Drive and no longer includes improvements to the Magnolia Street Lift Station; and

WHEREAS, CONTRACTOR is competent and has sufficient manpower, training, and technical expertise to perform the services contemplated by this Agreement in a timely and professional manner consistent with the standards of the industry in which CONTRACTOR operates; and

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

WHEREAS, Section 286.101, Florida Statutes contains a list of "foreign countries of concern" including, the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity under significant control of such "foreign country of concern". Any entity that does business with a state agency or political subdivision must disclose certain of their dealings with those "foreign countries of concern" to the Florida Department of Financial Services; and

WHEREAS, CONTRACTOR agrees to provide such goods and services as more particularly described in this Agreement, as well as in any bid or quotation documents issued in connection with this project.

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

1. Description of Work.

a. The VILLAGE hereby retains CONTRACTOR to furnish the road paving and associated drainage improvements along Southwest Seminole Drive as described in Invitation to Bid Number 100-2024SM (the "ITB") and the CDBG Subgrant Agreement No. 22DB-OP-10-53-02-N05, as amended by Modification Number 3 to Subgrant Agreement (collectively, the "Project").

b. CONTRACTOR must provide all permits, labor, materials, equipment, and supervision necessary for the completion of the work, unless specifically excluded.

c. CONTRACTOR must also comply with, and abide by, all requirements as contained in the ITB, Standard General Conditions of the Construction Contract, Supplementary Conditions, engineering plans, shop drawings, material lists, or other similar documents issued for this project by the Florida Department of Commerce (formerly Florida Department of Economic Opportunity), and the VILLAGE, together with any addenda, hereinafter referred to as the "Bid Documents", as applicable. The attached documents are hereby incorporated into this Agreement:

Exhibit 1-Standard General Conditions of the Construction Contact
Exhibit 2- Business Registration and Licensing Information
Exhibit 3- Performance Bond
Exhibit 4- Subcontractor List
Exhibit 5- Trench Safety

Exhibit 6- Plan Format
Exhibit 7- Contractor Checklist
Exhibit 8- Subcontractor Breakdown
Exhibit 9- Project Workforce Breakdown
Exhibit 10- Supplementary Conditions
Form A1- Bid Form
Form A2- Bid Bond
Form B- Statement of no Response
Form C- Interest in Competitive Bid
Form D- Non- Collusive Affidavit
Form E- Public Entity Crimes
Form F- Negligence or Breach of Contract Disclosure Form
Form G- Drug Free Workplace Certification
Form H- Certificate Regarding Scrutinized Companies Lists
Form I- Minority Business Utilization Plan
Form J- Qualification of Bidders
Form K- References
Form L- Reference Survey
Form M- Insurance Documentation
Form N- E-Verify Registration
Form O- Environmental and Safety Statement
Form P- Litigation Statement

d. Notwithstanding anything in the ITB or Bid Documents to the contrary, the scope of work under this Agreement is limited to the repaving of Southwest Seminole Drive and associated drainage improvements and expressly excludes all work relating to the Magnolia Street Lift Station, including without limitation: (i) any bid items on Form A1 - Bid Form identified for "Magnolia Lift Station" or "Magnolia Street Lift Station"; and (ii) any plan sheets or specifications labeled for, or pertaining to, the Magnolia Street Lift Station. No Magnolia Street Lift Station work will be performed or funded under this Agreement.

2. Payment. The VILLAGE agrees to compensate CONTRACTOR, for work actually performed under this Agreement, at the terms, rate or basis described in the Supplemental Conditions and the revised Form A1 - Bid Form attached hereto as Exhibit "A". CONTRACTOR must perform all work required, but in no event will CONTRACTOR be paid more than the negotiated amount set forth in Exhibit "A" unless a change order is processed in accordance with the Supplemental Conditions. This amount excludes all work and associated costs for the Magnolia Street Lift Station, which are not part of this Agreement. The VILLAGE reserves the right to withhold amounts in the event of the nonperformance of all or part of CONTRACTOR's obligations. CONTRACTOR must, without additional compensation, correct and revise any errors, omissions, or other deficiencies in its work product, services, or materials arising from the error or omission or negligent act of CONTRACTOR.

3. Acceptance of work product, payment, and warranty. Upon receipt of a periodic work product, or notice that work has progressed to a point of payment in accordance with this Agreement, together with an invoice sufficiently itemized to permit audit, the VILLAGE will diligently review those documents. When it finds the work acceptable under this Agreement the installment payment, found to be due to CONTRACTOR, will be paid to CONTRACTOR within thirty (30) days after the date of receipt of the invoice, unless another payment schedule is provided in Exhibit "A". CONTRACTOR warrants that the data utilized by CONTRACTOR (other than as provided by the VILLAGE) is from a source, and collected using methodologies, which are generally recognized in CONTRACTOR's industry or profession to be a reliable basis and foundation for CONTRACTOR's work product. CONTRACTOR must notify the VILLAGE in writing if it appears, in CONTRACTOR's professional judgement that the data or information provided by the VILLAGE for use in CONTRACTOR's work product is incomplete, defective, or unreliable. CONTRACTOR guarantees to amend, revise, or correct to the satisfaction of the VILLAGE any error appearing in the work as a result of CONTRACTOR's failure to comply with the warranties and representations contained herein. Neither inspection nor payment, including final payment, by the VILLAGE will relieve CONTRACTOR from its obligations to do and complete the work product in accordance with this Agreement.

4. Project management. The Project Managers for this project are as follows. Any subsequent changes to the Project Manager for either party may be provided by notice as described in paragraph 8 below and does not require an amendment to this Agreement.

a. VILLAGE's Project Manager is Patrick Nolan, or his designee, Utilities and Public Works Director

b. CONTRACTOR's Project Manager is: Peggy Sheltra, President- PRP Construction Group, LLC.

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

a. To VILLAGE: Indiantown Village Council, Attention: Village Manager, 15516 SW Osceola St., Suite B, Indiantown, Florida 34956;

b. To CONTRACTOR: PRP Construction Group, LLC, Peggy Sheltra, President, 8300 SW Springhaven Avenue, Indiantown, Florida 34956.

6. Independent contractor. CONTRACTOR is, and will be deemed to be, an independent contractor and not a servant, employee, joint adventurer, or partner of the VILLAGE. None of CONTRACTOR's agents, employees, or servants are, or will be deemed to be, the agent, employee, or servant of the VILLAGE. None of the benefits, if any, provided by the VILLAGE to its employees, including but not limited to, compensation insurance and unemployment insurance, are available from the VILLAGE to the employees, agents, or servants of CONTRACTOR. CONTRACTOR will be solely and entirely responsible for its acts and for the acts of its agents, employees, servants, and subcontractors during the performance of this Agreement. Although CONTRACTOR is an independent contractor, the work contemplated

herein must meet the approval of the VILLAGE and is subject to the VILLAGE's general right of inspection to secure the satisfactory completion thereof. CONTRACTOR must comply with all Federal, State and municipal laws, rules and regulations that are now or may in the future become applicable to CONTRACTOR, or to CONTRACTOR's business, equipment, or personnel engaged in operations covered by this Agreement or accruing out of the performance of such operations. The VILLAGE will not be held responsible for the collection of or the payment of taxes or contributions of any nature on behalf of CONTRACTOR.

CONTRACTOR will bear all losses resulting to it on account of the amount or character of the work, or because of bad weather, or because of errors or omissions in its contract price.

CONTRACTOR must utilize, and must expressly require all subcontractors to utilize, the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by CONTRACTOR and any subcontractors during the Term of this Agreement.

7. Indemnification.

CONTRACTOR must indemnify and hold the VILLAGE harmless against and from any and all claims, losses, penalties, interest, demands, judgments, costs, damages, or expenses, including attorney's fees and court costs, incurred by the VILLAGE, or its agents, officers, or employees, arising directly or indirectly from CONTRACTOR's performance under this Agreement or by any person on CONTRACTOR's behalf, including but not limited to those claims, losses, penalties, interest, demands, judgments, costs, damages, or expenses arising out of any accident, casualty, or other occurrence causing injury to any person or property. This includes persons employed or utilized by CONTRACTOR (including CONTRACTOR's agents, employees, and subcontractors). CONTRACTOR must further indemnify the VILLAGE against any claim that any product purchased or licensed by the VILLAGE from CONTRACTOR under this Agreement infringes a United States patent, trademark, or copyright. CONTRACTOR acknowledges that CONTRACTOR has received consideration for this indemnification, and any other indemnification of the VILLAGE by CONTRACTOR provided for within the Bid Documents, the sufficiency of such consideration being acknowledged by CONTRACTOR, by CONTRACTOR's execution of this Agreement. CONTRACTOR's obligation will not be limited by, or in any way to, any insurance coverage or by any provision in or exclusion or omission from any policy of insurance, whether such insurance is in connection with this Agreement or otherwise. Such indemnification is in addition to any and all other legal remedies available to the VILLAGE and not considered to be the VILLAGE's exclusive remedy.

In the event that any claim in writing is asserted by a third party which may entitle the VILLAGE to indemnification, the VILLAGE must give notice thereof to CONTRACTOR, which notice must be accompanied by a copy of statement of the claim. Following the notice, CONTRACTOR has the right, but not the obligation, to participate at its sole expense, in the defense, compromise or settlement of such claim with counsel of its choice. If CONTRACTOR does not timely defend, contest, or otherwise protect against any suit, action or other proceeding arising

from such claim, or in the event the VILLAGE decides to participate in the proceeding or defense, the VILLAGE will have the right to defend, contest, or otherwise protect itself against same and be reimbursed for expenses and reasonable attorney's fees and, upon not less than ten (10) days notice to CONTRACTOR, to make any reasonable compromise or settlement thereof. In connection with any claim as aforesaid, the parties hereto must cooperate fully with each other and make available all pertinent information necessary or advisable for the defense, compromise or settlement of such claim.

The indemnification provisions of this paragraph will survive the termination of this Agreement.

8. Insurance. Contactor shall comply with the insurance provisions contained in ITB Section 5 – Supplementary Conditions.

9. Sovereign Immunity. Nothing in this Agreement extends, or will be construed to extend, the VILLAGE'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 VILLAGE to be sued by third parties in any matter arising out of this Agreement.

10. Public Records Compliance. 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 Village'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 THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF**

CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, LARHONDA MCBRIDE, VILLAGE CLERK, AT 772-285-7740, lmcbride@indiantownfl.gov; MAILING ADDRESS: 15516 SW OSCEOLA ST., SUITE B, INDIANTOWN FL 34956

11. Public Records Compliance Indemnification. 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 119.0701(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. Contractor authorizes the public agency to seek declaratory, injunctive, or other appropriate relief against Contractor in Martin County Circuit Court on an expedited basis to enforce the requirements of this section.

12. Compliance/Consistency with Section 768.28, Fla. Stat. Any indemnification or agreement to defend or hold harmless by Village specified in the Agreement shall not be construed as a waiver of 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 Village in the Agreement in derogation hereof shall be void and of no force or effect.

13. Non-appropriation. 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 fiscal year end 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.

14. 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.

15. Disclosure Requirements for "Foreign Countries of Concern". CONTRACTOR shall comply with the disclosure requirements set forth is section 286.101 (3) (a), F.S., which requires "Any entity that applies to a state agency or political subdivision for a grant or proposes having a contract value of $100,000 or more shall disclose to the state agency or political subdivision any current or prior interest of, any contract with, or any grant or gift received from a "foreign country of concern" if such interest, contract, grant or gift received from a "foreign country of concern" if such interest, contract, grant or gift has a value of $50,000 or more and such interest existed at any time or such contract, grant or gift was received or in force at any time during the previous five (5) years. Such disclosure shall contain the name and mailing address of the disclosing entity, the amount of the gift or the value of the interest disclosed, the applicable "foreign country of concern" and, if applicable the date of termination of the contract or interest, the date of receipt of the grant or gift and the name of the agent or controlled entity that is the source or interest holder. Within one (1) year before applying for any grant or proposing any contract, such entity must provide a copy of such disclosure to the Department of Financial Services". Pursuant to section 268.101(7), F.S.: "In addition to any fine assessed under [section 286.101(7)(a), F.S.], a final order determining a third or subsequent violation by an entity other than a state agency or political subdivision shall automatically disqualify the entity from eligibility for any grant or contract funded by a state agency or any political subdivision until such ineligibility is lifted by the Administration Commission for good cause."

16. Public Entities Crime or Convicted Vendor List. CONTRACTOR agrees and assumes a continuous duty to disclose to the VILLAGE if the CONTRACTOR 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.

17. Data Management; Notice of Breach. CONTRACTOR shall cooperate with the VILLAGE and provide timely incident reporting, response activities/fact gathering, public and

agency notification, severity level assessment, after-action reports, etc., which the VILLAGE must report in accordance with Sections 282.3185(5) & (6), Florida Statutes in the event of a data breach.

18. Environmental and Social Government and Corporate Activism. The VILLAGE has not given preference or requested documentation from the CONTRACTOR based on CONTRACTOR's social, political or ideological interest. CONTRACTOR agrees to similarly not request documentation or give preference to any subcontractor based on the subcontractor's social, political or ideological interests.

19. No Coercion for Labor or Services. CONTRACTOR swears under penalty of perjury that CONTRACTOR does not use coercion for labor or services as defined as follows:

"Coercion" means:

i. Using or threatening to use physical force against any person;

ii. Restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will;

iii. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;

iv. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;

v. Causing or threatening to cause financial harm to any person;

vi. Enticing or luring any person by fraud or deceit; or

vii. Providing a controlled substance as outlined in Schedule I or Schedule II of Sec. 893.03, Fla. Stat. to any person for the purpose of exploitation of that person.

20. Conflicts. By entering into this agreement, the Contractor represents that it currently is not providing professional services to any third party person or entity on any project or development for which project or development approval is currently pending or proposed or for which an application is being prepared for submittal to the Village of Indiantown for review or approval and further agrees that during the term of this agreement, the Contractor will not provide professional services to any third party person or entity as to any project or development for which development or project approval is pending or proposed or for which an application is being prepared for submittal to the Village of Indiantown for review or approval.

21. Breach of Agreement for Goods or Services Related to Emergency Response for Natural Disaster Pursuant to Section 252.505, Florida Statutes. Pursuant to Sec. 252.505, Fla. Stat., if Contractor breaches this agreement during an emergency recovery period (1-year period beginning upon Governor's initial declaration of a natural emergency) Contractor shall pay a $5,000 penalty and damages, which may be either actual and consequential damages or liquidated damages in addition to any other consequential damages or liquidated damages that may otherwise be due under the terms of the agreement.

22. 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.

23. Binding Nature of Agreement. This Agreement is binding upon the successors and assigns of the parties hereto.

24. Entire Agreement. This Agreement states the entire understanding between the parties and supersedes any written or oral representations, statements, negotiations, or agreements to the contrary. CONTRACTOR recognizes that any representations, statements, or negotiations made by the VILLAGE staff do not suffice to legally bind the VILLAGE in a contractual relationship unless they have been reduced to writing, authorized, and signed by the authorized VILLAGE representatives.

25. Amendment. No modification, amendment, or alteration in the terms or conditions of this Agreement will be effective unless contained in a written document executed with the same formality as this Agreement.

26. Severability. If any term or provision of this Agreement is held, to any extent, invalid or unenforceable, as against any person, entity, or circumstance during the Term hereof, by force of any statute, law, or ruling of any forum of competent jurisdiction, such invalidity will not affect any other term or provision of this Agreement, to the extent that the Agreement will remain operable, enforceable, and in full force and effect to the extent permitted by law.

27. 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.

28. 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.

29. Additional Terms.

a. This agreement may be signed in counterparts and electronic signatures and copies shall be deemed as originals.

b. This Agreement shall be subject to the terms of the CDBG Supplemental Conditions for Construction Contracts, attached hereto as Exhibit "B".

c. The applicable U.S. Department of Labor Davis-Bacon wage determination for this project is attached as Exhibit "C" and incorporated herein. Contractor and all subcontractors shall pay each laborer and mechanic employed or working upon the site of the work not less than the wage rates and fringe benefits listed in Exhibit "B".

Under penalties of perjury, and pursuant to Sec. 92.525, Fla. Stat., CONTRACTOR declares that CONTRACTOR has read the foregoing Paragraph 19 above and that the facts stated in it are true.

PRP CONSTRUCTION GROUP, LLC
INVITATION TO BID NUMBER 100-2024SM
CDBG CONTRACT # 22DB-OP-10-53-02=N05)
INDEPENDENT CONTRACTOR'S AGREEMENT
SIGNATURE PAGE

IN WITNESS WHEREOF, the parties hereto have executed and delivered this instrument on the days and year indicated below and the signatories below to bind the parties set forth herein.

PRP CONSTRUCTION GROUP, LLC

Peggy Shelton

Print Name: Peggy Shelton

Title: President

Date: 1/26/26

VILLAGE OF INDIANTOWN, a Florida municipal corporation

CARMINE DIPAOLO
MAYOR

ATTEST:

(Seal)

LARHONDA MCBRIDE, VILLAGE CLERK

Date signed by VILLAGE: _____

EXHIBIT A

A – Bid Form

Village of Indiantown
Bid Form

Company Name: PRP Construction Group, LLC
Date Submitted 5/22/2024 Bid Opening Date: 5/22/2024
PROJECT IDENTIFICATION: BID# 100-2024SM
BID NAME: Repaving of SW Seminole Dr and Improvements To the Magnolia St Lift Station
COMPANY NAME: PRP Construction Group, LLC
NAME & TITLE: Peggy Sheltra, President
(TYPED OR PRINTED)
BUSINESS ADDRESS: (PHYSICAL) 8300 SW Springhaven Ave Indiantown, Fl. 34956

CORPORATE
ADDRESS: X SAME AS PHYSICAL

Address must match Sunbiz
E-MAIL ADDRESS: ppsheltra@gmail.com
PHONE NUMBER: 772-597-6923 Ext 1 FAX NUMBER: None

In submitting this Bid, Bidder makes all representations required by the Instructions to Bidders and further warrants and represents that: Bidder has examined copies of all the ITB Documents and of the following addenda:

No. 1	Dated: 4/25/2024		No. 4	Dated: 5/20/2024	
No. 2	Dated: 5/20/2024		No.	Dated:	
No. 3	Dated: 5/20/2024		No.	Dated:	

Village of Indiantown, Indiantown, Florida
In the event of an emergency, Vendor will provide priority service for the Village of Indiantown.

CONTINUITY OF OPERATION DURING EMERGENCY? YES x NO ____

The undersigned, as Bidder, hereby declares that no person or other persons other than the undersigned are interested in this Invitation To Bid as Principal, and that this bid is made without collusion with others; and that we have carefully read and examined the specifications and with full knowledge of all conditions under which the services herein is contemplated must be furnished, hereby propose and agree to furnish this service according to the requirements set out in the specifications for said service for the prices as listed on the previous pages.

Tax Payer Identification Number: 45-3220690
(1) Employer Identification Number -or- (2) Social Security Number:
The Village of Indiantown collects your social security number for tax reporting purposes

ALL BIDS MUST BE SIGNED AND EXECUTED BY A CORPORATE AUTHORITY

Where Bidder is a Corporation, add:

PRP Construction Group, LLC
Company Name: (Name printed or typed)

(Seal)

Attest: Charlyn Whitfield

Authorized Bidder:

Peggy Sheltra
Bidder: (Name printed or typed)

President
Authorized Signature of Bidder Title

Ricky Sheltra
Secretary

Please submit a copy of your registration certificate establishing your firm as authorized to conduct business in the State of Florida, as provided by the *Florida Department of State, Division of Corporations.* Please refer to website: www.sunbiz.org.

Company Submitting Bid: PRP Construction Group, LLC

ITB-100-2024SM (CBDG CONTRACT # 22DB-OP-10-53-02-N05) REPAVING OF SW SEMINOLE DRIVE AND IMPROVEMENTS TO THE MAGNOLIA STREET LIFT STATION

The successful bidder shall be responsible for furnishing and delivering to the Village of Indiantown requesting Department commodity, services, or construction services as specified in the Scope of Work as per specifications. There may be an option to extend this contract as specified in the Scope of Work or specification upon approval of both the Village and the vendor at the time of the extension or renewal.

RFB2021-3316
CDBG Neighborhood Revitalization Project

5/6/2024

Contractor is to fully understand that the Lump Sum or Unit Price for all items include a sufficient allowance for the completion of all work for this project, including but not limited to, all profit and overhead, incidentials, all labor, supervision, testing (pressure and Start-up), machinery, equipment, tools, materials, dewatering/dewatering permit, (incidental dewatering trenches/temporary ditch), staff gauges, services, utility restraints, bacteriological samples glands, tracer wire, straps, coordination with utility companies, clean-up and other means of construction necessary to complete the described work according to the Village of Indiantown Specifcation and Standards. Contractor to note watermain connections, restraints, adjustments and couplings are included in the Bid Items below

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
	GENERAL WORK				
1	MOBILIZATION	1	LS	$25,000.00	$25,000.00
2	CONSTRUCTION LAYOUT / RECORD DRAWINGS	1	LS	$22,500.00	$22,500.00
3	PRE-CONSTRUCTION VIDEO	1	LS	$2,500.00	$2,500.00
4	MAINTENANCE OF TRAFFIC	1	LS	$6,500.00	$6,500.00
5	NPDES PERMITTING/MONITORING	1	LS	$2,500.00	$2,500.00
6	SEDIMENT BARRIER	1500	LF	$6.50	$9,750.00
7	INLET PROTECTION SYSTEM	14	EA	$350.00	$4,900.00
8	SOIL TRACKING PROTECTION DEVICE	1	EA	$4,250.00	$4,250.00
				GENERAL WORK SUBTOTAL	$77,900.00
	ROADWAY				
9	CLEARING/GRUBBING/DEMOLITION	3	AC	$7,000.00	$21,000.00
10	REGULAR EXCAVATION	2,000	CY	$18.00	$36,000.00
11	REMOVE EXISTING CONCRETE DRIVEWAY/SIDEWALK	250	SY	$26.00	$6,500.00
12	TYPE B STABILIZED SHOULDER (MIN. LBR-40) (12" DEPTH)	600	SY	$16.50	$9,900.00
13	FULL DEPTH RECLAMATION (FDR) (12" DEPTH)	4,500	SY	$24.00	$108,000.00
14	CEMENT FOR RECLAMATION (FDR)	50	TON	$267.50	$13,375.00
15	EMULSION FOR RECLAMATION (FDR)	16,000	GAL	$6.00	$96,000.00
16	SUPERPAVE ASPHALT SP 9.5 (TRAFFIC LEVEL C) (FDR)	500	TON	$215.00	$107,500.00
17	18" ADS HDPE PIPE	961	LF	$58.00	$55,738.00
18	EXFILTRATION TRENCH (INCLUDES 18" PERFORATED ADS HDPE PIPE)	120	LF	$165.00	$19,800.00
19	TYPE E INLET (CS-1 & DS-1)	2	EA	$6,250.00	$12,500.00
20	YARD DRAIN	11	EA	$2,380.00	$26,180.00
21	18" MES	1	EA	$2,400.00	$2,400.00
22	4" CONCRETE SIDEWALK	33	SY	$85.00	$2,805.00
23	6" CONCRETE DRIVEWAY/SIDEWALK	370	SY	$95.00	$35,150.00
24	BRICK PAVER DRIVEWAY REMOVAL, STORAGE AND REINSTALL	230	SY	$150.00	$34,500.00
25	DETECTABLE WARNINGS/ADA MATS	11	EA	$600.00	$6,600.00
26	SWALES	890	LF	$22.00	$19,580.00
27	ASPHALT ROADWAY OPEN CUT PAVEMENT AND REPLACEMENT	325	SY	$13.50	$4,387.50
28	THERMOPLASTIC 12' WHITE STRIPE	190	LF	$8.50	$1,615.00
29	THERMOPLASTIC 24" WHITE STRIPE (Stop Bar)	56	LF	$11.50	$644.00
30	THERMOPLASTIC ROUNDABOUT PAVEMENT MARKINGS (excluding crosswalk)	1	LS	$850.00	$850.00
31	PRE-FORMED 24" CROSS-WALK	180	LF	$16.00	$2,880.00
32	PRE-FORMED 12" CROSS-WALK	255	LF	$8.00	$2,040.00
33	YIELD AHEAD SIGN	1	EA	$700.00	$700.00
34	SPEED LIMIT SIGN	1	EA	$700.00	$700.00
35	CROSSWALK SIGNS	3	EA	$700.00	$2,100.00
36	PERFORMANCE TURF	8,100	SY	$4.50	$36,450.00
37	IRRIGATION ADJUSTMENT/RELOCATION ALLOWANCE	1	ALLOWANCE	$ 10,000.00	$ 10,000.00
				ROADWAY SUBTOTAL	$ 675,894.50
	UTILITIES				
38	6" WATER MAIN DEFLECTION (North of SW Tiger Tail Ct.)	1	LS	$35,800.00	$35,800.00
39	ASBESTOS ABATEMENT/DISPOSAL FEES (for Item 31)	1	LS	$2,200.00	$2,200.00
40	GROUT AND ABANDON 6" WATERMAIN	65	LF	$42.00	$2,730.00
41	6" FM DEFLECTION (20 Feet)	1	EA	$9,500.00	$9,500.00
42	SANITARY SEWER LATERAL REPLACEMENT	10	EA	$2,875.00	$28,750.00
43	6" WATER MAIN DEFLECTION (Bwtn Roundabout & SW Tiger Tail Ct.)	1	LS	$9,500.00	$9,500.00
44	ASBESTOS ABATEMENT/DISPOSAL FEES (for Item 36)	1	LS	$2,200.00	$2,200.00
				UTILITIES SUBTOTAL	$90,680.00
	MAGNOLIA LIFT STATION				
~~45~~	~~6" EMERGENCY GENERATOR SLAB~~	~~1~~	~~LS~~	~~$3,250.00~~	~~$3,250.00~~
~~46~~	~~30 KW DIESEL GENERATOR SET/ AUTOMATIC TRANSFER SWITCH~~	~~1~~	~~LS~~	~~$268,500.00~~	~~$268,500.00~~
~~47~~	~~6' LIFT STATION FENCE~~	~~1~~	~~LS~~	~~$6,500.00~~	~~$6,500.00~~
				~~**MAGNOLIA LIFT STATION SUBTOTAL**~~	~~$278,250.00~~
				BASE BID TOTAL	$ ~~1,122,724.50~~

$844,474.50

Removed from Scope of Work PN

CHECK TOTALS! The Village is not responsible for mathematical errors.

INSTRUCTIONS

Bids must be received no later than the date and time stated in the Advertisement. Bids received after that time & date will not be considered.

This form must be returned with bid. Bids on any other form will not be accepted.

PRP Construction Group, LLC
Company Name

8300 SW Springhaven Ave
Street Address

Indiantown, Fl. 34956
City, State, Zip

772-597-6923 Ext 1
Telephone

Peggy Sheltra
Name of Authorized Representative (Print)

President
Title

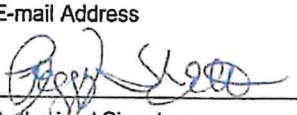
ppsheltra@gmail.com
E-mail Address

Authorized Signature

INSTRUCTIONS

Bids must be received no later than the date and time stated in the Advertisement. Bids received after that time & date will not be considered.

This form must be returned with bid. Bids on any other form will not be accepted.

PRP Construction Grooup, LLC Company Name	Peggy Sheltra Name of Authorized Representative (Print)
8300 SW Springhaven Ave Street Address	President Title
Indiantown, Fl. 34956 City, State, Zip	ppsheltra@gmail.com E-mail Address
772-597-6923 Ext 1 Telephone	 Authorized Signature

Bidder shall be advised that the Owner is receiving CDBG funding is subject to the requirements of this such Funding. These requirements are detailed in the CDBG Conditions and are included as part of the Contract Documents. These requirements include, but are not limited to, wage rates, the Material Purchases and Reporting requirements.

Bidder shall be responsible to ensure the Bid Proposal is based on the most recent wage rates and is in compliance with Material Purchases and Reporting as applicable to materials supplied for the project.

Bidder acknowledges and accepts all requirements for the CDBG Program.

EXHIBIT B

The supplemental conditions contained in this section are intended to cooperate with, to supplement, and to modify the general conditions and other specifications. In case of disagreement with any other section of this contract, the Supplemental Conditions shall govern.

1. Termination (Cause and Convenience)
2. Access to Records
3. Retention of Records
4. Remedies
5. Environmental Compliance (Clean Air Act and Clean Water Act)
6. Energy Efficiency
7. Special Equal Opportunity Provisions
8. Conflict of Interest
9. Utilization of Minority and Women's Businesses
10. Federal Labor Standards Provisions (Davis-Bacon, Copeland, and Contract Work Hours Act)
11. Guidance to Contractor for Compliance with Labor Standards Provisions
12. E-Verify

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1. **Termination (Cause and Convenience)**

A. This contract may be terminated in whole or in part in writing by either party in the event of substantial failure by the other party to fulfill its obligations under this contract through no fault of the terminating party, provided that no termination may be effected unless the other party is given:

(1) not less than ten (10) calendar days written notice (delivered by certified mail, return receipt requested) of intent to terminate; and

(2) an opportunity for consultation with the terminating party prior to termination.

B. This contract may be terminated in whole or in part in writing by the local government for its convenience, provided that the other party is afforded the same notice and consultation opportunity specified in l(a) above.

C. If termination for default is effected by the local government, an equitable adjustment in the price for this contract shall be made, but

(l) no amount shall be allowed for anticipated profit on unperformed services or other work, and

(2) any payment due to the contractor at the time of termination may be adjusted to cover any additional costs to the local government because of the contractor's default.

If termination for convenience is effected by the local government, the equitable adjustment shall include a reasonable profit for services or other work performed for which profit has not already been included in an invoice.

For any termination, the equitable adjustment shall provide for payment to the contractor for services rendered and expenses incurred prior to receipt of the notice of intent to terminate, in addition to termination settlement costs reasonably incurred by the contractor relating to commitments (e.g., suppliers, subcontractors) which had become firm prior to receipt of the notice of intent to terminate.

D. Upon receipt of a termination action under paragraphs (a) or (b) above, the contractor shall (1) promptly discontinue all affected work (unless the notice directs otherwise) and (2) deliver or otherwise make available to the local government all data, drawings, reports specifications, summaries and other such information, as may have been accumulated by the contractor in performing this contract, whether completed or in process.

E. Upon termination, the local government may take over the work and may award another party a contract to complete the work described in this contract.

F. If, after termination for failure of the contractor to fulfill contractual obligations, it is determined that the contractor had not failed to fulfill contractual obligations, the termination shall be deemed to have been for the convenience of the local government. In such event, adjustment of the contract price shall be made as provided in paragraph (c) above.

2. **Access to Records**

The local government, the Florida Department of Commerce, the U.S. Department of Housing and Urban Development, the Comptroller General of the United States, the Chief Financial Officer of the State of Florida, the Auditor General of the State of Florida, the Florida Office of Program Policy Analysis and Government Accountability, and any of their duly authorized representatives, shall have access to any books, documents, papers, and records of the contractor which are directly pertinent to this contract for the purpose of making audit, examination, excerpts, and transcriptions.

3. **Retention of Records**

The contractor shall retain all records relating to this contract for six years after the local government makes final payment and all other pending matters are closed.

4. **Remedies**

Unless otherwise provided in this contract, all claims, counter-claims, disputes and other matters in question between the local government and the contractor, arising out of or relating to this contract, or the breach of it, will be decided by arbitration, if the parties mutually agree, or in a Florida court of competent jurisdiction.

5. **Environmental Compliance**

If this contract exceeds $100,000, the contractor shall comply with all applicable standards, orders, or requirements issued under section 306 of the Clean Air Act (42 USC 1857(h), section 508 of the Clean Water Act (33 USC 1368), Executive Order 11738, and U.S. Environmental Protection Agency regulations (40 CFR Part 15). The contractor shall include this clause in any subcontracts over $100,000.

6. **Energy Efficiency**

The contractor shall comply with any mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Public Law 94-163).

7. **Special Equal Opportunity Provisions**

A. Activities and Contracts Not Subject to Executive Order 11246, as Amended

(Applicable to Federally assisted construction contracts and related subcontracts $10,000 and under.)

During the performance of this contract, the contractor agrees as follows:

(1) The contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor shall take affirmative action to ensure that applicants for employment are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

(2) The contractor shall post in conspicuous places, available to employees and applicants for employment, notices to be provided by Contracting Officer seeking forth the provisions of this nondiscrimination clause. The contractor shall state that all qualified applicants be considered without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

(3) Contractors shall incorporate foregoing requirements in all subcontracts.

B. Executive Order 11246, as Amended (through 2014), Section 202 Equal Opportunity Clause (Applicable to contracts/subcontracts above $10,000)

During the performance of this contract, the contractor agrees as follows:

(1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.

(2) The contractor will, in all solicitations or advancements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

(3) The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information."

(4) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under Section 202 of Executive Order No. 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) The contractor will comply with all provisions of Executive Order No. 11246 of Sept. 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(6) The contractor will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(7) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be cancelled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order No. 11246 of Sept. 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order No. 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(8) The contractor will include the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order No. 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as may be directed by the Secretary of Labor as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

(C) Notice of Requirement for Affirmative Action to Ensure Equal Employment Opportunity (Executive Order 11246). (Applicable to contracts/subcontracts exceeding $10,000.)

(a) The Offerer's or Bidder's attention is called to the "Equal Opportunity Clause" and the "Standard Federal Equal Employment Opportunity Construction Contract Specifications" set forth herein.

(b) The goals and timetables for minority and female participation, expressed in percentage terms for the Contractor's aggregate workforce in each trade on all construction work in the covered area, are as follows:

Female participation: 6.9% (statewide)

Minority participation (See Appendix at CDBG-25 for goals for each county)

These goals are applicable to all Contractor's construction work (whether or not it is federally-assisted) performed in the covered area. If the Contractor performs construction work in a geographic area located outside of the covered area, it shall apply the goals established for such geographic area where the work is actually performed. With regard to this second area, the Contractor also is subject to the goals for both its federally involved and non-federally involved construction.

The Contractor's compliance with Executive Order and the regulations in 41 CFR Part 60-4 shall be based on its implementation of the Equal Opportunity Clause, specific affirmative action obligations required by the specifications set forth in 41 CFR 60-4.3 (a), and its efforts to meet the goals established or the geographic area where the contract resulting from his solicitation is to be performed. The hours of minority and female employment or training must be substantially uniform throughout the length of the contract and in each trade the Contractor shall make a good faith effort to employ minorities and women evenly on each of its projects. The transfer of minority or female employees or trainees from Contractor to Contractor or from project to project for the sole purpose of meeting the Contractor's goals shall be a violation of the contract, the Executive Order, and the regulations in 41 CFR Part 60-4. Compliance with the goals will be measured against the total work hours performed.

(c) The Contractor shall provide written notification to the Director of the Office of Federal Contract Compliance Programs within 10 working days of award of any construction subcontract in excess of $10,000 at any tier for construction work under the contract resulting from this solicitation. The notification shall list the name, address, and telephone number of the subcontractor; employer identification number; estimated dollar amount of the subcontract; estimated starting and completion dates of the subcontract; and the geographical area in which the contract is to be performed.

(d) As used in this Notice, and in the contract resulting from the solicitation, the "covered area" is the county in which the contract work is being undertaken.

(D) **41 CFR 60-4.3. Equal Opportunity Clauses**

(a) The equal opportunity clause published at 41 CFR 60-1.4(a) of this chapter is required to be included in, and is part of, all nonexempt Federal contracts and subcontracts, including construction contracts and subcontracts. The equal opportunity clause published at 41 CFR 60-1.4(b) is required to be included in, and is a part of, all nonexempt federally assisted construction contracts and subcontracts. In addition to the clauses described above, all Federal contracting officers, all applicants and all nonconstruction contractors, as applicable, shall include the specifications set forth in this section in all Federal and federally assisted construction contracts in excess of $10,000 to be performed in geographical areas designated by the Director pursuant to § 60-4.6 of this part and in construction subcontracts in excess of $10,000 necessary in whole or in part to the performance of nonconstruction Federal contracts and subcontracts covered under the Executive order.

Standard Federal Equal Employment Opportunity Construction Contract Specifications (Executive Order 11246).

1. As used in these specifications:

   A. "Covered area" means the geographical area described in the solicitation from which this contract resulted;

   B. "Director" means Director, Office of Federal Contract Compliance Programs, United States Department of Labor, or any person to whom the Director delegates authority;

   C. "Employer identification number" means the Federal Social Security number used on the Employer's quarterly Federal Tax Return, U. S. Treasury Department Form 941.

   D. "Minority" includes:

      (i) Black (all persons having origins in any of the Black African racial groups not of Hispanic origin);

      (ii) Hispanic (all persons of Mexican, Puerto Rican, Cuban, Central or South American or other Spanish Culture or origin, regardless of race);

      (iii) Asian and Pacific Islander (all persons having origins in any of the original peoples of the Far East, Southeast Asia, the Indian Subcontinent, or the Pacific Island); and

      (iv) American Indian or Alaskan Native (all persons having origins in any of the original peoples of North America and maintaining identifiable tribal affiliations through membership and participation or community identification).

2. Whenever the contractor, or any subcontractor at any tier, subcontracts a portion of the work involving any construction trade, it shall physically include in each subcontract in excess of $10,000 the provisions of these specifications and the notice which contains the applicable goals for minority and female participation and which is set forth in the solicitations from which this contract resulted.

3. If the contractor is participating (pursuant to 41 CFR 60-4.5) in a Hometown Plan approved by the U. S. Department of Labor in the covered area either individually or through an association, its affirmative action obligations on all work in the Plan area (including goals and timetables) shall be in accordance with that Plan for those trades which have unions participating in the Plan. Contractors must be able to demonstrate their participation in and compliance with the provisions of any such Hometown Plan. Each contractor or subcontractor participating in an approved Plan is individually required to comply with its obligations under the EEO clause, and to make a good faith effort to achieve each goal under the Plan in each trade in which it has employees. The overall good faith performance by other contractors or subcontractors toward a goal in an approved Plan does not excuse any covered contractor's or subcontractor's failure to take good faith efforts to achieve the Plan goals and timetables.

4. The contractor shall implement the specific affirmative action standards provided in paragraphs 7.A. through P. of these specifications. The goals set forth in the solicitation from which this contract resulted are expressed as percentages of the total hours of employment and training of minority and female utilization the contractor should reasonably be able to achieve in each construction trade in which it has employees in the covered area. Covered construction contractors performing construction work in geographical areas where they do not have a federal or federally-assisted construction contract shall apply the minority and female goals established for the geographic area where the contract is being performed. Goals are published periodically in the Federal Register in notice form and such notices may be obtained from any Office of Federal Contract Compliance Programs office or from Federal procurement contracting officers. The Contractor is expected to make substantially uniform progress in meeting its goals in each craft during the period specified.

5. Neither the provisions of any collective bargaining agreement, nor the failure by a union with whom the Contractor has a collective bargaining agreement, to refer either minorities or women shall excuse the Contractor's obligations under these specifications, Executive Order 11246, or the regulations promulgated pursuant thereto.

6. In order for the nonworking training hours of apprentices and trainees to be counted in meeting the goals, such apprentices and trainees must be employed by the contractor during the training period, and the contractor must have made a commitment to employ the apprentices and trainees at the completion of their training, subject to the availability of employment opportunities. Trainees must be trained pursuant to training programs approved by the U. S. Department of Labor.

7. The Contractor shall take specific affirmative actions to ensure equal employment opportunity. The evaluation of the Contractor's compliance with these specifications shall be based upon its effort to achieve maximum results from its actions. The Contractor shall document these efforts fully, and shall implement affirmative action steps at least as extensive as the following:

   (a) Ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which the contractor's employees are assigned to work. The contractor, where possible, will assign two or more women to each construction project. The contractor shall specifically ensure that all foremen, superintendents, and other on-site supervisory personnel are aware of and carry out the contractor's obligation to maintain such a working environment, with specific attention to minority or female individuals working at such sites or in such facilities.

   (b) Establish and maintain a current list of minority and female recruitment sources, provide written notification to minority and female recruitment sources and to community organizations when the contractor or its unions have employment opportunities available, and maintain a record of the organizations' responses.

   (c) Maintain a current file of the names, addresses, and telephone numbers of each minority and female off-the-street applicant and minority or female referral from a union, a recruitment source, or community organization and of what action was taken with respect to each such individual. If such individual was sent to the union hiring hall for referral and was not referred back to the contractor by the union or, if referred, not employed by the contractor, this shall be documented in the file with the reason therefor, along with whatever additional actions the contractor may have taken.

   (d) Provide immediate written notification to the Director when the union or unions with which the contractor has a collective bargaining agreement has not referred to the contractor a minority person or woman sent by the contractor, or when the contractor has other information that the union referral process has impeded the contractor's efforts to meet its obligations.

(e) Develop on-the-job training opportunities and/or participate in training programs for the areas which expressly include minorities and women, including upgrading programs and apprenticeship and trainee programs relevant to the contractor's employment needs, especially those programs funded or approved by the Department of Labor. The contractor shall provide notice of these programs to the sources compiled under 7.(b) above.

(f) Disseminate the contractor's EEO policy by providing notice of the policy to unions and training programs and requesting their cooperation in assisting the contractor in meeting its EEO obligations; by including it in any policy manual and collective bargaining agreement; by publicizing it in the company newspaper, annual report, etc.; by specific review of the policy with all management personnel and with all minority and female employees at least once a year; and by posting the company EEO policy on bulletin boards accessible to all employees at each location where construction work is performed.

(g) Review, at least annually, the company's EEO policy and affirmative action obligations under these specifications with all employees having any responsibility for hiring, assignment, layoff, termination, or other employment decisions including specific review of these items with on-site supervisory personnel such as superintendents, general foremen, etc., prior to the initiation of construction work at any job site. A written record shall be made and maintained identifying the time and place of these meetings, persons attending, subject matter discussed, and disposition of the subject matter.

(h) Disseminate the contractor's EEO policy externally by including it in any advertising in the news media, specifically including minority and female news media, and providing written notification to and discussing the contractor's EEO policy with other contractors and subcontractors with whom the contractor does or anticipates doing business.

(i) Direct its recruitment efforts, both oral and written, to minority, female and community organizations, to schools with minority and female recruitment students and to minority and female recruitment and training organizations serving the contractor's recruitment area and employment needs. Not later than one month prior to the date for the acceptance of applications for apprenticeship or other training by any recruitment source, the contractor shall send written notification to organizations such as the above, describing the openings, screening procedures, and tests to be used in the selection process.

(j) Encourage present minority and female employees to recruit other minority persons and women and, where reasonable, provide after school, summer and vacation employment to minority and female youth both on the site and in other areas of a contractor's work force.

(k) Validate all tests and other selection requirements where there is an obligation to do so under 41 CFR 60-3.

(l) Conduct, at least annually, an inventory and evaluation at least of all minority and female personnel for promotional opportunities and encourage these employees to seek or to prepare for, through appropriate training, etc., such opportunities.

(m) Ensure that seniority practices, job classifications, work assignments and other personnel practices, do not have a discriminatory effect by continually monitoring all personnel and employment related activities to ensure that the EEO policy and the contractor's obligations under these specifications are being carried out.

(n) Ensure that all facilities and company activities are nonsegregated except that separate or single-user toilet and necessary changing facilities shall be provided to assure privacy between the sexes.

(o) Document and maintain a record of all solicitations of offers for subcontracts from minority and female construction contractors and suppliers, including circulation of solicitations to minority and female contractor associations and other business associations.

(p) Conduct a review, at least annually, of all supervisors' adherence to and performance under the contractor's EEO policies and affirmative action obligations.

8. Contractors are encouraged to participate in voluntary associations which assist in fulfilling one or more of their affirmative action obligations 7.(a) through (p). The efforts of a contractor association, joint contractor-union, contractor-community, or other similar group of which the contractor is a member and participant, may be asserted as fulfilling any one or more of its obligations under 7.(a) through (p) of these specifications provided that the contractor actively participates in the group, makes every effort to assure that the group has a positive impact on the employment of minorities and women in the industry, ensures that the concrete benefits of the program are reflected in the contractor's minority and female workforce participation, makes a good faith effort to meet its individual goals and timetables, and can provide access to documentation which demonstrates the effectiveness of actions taken on behalf of the contractor. The obligation to comply, however, is the contractor's and failure of such a group to fulfill an obligation shall not be a defense for the contractor's noncompliance.

9. A single goal for minorities and separate single goal for women have been established. The contractor, however, is required to provide equal employment opportunity and to take affirmative action for all minority groups, both male and female, and all women, both minority and non-minority. Consequently, the contractor may be in violation of the Executive Order if a particular group is employed in a substantially disparate manner (for example, even though the contractor has achieved its goals for women generally, the contractor may be in violation of the Executive Order if a specific minority group of women is underutilized).

10. The contractor shall not use the goals and timetables or affirmative action standards to discriminate against any person because of race, color, religion, sex, or national origin.

11. The contractor shall not enter into any subcontract with any person or firm debarred from government contracts pursuant to Executive Order 11246.

12. The contractor shall carry out sections and penalties for violation of these specifications and of the Equal Opportunity Clause, including suspension, termination and cancellation of existing subcontracts as may be imposed or ordered pursuant to Executive Order 11246, as amended, and its implementing regulations, by the Office of Federal Contract Compliance Programs. Any contractor who fails to carry out such sanctions and penalties shall be in violation of these specifications and Executive Order 11246, as amended.

13. The contractor, in fulfilling its obligations under these specifications, shall implement specific affirmative action steps, at least as extensively as those standards prescribed in paragraph 7 of these specifications, so as to achieve maximum results from its effort to ensure equal employment opportunity. If the contractor fails to comply with the requirements of the Executive Order, the implementing regulations, or these specifications, the Director shall proceed in accordance with 41 CFR 60-4.8.

14. The contractor shall designate a responsible official to monitor all employment related activity to ensure that the company EEO policy is being carried out, to submit reports relating to the provisions hereof as may be required by the Government and to keep records. Records shall at least include for each employee, the name, address, telephone numbers, construction trade, union affiliation, if any, employee identification number when assigned, social security number, race, sex, status (e.g., mechanic, apprentice trainee, helper, or laborer), dates of changes in status, hours worked per week in the indicated trade, rate of pay, and locations at which the work was performed. Records shall be maintained in an easily understandable and retrievable form; however, to the degree that existing records satisfy this requirement, contractors shall not be required to maintain separate records.

15. Nothing herein provided shall be construed as a limitation upon the application of other laws which establish different standards of compliance and upon the application of requirements for the hiring of local or other area residents (e.g., those under the Public Works Employment Act of 1977 and the Community Development Block Grant Program).

E. Certification of Non-Segregated Facilities (Contracts over $10,000)

The contractor does not maintain or provide for its employees any segregated facilities at any of its establishments, and does not permit its employees to perform their services at any location, under its control, where segregated facilities are maintained. The contractor certifies further that it will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it will not permit its employees to perform their services at any location, under its control, where segregated facilities are maintained. The contractor agrees that a breach of this certification is a violation of the Equal Opportunity Clause in this contract.

As used in this certification, "segregated facilities" mean any waiting rooms, work areas, rest rooms and wash rooms, restaurants, and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities which are segregated by explicit directive or are in fact segregated on the basis of race, creed, color, or national origin, because of habit, local custom, or otherwise.

The contractor further agrees that (except where it has obtained identical certifications from proposed subcontractors for specific time periods) it will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding $10,000 which are not exempt from the provisions of the Equal Opportunity Clause; that it will retain such certifications in its files; and that it will forward the following notice to such proposed subcontractors (except where the proposed subcontractors have submitted identical certifications for specific time periods) .

F. Civil Rights Act of 1964

Under Title VI of the Civil Rights Act of 1964, no person shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

G. Section 109 of the Housing and Community Development Act of 1974

No person in the United States shall on the grounds of race, color, national original, religion or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this title.

H. "Section 3" Compliance in the Provision of Training, Employment and Business Opportunities

(1) The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 USC 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

(2) The parties to this contract agree to comply with HUD's regulations in 24 CFR Part 135, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the Part 135 regulations.

(3) The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

(4) The contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR Part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR Part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR Part 135.

(5) The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR Part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR Part 135.

(6) Noncompliance with HUD's regulations in 24 CFR Part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

(7) With respect to work performed in connection with Section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 USC 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of section 3 and section 7(b) agree to comply with Section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

I. Section 503 Handicapped (Contracts $2,500 or more)

(1) The Contractor will not discriminate against any employee or applicant for employment because of physical or mental handicap in regard to any position for which the employee or applicant for employment is qualified. The Contractor agrees to take affirmative action to employ, advance in employment and otherwise treat qualified handicapped individuals without discrimination based upon their physical or mental handicap in all employment practices such as the following: employment, upgrading, demotion or transfer, recruitment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship.

(2) The Contractor agrees to comply with the rules, regulations and relevant orders of the Secretary of Labor issued pursuant to the Act.

(3) In the event of the Contractor's noncompliance with the requirements of this clause, actions for noncompliance may be taken in accordance with the rules, regulations, and relevant orders of the Secretary of Labor issued pursuant to the Act.

(4) The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices in a form to be prescribed by the Director, provided by or through the contracting officer. Such notices shall state the Contractor's obligation under the law to take affirmative action to employ and advance in employment qualified handicapped employees and applicants for employment, and the rights of applicants and employees.

(5) The contractor will notify each labor union or representative of workers with which it has a collective bargaining agreement or their contract understanding, that the contractor is bound by the terms of Section 503 of the Rehabilitation Act of 1973, and is committed to take affirmative action to employ and advance in employment physically and mentally handicapped individuals.

(6) The contractor will include the provisions of this clause in every subcontract or purchase order of $2,500 or more unless exempted by rules, regulations, or orders of the Secretary issued pursuant to Section 503 of the Act, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the Director of the Office of Federal Contract Compliance Programs may direct to enforce such provisions, including action for noncompliance.

J. Age Discrimination in Employment Act of 1967, as Amended

It shall be unlawful for an employer-

(1) to fail or refuse to hire or to discharge any individual or otherwise discriminate against any individual with respect to his compensation, terms, conditions, or privileges of employment, because of such individual's age;

(2) to limit, segregate, or classify his employees in any way which would deprive or tend to deprive any individual of employment opportunities or otherwise adversely affect his status as an employee, because of such individual's age; or

(3 to reduce the wage rate of any employee in order to comply with this chapter.

K. Title II of the Genetic Information Nondiscrimination Act of 2008 (GINA)

(1) Under Title II of the Genetic Information Nondiscrimination Act, it is illegal to discriminate against employees or applicants because of genetic information. Employers are prohibited from using genetic information in making employment decisions. GINA restricts employers and other entities covered by Title II (employment agencies, labor organizations and joint labor-management training and apprenticeship programs - referred to as "covered entities") from requesting, requiring or purchasing genetic information, and strictly limits the disclosure of genetic information.

The law forbids discrimination on the basis of genetic information when it comes to any aspect of employment, including hiring, firing, pay, job assignments, promotions, layoffs, training, fringe benefits, or any other term or condition of employment.

(2) "Genetic information" includes information about an individual's genetic tests and the genetic tests of an individual's family members, as well as information about the manifestation of a disease or disorder in an individual's family members (i.e. family medical history). Family medical history is included in the definition of genetic information because it is often used to determine whether someone has an increased risk of getting a disease, disorder, or condition in the future.

8. **Conflict of Interest of Officers or Employees of the Local Jurisdiction, Members of the Local Governing Body, or Other Public Officials**

No officer or employee of the local jurisdiction or its designees or agents, no member of the governing body, and no other public official of the locality who exercises any function or responsibility with respect to this contract, during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for work to be performed. Further, the contractor shall cause to be incorporated in all subcontracts the language set forth in this paragraph prohibiting conflict of interest.

9. Utilization of Minority and Women Firms (M/WBE)

The contractor shall take all necessary affirmative steps to assure that M/WBE firms are utilized when possible as suppliers and/or subcontractors, as applicable. Prior to contract award, the contractor shall document efforts to utilize M/WBE firms, including identifying what firms were solicited as suppliers and/or subcontractors, as applicable. Information regarding certified M/WBE firms can be obtained from:

- Florida Department of Management Services, Office of Supplier Diversity,
- Florida Department of Transportation (construction services, particularly highway),
- Minority Business Development Center in most major cities, and
- Local government M/WBE programs in many large counties and cities.

A firm recognized as an M/WBE by any of the above agencies is acceptable for the CDBG program.

10. Federal Labor Standards Provisions

(Davis-Bacon Act, Copeland Act, and Contract Works Hours & Safety Standards Act) The Project to which the construction work covered by this contract pertains is being assisted by the United States of America and the following Federal Labor Standards Provisions are included in this Contract pursuant to the provisions applicable to such Federal assistance.

A. (1) (a) Minimum Wages. All laborers and mechanics employed or working upon the site of the work (or under the United States Housing Act of 1937 or under the Housing Act of 1949 in the construction or development of the project), will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs, which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period.

Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein; provided, that the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-1321) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

(b) (i) Any class of laborers or mechanics which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits; therefore, only when the following criteria have been met:

(1) The work to be performed by the classification requested is not performed by a classification in the wage determination; and

(2) The classification is utilized in the area by the construction industry; and

(3) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(ii) If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, employment Standards Administration, U. S. Department of Labor, Washington, D. C. 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB control number 1215-0140.)

(iii) In the event that the Contractor, the laborers or mechanics to be employed in the Classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designed for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that the additional time is necessary. (Approved by the Office of Management and Budget under OMB Control Number 1215-0140.)

(iv) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (b)(ii) or (iii) of this paragraph, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

(c) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

(d) If the contractor does not make payments to a trustee or other third person, the contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program. Provided, that the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account assets for the meeting of obligations under the plan or program. (Approved by the Office of Management and Budget under OMB Control Number 1215-0140.)

(2) Withholding. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld from the contractor under this contract or any other federal contract with the same prime contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees and helpers employed by the contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee or helper, employed or working on the site of the work (or under the United States Housing Act of 1937 or under the Housing Act of 1949 in the construction or development of the project), all or part of the wages required by the contract, HUD, or its designee may, after written notice to the contractor, sponsor, applicant, or owners, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased. HUD or its designee may, after written notice to the contractor, disburse such amounts withheld for and on account of the contractor or subcontractor to the respective employees to whom they are due. The Comptroller General shall make such disbursements in the case of direct Davis-Bacon Act contracts.

(3) (a) Payrolls and Basic Records. Payrolls and basic records relating thereto shall be maintained by the contractor during the course of the work preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work (or under the United States Housing Act of 1937, or under the Housing Act of 1949, in the construction or development of the project). Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in Section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5(a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in Section 1(b)(2)(B) of the Davis-Bacon Act, the contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs. (Approved by the Office of Management and Budget under OMB Control Numbers 1215-0140 and 1215-0017).

(b) (i) The contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to HUD or its designee if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit the payrolls to the applicant, sponsor, or owners, as the case may be, for transmission to HUD or its designee. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR Part 5.5(a)(3)(I). This information may be submitted in any form desired. Optional Form WH-347 is available for this purpose and may be purchased from the Superintendent of Documents (Federal Stock Number 029-005-00014-1), U. S. Government Printing Office, Washington, DC 20402. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. (Approved by the Office of Management and Budget under OMB Control Number 1215-0149).

(ii) Each payroll submitted shall be accompanied by a "Statement of Compliance", signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(1) That the payroll for the payroll period contains the information required to be maintained under 29 CFR Part 5.5 (a)(3)(I) and that such information is correct and complete;

(2) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3;

(3) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(iii) The weekly submission of a properly executed certification set forth on the reverse side of Option Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by paragraph A(3)(b)(ii) of this section.

(iv) The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 231 of Title 31 of the United States Code.

(c) The contractor or subcontractor shall make the records required under paragraph A(3)(a) of this section available for inspection, copying, or transcription by authorized representatives of HUD or its designee or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the contractor, sponsor, applicant, or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request to make such records available may be grounds for debarment action pursuant to 29 CFR Part 5.12.

(4) (a) Apprentices and Trainees.

(i) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U. S. Department of Labor, Employment and Training Administration, Bureau of Apprenticeship and Training, or with a State Apprenticeship Agency recognized by the Bureau, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Bureau of Apprenticeship and Training or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program, shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with the determination. In the event the Bureau of Apprenticeship and Training, or a State Apprenticeship Agency recognized by the Bureau, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(ii) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U. S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program the contract will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(iii) Equal Employment Opportunity. The utilization of apprentices, trainees and journeymen under this part shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.

(5) Compliance with Copeland Act Requirements. The contractor shall comply with the requirements of 29 CFR Part 3 which are incorporated by reference in this contract.

(6) Subcontracts. The contractor or subcontractor will insert in any subcontracts the clauses contained in 29 CFR 5.5(a)(1) through (10) and such other clauses as HUD or its designee may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contract shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in 29 CFR Part 5.5.

(7) Contract Termination, Debarment. A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

(8) Compliance with Davis-Bacon and Related Act Requirements. All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR Parts 1, 3 and 5 are herein incorporated by referenced in this contract.

(9) Disputes Concerning Labor Standards. Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the U. S. Department of Labor (USDOL)set forth in 29 CFR Parts 5, 6 and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and HUD or its designee, the USDOL, or the employees or their representatives.

(10) (a) Certification of Eligibility. By entering into this contract, the contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24.

(b) No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24.

(c) The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 USC 1001. Additionally, U.S. Criminal Code, Section 1010, Title 18, USC, "Federal Housing Administration transactions", provides in part "Whoever, for the purpose of ... influencing in any way the action of such Administration ... makes, utters or publishes any statement, knowing the same to be false ... shall be fined not more than $5,000 or imprisoned not more than two years, or both."

(11) Complaints, Proceedings, or Testimony by Employees. No laborer or mechanic to whom the wage, salary, or other labor standards provisions of this contract are applicable shall be discharged or in any other manner discriminated against by the contractor or any subcontractor because such employee has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable under this contract to his employer.

B. Contract Work Hours and Safety Standards Act. As used in the paragraph, the terms "laborers" and "mechanics" include watchmen and guards.

(1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

(2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in subparagraph (1) of this paragraph, the contractor and any subcontractor responsible therefore shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in subparagraph (1) of this paragraph, in the sum of $10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in subparagraph (1) of this paragraph.

(3) Withholding for unpaid wages and liquidated damages. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contract, or any other Federally-assisted contract subject to the Contract Work Hours and Safety Standards Act , which is held by the same prime contractor such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in subparagraph (2) of this paragraph.

(4) Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in subparagraph (1) through (4) of this paragraph and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in subparagraphs (1) through (4) of this paragraph.

C. Health and Safety

(1) No laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his health and safety as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation.

(2) The contractor shall comply with all regulations issued by the Secretary of Labor pursuant to Title 29 Part 1926 (formerly part 1518) and failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act (Public Law 91-54.83 State 96).

(3) The contractor shall include the provisions of this Article in every subcontract so that such provisions will be binding on each subcontractor. The contractor shall take such action with respect to any subcontract as the Secretary of Housing and Urban Development or the Secretary of Labor shall direct as a means of enforcing such provisions.

11. Guidance to Contractor for Compliance with Labor Standards Provisions

A. Contracts with Two Wage Decisions

If the contract includes two wage decisions, the contractor, and each subcontractor who works on the site, must submit either two separate payrolls (one for each wage decision) or one payroll which identifies each worker twice and the hours worked under each wage decision. One single payroll, reflecting each worker once, may be submitted provided the Contractor uses the higher rate in the wage decisions for each identical job classification. However, where a job classification is not listed in a wage decision and is needed for that portion of the work, the classification **must** be added to the wage decision. A worker may not be paid at the rate for a classification using the hourly rate for that same classification in another wage decision. After the additional classification is approved, the contractor may pay the higher of the two rates and submit one payroll, if desired.

B. Complying with Minimum Hourly Amounts

(1) The minimum hourly amount due to a worker in each classification is the total of the amounts in the "Rates" and "Fringe Benefits" (if any) columns of the applicable wage decision.

(2) The contractor may satisfy this minimum hourly amount by any combination of cash and bona fide fringe benefits, regardless of the individual amounts reflected in the "Rates" and "Fringe Benefits" columns.

(3) A contractor payment for a worker which is required by law is not a fringe benefit in meeting the minimum hourly amount due under the applicable wage decision. For example, contractor payments for FICA or unemployment insurance are not a fringe benefit; however, contractor payments for health insurance or retirement are a fringe benefit. Generally, a fringe benefit is bona fide if (a) it is available to most workers and (b) involves payments to a third party.

(4) The hourly value of the fringe benefit is calculated by dividing the contractor's annual cost (excluding any amount contributed by the worker) for the fringe benefit by 2080. Therefore, for workers with overtime, an additional payment may be required to meet the minimum hourly wages since generally fringe benefits have no value for any time worked over 40 hours weekly. (If a worker is paid more than the minimum rates required by the wage decision, this should not be a problem. As long as the total wages received by a worker for straight time equals the hours worked times the minimum hourly rate in the wage decision, the requirement of the Davis-Bacon and Related Acts has been satisfied.)

C. Overtime

For any project work over 40 hours weekly, a worker generally must be paid 150% of the actual hourly cash rate received, not the minimum required by the wage decision. (The Davis-Bacon and related acts only establish minimum rates and does not address overtime; the Contract Work Hours Act contains the overtime requirement and uses "basic rate of pay" as the base for calculation, not the minimum rates established by the Davis-Bacon and related acts.)

D. Deductions

Workers who have deductions, not required by law, from their pay must authorize these deductions in writing. The authorization must identify the purpose of each deduction and the amount, which may be a specific dollar amount or a percentage. A copy of the authorization must be submitted with the first payroll containing the deduction. If deducted amounts increase, another authorization must be submitted. If deducted amounts decrease, no revision to the original authorization is needed. Court-ordered deductions, such as child support, may be identified by the responsible payroll person in a separate document. This document should identify the worker, the amount deducted and the purpose. A copy of the court order should be submitted.

E. Classifications Not Included in the Wage Decision

If a classification not in the wage decision is required, please advise the owner's representative in writing and identify the job classification(s) required. In some instances, the State agency may allow the use of a similar classification in the wage decision.

Otherwise, the contractor and affected workers must agree on a minimum rate, which cannot be lower than the lowest rate for any trade in the wage decision. Laborers (including any subcategory of the laborer classification) and truck drivers are not considered a trade for this purpose. If the classification involves a power equipment operator, the minimum cannot be lower than the lowest rate for any power equipment operator in the wage decision. The owner will provide forms to document agreement on the minimum rate by the affected workers and contractor.

The USDOL must approve the proposed classification and rate. The contractor may pay the proposed rate until the USDOL makes a determination. Should the USDOL require a higher rate, the contractor must make wage restitution to the affected worker(s) for all hours worked under the proposed rate.

F. Supervisory Personnel

Foremen and other supervisory personnel who spend at least 80% of their time supervising workers are not covered by the Davis-Bacon and Related Acts. Therefore, a wage decision will not include such supervisory classifications and their wages are not subject to any minimums under the Davis-Bacon and Related Act or overtime payments under the Contract Work Hours and Safety Standards Act. However, foremen and other supervisory personnel who spend less than 80% of their time engaged in supervisory activities are considered workers/mechanics for the time spent engaged in manual labor and must be paid at least the minimum in the wage decision for the appropriate classification(s) based on the work performed.

G. Sole Proprietorships/Independent Contractors/Leased Workers

The nature of the relationship between a prime contractor and a worker does not affect the requirement to comply with the labor standards provisions of this contract. The applicability of the labor standards provisions is based on the nature of the work performed.

If the work performed is primarily manual in nature, the worker is subject to the labor standards provisions in this contract. For example, if John Smith is the owner of ABC Plumbing and performs all plumbing work himself, then Mr. Smith is subject to the labor standards provisions, including minimum wages and overtime. His status as "owner" is irrelevant for labor standards purposes.

If a worker meets the IRS standards for being an independent contractor, and is employed as such, this means that the worker must submit a separate payroll as a subcontractor rather than be included on some other payroll. The worker is still subject to the labor standards provisions in this contract, including minimum wages and overtime.

If a contractor or subcontractor leases its workers, they are subject to the labor standards provisions in this contract, including minimum wages and overtime. The leasing firm must submit payrolls and these payrolls must reflect information required to determine compliance with the labor standards provisions of this contract, including a classification for each worker based on the nature of the work performed, number of regular hours worked, and number of overtime hours worked.

H. Apprentices/Helpers

A worker may be classified as an apprentice **only if participating in a federal or state program.** Documentation of participation must be submitted. Generally, the apprentice program specifies that the apprentice will be compensated at a percentage of the journeyman rate. For Davis-Bacon Act purposes, the hourly rate cannot be lower than the percentage of the hourly rate for the classification in the applicable wage decision.

If the worker does not participate in a federal or state apprentice program, then the worker must be classified according to duties performed. This procedure may require classification in the "trade" depending on tools used, or as a laborer if specialized tools of the trade are not used. The contractor may want to consult with the Wage and Hour Division of the U.S. Department of Labor located in most large cities regarding the appropriate classification.

Presently, no worker may be classified as a "helper". As with apprentices not participating in a formal apprentice program, the worker must be classified according to duties performed and tools used.

12. E-Verify

Contractors and subcontractors performing work funded by CDBG subgrants are required to enroll in the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees that they hire during the term of their contracts under Executive Order 11-116, signed by the Governor of Florida on May 27, 2011.

(a) E-Verify is an Internet-based system that allows businesses to determine the eligibility of their employees to work in the United States. A contractor or subcontractor that has not signed up for E-Verify and executed a memorandum of understanding with the Department of Homeland Security can enroll in the E-Verify system on the Department of Homeland Security's website listed below:

http://www.uscis.gov/e-verify/e-verify-enrollment-page

(b) Contractors and subcontractors shall enroll in the E-Verify system prior to hiring any new employee after the effective date of their contracts to perform work on CDBG-funded projects. The address for obtaining an Employer Memorandum of Understanding is:

http://www.uscis.gov/sites/default/files/USCIS/Verification/E-Verify/E-Verify_Native_Documents/MOU_for_E-Verify_Employer.pdf

(c) The Department of Homeland Security offers tutorials and other assistance at the web address below:

http://www.uscis.gov/e-verify/you-start

Appendix
Minority Participation Goals

These are the goals, by county, for meeting the minority participation portion of Section 7-B(2)(b) of the CDBG Supplemental Conditions. These are contractor workforce goals, not goals for subcontracting to minority and women firms. Solicitation of minority and women firms as subcontractors is a separate federal requirement which the contractor must document compliance with.

	Percentage
Tampa-St. Petersburg Area	
Hillsborough, Pinellas, Pasco	17.9
Charlotte, Citrus, Collier, DeSoto,	17.1
Hardee, Hernando, & Highlands (all seven counties)	
Lee	15.3
Manatee	15.9
Polk	18.0
Sarasota	10.5
Tallahassee Area	
Leon, Wakulla	24.3
Calhoun, Franklin, Gadsden, Jackson,	29.5
Jefferson, Liberty, Madison, & Taylor (all eight counties)	
Pensacola - Panama City Area	
Bay	14.1
Escambia, Santa Rosa	18.3
Gulf, Holmes, Okaloosa,	15.4
Walton, & Washington (all five counties)	
Jacksonville Area	
Alachua	20.6
Baker, Clay, Duval, Nassau, & St. Johns	21.8
Bradford, Columbia, Dixie, Gilchrist	22.2
Hamilton, Lafayette, Levy, Marion, Putnam, Suwannee, & Union (all 11 counties)	
Orlando - Daytona Beach Area	Percentage
Volusia	15.7
Brevard	10.7
Orange, Osceola, & Seminole (all three counties)	15.5
Flagler, Lake, & Sumter (all three counties)	14.9
Miami - Fort Lauderdale Area	
Dade	39.5
Broward	15.5
Palm Beach	22.4
Glades, Hendry, Indian River, Monroe,	30.4
Okeechobee, Martin, & St. Lucie (all seven counties)	

EXHIBIT C

"General Decision Number: FL20250259 01/03/2025

Superseded General Decision Number: FL20240259

State: Florida

Construction Type: Highway

County: Martin County in Florida.

HIGHWAY CONSTRUCTION PROJECTS

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	• Executive Order 14026 generally applies to the contract. • The contractor must pay all covered workers at least $17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	• Executive Order 13658 generally applies to the contract. • The contractor must pay all covered workers at least $13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours performing on that contract in 2025.

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at http://www.dol.gov/whd/govcontracts.

Modification Number	Publication Date
0	01/03/2025

SUFL2022-028 06/27/2024

	Rates	Fringes
CARPENTER	$ 19.98	0.00
CEMENT MASON/CONCRETE FINISHER	$ 20.11	0.00
ELECTRICIAN	$ 31.32	9.06
IRONWORKER	$ 24.44	0.00
LABORER: Asphalt, Includes Raker, Shoveler, Spreader and Distributor	$ 16.74 **	0.00
LABORER: Common or General	$ 18.39	0.00
LABORER: Mason Tender - Cement/Concrete	$ 20.24	2.01
LABORER: Pipelayer	$ 17.14 **	0.00
LABORER: Grade Checker	$ 17.21 **	0.00
OPERATOR: Backhoe/Excavator/Trackhoe	$ 20.52	1.23
OPERATOR: Bobcat/Skid Steer/Skid Loader	$ 17.66 **	0.00
OPERATOR: Boom	$ 33.61	11.50
OPERATOR: Broom/Sweeper	$ 16.46 **	0.00
OPERATOR: Bulldozer	$ 20.58	0.00
OPERATOR: Crane	$ 34.63	0.00
OPERATOR: Grader/Blade	$ 19.25	0.00
OPERATOR: Loader	$ 17.77	0.00
OPERATOR: Mechanic	$ 29.69	0.00
OPERATOR: Milling Machine	$ 19.68	0.00
OPERATOR: Paver (Asphalt, Aggregate, and Concrete)	$ 21.71	0.00
OPERATOR: Piledriver	$ 22.02	0.00
OPERATOR: Roller	$ 16.98 **	0.00
OPERATOR: Scraper	$ 15.54 **	0.00
OPERATOR: Screed	$ 19.24	0.00
OPERATOR: Tractor	$ 16.91 **	0.66
PAINTER	$ 21.02	0.00
TRAFFIC CONTROL PERSON	$ 16.56 **	0.00
TRUCK DRIVER: Dump Truck	$ 16.77 **	0.00

TRUCK DRIVER: Flatbed Truck.....$ 19.46 0.00

TRUCK DRIVER: Lowboy Truck.....$ 21.36 2.45

TRUCK DRIVER: Off the Road Truck.....$ 16.55 ** 0.00

TRUCK DRIVER: Water Truck.....$ 18.27 0.00

TRUCK DRIVER: Distributor Truck.....$ 19.28 0.00

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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** Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 ($17.75) or 13658 ($13.30). Please see the Note at the top of the wage determination for more information. Please also note that the minimum wage requirements of Executive Order 14026 are not currently being enforced as to any contract or subcontract to which the states of Texas, Louisiana, or Mississippi, including their agencies, are a party.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at https://www.dol.gov/agencies/whd/government-contracts.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than ""SU"", ""UAVG"", ?SA?, or ?SC? denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The ""SA"" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an

internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

a) a survey underlying a wage determination
b) an existing published wage determination
c) an initial WHD letter setting forth a position on a wage determination matter
d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board

U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

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END OF GENERAL DECISION"

REPAVING OF SW SEMINOLE DRIVE AND IMPROVEMENTS TO THE MAGNOLIA STREET LIFT STATION- ITB NO. 100-2024SM (CDBG CONTRACT #22DB-OP-10-53-02-N05)
LIST OF BIDDERS

Opened Date: May 29, 2024, Time: 2:00 P.M.
Location: 15516 SW Osceola St, Ste. C
Indiantown, FL 34956

Bidder	Location	Bid Amount
CWR Contracting	8530 SW Jayme Way Palm City, 34990	$2,840,659.00
M&M Asphalt Maintenance, Inc. D/B/A All County Paving	1180 SW 10TH Street Delray Beach, Florida 33444	$1,357,500.00
MJC Land Development, LLC	1127 Royal Palm Beach Blvd. Suite 340 West Palm Beach, Florida 33411	$1,294,148.00
R&D Paving LLC	400 Executive Center Dr. Suite 210 West Palm Beach, Florida 33401	$1,631,793.30
PRP Construction	8300 SW Springhaven Avenue Indiantown, Florida 34956	$1,122,724.50

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: February 12, 2026

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: Approval of Contract No. 2026-02 for Village Hall Building Renovations with Hooks Construction Company, LLC in a Total Anticipated Contract Amount of $577,033.00.

SUMMARY OF ITEM:

Village staff recommends that the Village Council approve the award of Contract No. 2026-02, Village Hall Building Renovations, to Hooks Construction Company, LLC ("Hooks"), in a total anticipated contract amount of $577,033.00.

Under the terms of the contract, Hooks shall assume full contractual responsibility for furnishing all labor, materials, equipment, supervision, and construction management services necessary to complete the project in full compliance with the contract documents. The scope of work includes, but is not limited to, the following phases:

- **Pre-Construction Phase:** Comprehensive project planning, coordination, constructability reviews, scheduling, and preparatory activities necessary to ensure efficient and effective project delivery.
- **Construction Phase:** Full oversight, management, supervision, and execution of construction activities to ensure conformance with approved plans and specifications, adherence to established schedules, and compliance with budgetary, safety, and quality standards.
- **Post-Construction and Closeout Phase:** Completion of all final inspections, resolution of punch list items, submission of all required closeout documentation, resolution of outstanding contractual matters, and formal acceptance and turnover of the completed improvements to the Village.

On November 17, 2025, the Village publicly advertised the solicitation and received five (5) sealed bids. Following an initial responsiveness review, one (1) bid was determined to be non-responsive due to incomplete submittals. The remaining four (4) bids were deemed responsive and responsible and advanced to formal evaluation by the Selection Committee.

Village staff conducted reference checks on all qualified bidders and prepared a comprehensive evaluation package for the Selection Committee's review. The Committee evaluated all responsive bids in accordance with the criteria and procedures established in the solicitation documents.

Based on the bid submissions, evaluation results, and reference verification, the Selection Committee determined that Hooks Construction Company, LLC is the most qualified, responsive, and responsible bidder and recommends award of the contract as being in the best interest of the Village.

Hooks Construction Company, LLC submitted an original bid amount of $451,283.00. Following selection as the contractor, the Village conducted a preconstruction meeting with Hooks, during which additional items were identified that were not included in the original bid scope of work. Incorporation of these additional items increased the project cost by $125,750.00, resulting in a total anticipated contract amount of $577,033.00.

Phases

The proposed project may be constructed using either a single-phase or two-phase construction approach. Each option has been evaluated for its impact on Village operations, project duration, and overall cost.

Under the single-phase construction approach, work would be carefully sequenced between occupied and unoccupied tenant spaces to minimize disruption to ongoing Village operations. This strategy allows construction activities to progress continuously

while maintaining operational functionality within the facility. Demolition within the occupied portions of the building is scheduled to commence on May 6 and is anticipated to continue through mid-July. By staggering construction activities in this manner, the single-phase approach captures many of the operational advantages typically associated with a two-phase schedule, while maintaining a shorter overall project duration and avoiding the additional costs associated with multiple mobilizations.

The two-phase construction approach is structured to ensure that dedicated workspace remains available for Village employees throughout all stages of construction. While this option provides the highest level of operational continuity, it requires an extended construction timeline due to the sequential nature of the work. Additionally, the two-phase approach results in increased mobilization and demobilization efforts, which in turn raise overall project costs.

FISCAL IMAPCT STATEMENT:

The contract will be funded from two accounts Buildings and Improvements and Capital Equipment with a total estimated contract cost of $577,033.00. The proposed expenditure has been reviewed by Village staff and is consistent with the adopted budget.

In addition, staff recommends the establishment of a contingency allowance in the amount of 20 percent ($115,406) to address unforeseen conditions or minor scope modifications that may arise during project implementation. Any use of contingency funds shall be subject to appropriate administrative review and approval and utilized only when necessary. Any unused contingency funds shall remain unexpended.

Sufficient funding for both the base contract amount and any authorized contingency is available within the current fiscal year budget. Village staff will closely monitor all project-related expenditures to ensure continued fiscal responsibility throughout the duration of the project.

RECOMMENDATION:

Motion to approve the award of Contract No. 2026-02, Village Hall Building Renovations, to Hooks Construction Company, LLC, in a total anticipated contract amount of $577,033.00., subject to the

terms and conditions set forth in the contract documents, and to authorize the Village Mayor to execute the contract agreement on behalf of the Village.

PREPARED BY: Kali Beams DATE: 02/03/26

ATTACHMENTS:
Description
Final Tabulation.pdf
Contract.pdf

2026-02 VILLAGE HALL BUILDING RENOVATIONS
FINAL TABULATION

Date: December 8th, 2025

Time: 2:00pm

Location: 15516 SW Osceola St, Ste. C Indiantown, FL 34956

COMMITTEE MEMBER	Arkest LLC	Franjo Builders	Hooks Construction	Keystar Inc
1.Price	15	5	20	15
2. Personnel Qualifications	20	20	20	20
3.Project Management Plan	15	0	20	0
4.Past Performance	20	20	20	20
5. Workload and Contract Litigation	20	20	20	20
Total	**90**	**65**	**100***	**75**

*Recommendation of Award

INDEPENDENT CONTRACTOR'S AGREEMENT

THIS INDEPENDENT CONTRACTOR'S AGREEMENT (hereinafter this "Agreement") is made and entered into this 12 day of February 2026, by and between the **VILLAGE OF INDIANTOWN**, a Florida municipal corporation (hereinafter the "VILLAGE") and **HOOKS CONSTRUCTION COMPANY LLC**, a Florida Limited Liability Company (hereinafter "CONTRACTOR").

WITNESSETH

WHEREAS, the VILLAGE is a Florida municipal corporation, having a responsibility to provide certain services to benefit the citizens of the VILLAGE OF INDIANTOWN; and

WHEREAS, the VILLAGE has the full power and authority to enter into the transactions contemplated by this Agreement; and

WHEREAS, CONTRACTOR is competent and has sufficient manpower, training, and technical expertise to perform the services contemplated by this Agreement in a timely and professional manner consistent with the standards of the industry in which CONTRACTOR operates.

NOW THEREFORE in consideration of the premises, and in consideration of the mutual conditions, covenants, and obligations hereafter expressed, the parties agree as follows:

1. **Recitals.** The foregoing recitals are true and correct, constitute a material inducement to the parties to enter into this Agreement, and are hereby ratified and made a part of this Agreement.

2. **Agreement Overview.**

   a. Project Title and Description:Village Hall Building Renovations

   b. Procurement Method: Request For Proposal #2026-02

   c. Funding Source(s):

      ☒ Locally funded (no external funding)

      ☐ State funding (specify): [e.g. FDEP Agreement No._____]

      ☐ Federal funding (specify): [e.g. FEMA Agreement No._____]

   d. Agreement Type:

      ☒ Defined Scope Agreement (specified recurrent services, subscriptions, single projects, and specific deliverables)

☐ Continuing Services Agreement

e. Term, Time, and Delivery:

☐ This Agreement has a Term of [number] year(s) beginning on [date] and ending on [date], and may be renewed for up to [number] additional Term(s) of [number] year(s) each, upon agreement of the parties in writing.

☒ CONTRACTOR shall commence work under this Agreement immediately upon receipt by CONTRACTOR of the Notice to Proceed and must complete the work according to the schedule set forth in Exhibit "C". Liquidated damages, if any, will be assessed against CONTRACTOR for late completion as set forth in Exhibit "C".

f. Project Management:

VILLAGE's Project Manager		CONTRACTOR's Project Manager	
Name:	Brian Green	Name:	Steve Hooks
Title:	Parks and Facilities Supervisor	Title:	President
Phone:	772-597-8296	Phone:	772-419-8828
Email:	bgreen@indiantownfl.gov	Email:	Steve@hooksconstruction.net

g. Notice Addresses:

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

CONTRACTOR: HOOKS CONSTRUCTION COMPANY LLC, Attn: President Steven Hooks, 2211 South Kanner Highway, Stuart, FL 34994

h. Exhibits: The Parties shall comply with the terms and conditions of the following attachments and exhibits which are hereby incorporated herein by reference:

☒	Exhibit "A"	Scope of Work
☒	Exhibit "B"	Pricing and Payment
☒	Exhibit "C"	Work Schedule
☒	Exhibit "D"	Work Authorization Form
☒	Exhibit "E"	Florida Statutory Requirements
☐	Exhibit "F"	Attachment 8: Federal Regulations and Terms (Federal)
☐	Exhibit "G"	Additional Terms for State-Funded Agreements (insert state entity)
☒	Exhibit "H"	Plans/Specifications/Shop Drawings

☐	Exhibit “I”	Other (Specify):
☐	Exhibit “J”	Other (Specify):
☐	Exhibit “K”	Other (Specify):
☐	Exhibit “L”	Other (Specify):

i. Order of Precedence. The following documents shall represent the Base Terms of the Agreement:

☒ The body of this Agreement (including signed amendments thereto), not including Exhibits, work authorizations, and change orders.

☒ Exhibit E (Florida Statutory Requirements).

☐ Exhibit F (Federal Regulations and Terms, if applicable).

☐ Exhibit G (Additional Terms for State-Funded Agreements).

☐ Other: [e.g. grant-required terms]

The Base Terms shall prevail over all other Exhibits, work authorizations, and change orders to the extent of any conflict. Conflicts among Base Terms shall be resolved in this order: (1) any provision required by applicable federal law, regulation, or federal award terms to maintain eligibility for federal funds; (2) any provision required by applicable state law or state funding instrument to maintain eligibility for state funds; (3) Exhibit E (Florida Statutory Requirements); (4) the body of this Agreement.

j. Additional Provisions: The correspondence from CONTRACTOR dated January 26, 2026, that is incorporated as the first page of Exhibit "B" attached hereto, reflects revisions to the Scope of Work as selected by VILLAGE during contract negotiation, and associated revisions to pricing. Such revisions to the Scope of Work are hereby incorporated into the Scope of Work applicable to this Agreement, and such correspondence and the revised pricing specified therein shall constitute the Compensation Exhibit applicable to this Agreement. The original Bid Submittal Form incorporated as the second page of Exhibit "B" attached hereto is incorporated only for the purpose of documenting CONTRACTOR's original bid prior to the aforementioned revisions.

3. Description of Work.

a. The VILLAGE hereby retains CONTRACTOR to furnish goods and/or services as described in the Scope of Work, which is attached hereto as Exhibit "A" and incorporated herein by reference. Any conflict between the terms and conditions in the body of this Agreement and the terms and conditions set forth in Exhibit "A" will be resolved in favor of the body of this Agreement.

b. CONTRACTOR must provide all permits, labor, materials, equipment, and supervision necessary for the completion of the Scope of Work, unless specifically excluded.

c. CONTRACTOR must also comply with, and abide by, all requirements as contained in any invitation to bid (ITB), request for proposals (RFP), request for qualifications (RFQ), bid specifications, engineering plans, shop drawings, material lists, or other similar documents issued for this project by the VILLAGE, together with any addenda, hereinafter the "Bid Documents, as applicable." The Bid Documents, if applicable, are hereby incorporated into this Agreement by reference and are declared to be material part of this Agreement.

4. Work Authorizations (only for Agreements for Continuing Services). The provisions of this paragraph only apply if "Continuing Services Agreement" is checked in paragraph 2(d) ("Agreement Type") above.

a. This Agreement anticipates a variety of projects being requested by the VILLAGE to be provided by the CONTRACTOR as determined necessary by the VILLAGE.

b. All work to be performed by CONTRACTOR under this Agreement shall be authorized in writing by the VILLAGE. Such authorization will be referred to as a "Work Authorization" and shall reference this Agreement as the "Master Agreement". Work Authorizations shall be in a form substantially similar to the form attached hereto as Exhibit "D" (if selected above in paragraph 2(k)).

c. Work Authorizations shall contain a description of the work to be undertaken, a budget amount of the fee to be paid, and a time schedule.

d. Work Authorizations may contain additional provisions specific to the authorized work for the purpose of expanding upon certain aspects of this Agreement pertinent to the work to be undertaken. Such supplemental instruction or provision shall not be construed as a modification to this Agreement.

e. When CONTRACTOR and the VILLAGE enter into a Work Authorization wherein the term of the Work Authorization expires on a date that is later than the date that this Agreement expires, the CONTRACTOR and the VILLAGE agree that the terms of this Agreement are automatically extended until the expiration or full completion of the requirements of the Work Authorization has been performed. Cancellations by the Village of any remaining work prior to the full completion of the requirements of the Work Authorization shall cause the terms of this Agreement to terminate at the same time. This provision shall only apply when the expiration of the Work Authorization extends beyond the expiration of this Agreement. It does not apply when a Work Authorization expires or is canceled prior to the expiration of this Agreement.

5. Pricing and Payment.

a. As designated in the Exhibits checklist above (paragraph 2(h)), the "Compensation Exhibit" is the Exhibit selected for pricing and payment terms (Exhibit "A" or Exhibit "B"). If both Exhibit "A" and Exhibit "B" are selected, Exhibit "B" is the "Compensation Exhibit" and controls as to pricing and payment. If Exhibit "B" is not selected, Exhibit "A" is the "Compensation Exhibit" and controls as to pricing and payment.

b. The VILLAGE agrees to compensate CONTRACTOR, for work actually authorized and performed under this Agreement, at the rate or basis described in the Compensation Exhibit which is attached hereto and incorporated herein by reference. CONTRACTOR must perform all work required by the Scope of Work, but in no event will CONTRACTOR be paid more than the negotiated amount set forth in the Compensation Exhibit.

c. Payments shall be made in accordance with the Florida Local Government Prompt Payment Act in accordance with the payment schedule provided in the Compensation Exhibit.

d. Progress payments, if any, will be made as set forth in the Compensation Exhibit.

e. The VILLAGE reserves the right to ratably withhold amounts in the event of the nonperformance of all or part of CONTRACTOR's obligations. CONTRACTOR must, without additional compensation, correct and revise any errors, omissions, or other deficiencies in its work product, services, or materials arising from the error or omission or negligent act of CONTRACTOR.

f. CONTRACTOR shall not be entitled to any compensation for services, studies, analyses, deliverables, or expenses outside the Scope of Work or not expressly requested by the VILLAGE (collectively, "Additional Services") unless the VILLAGE provides prior written authorization. Any Additional Services performed without such prior written authorization are at CONTRACTOR's sole cost and risk. If CONTRACTOR believes Additional Services are necessary, it must promptly notify the VILLAGE in writing and shall not commence any Additional Services unless and until such written authorization is issued.

6. Project management. The Project Managers for this project are set forth above in paragraph 2 ("Agreement Overview"). Any subsequent changes to the Project Manager for either party may be provided by notice as described in paragraph 7 ("Notices") below and does not require an amendment to this Agreement.

7. Notices. All notices to the parties under this Agreement must be in writing and sent certified mail to the addresses set forth above in paragraph 2 ("Agreement Overview").

8. Termination.

a. Termination at Will: This Agreement may be terminated by the VILLAGE in whole or in part at any time without cause by the VILLAGE giving written notice to CONTRACTOR not less than 30 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. Notice must be delivered by certified mail, return receipt requested, or in person with proof of delivery.

b. Termination for Cause: This Agreement may be terminated by either party for cause by the VILLAGE or CONTRACTOR 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. Notice must be delivered by certified mail, return receipt requested, or in person with proof of delivery.

9. General Provisions. CONTRACTOR must comply with the following general provisions:

a. Warranty. CONTRACTOR guarantees to repair, replace or otherwise make good to the satisfaction of the VILLAGE any defect in workmanship or material appearing in the work; and further guarantees the successful performance of the work for the service intended. Neither inspection nor payment, including final payment, by the VILLAGE will relieve CONTRACTOR from its obligations to do and complete the work in accordance with this Agreement. If the VILLAGE deems it inexpedient to require CONTRACTOR to correct deficient or defective work, the VILLAGE may make an equitable deduction from the contract price, or, in the alternative, the VILLAGE may seek damages. CONTRACTOR warrants that the data utilized by CONTRACTOR (other than as provided by the VILLAGE) is from a source, and collected using methodologies, which are generally recognized in CONTRACTOR's industry or profession to be a reliable basis and foundation for CONTRACTOR's work product. CONTRACTOR must notify the VILLAGE in writing if it appears, in CONTRACTOR's professional judgement that the data or information provided by the VILLAGE for use in CONTRACTOR's work product is incomplete, defective, or unreliable. CONTRACTOR guarantees to amend, revise, or correct to the satisfaction of the VILLAGE any error appearing in the work as a result of CONTRACTOR's failure to comply with the warranties and representations contained herein.

b. Bond. If a surety bond has been required by the Bid Documents for CONTRACTOR's faithful performance and payment, and if at any time the surety is no longer acceptable to the VILLAGE, CONTRACTOR must, at its expense, within five (5) days after the receipt of notice from the VILLAGE to do so, furnish an additional bond or bonds in such form and with such Surety or Sureties as are satisfactory to the VILLAGE. The VILLAGE will not make any further payment to CONTRACTOR, nor will any further payment be deemed to be due to CONTRACTOR, until such new or additional security for the faithful performance of the work is furnished in a manner and form satisfactory to the VILLAGE.

c. Insurance.

1. CONTRACTOR must maintain such insurance as will fully protect both CONTRACTOR and the VILLAGE from any and all claims under any Workers Compensation Act or Employers Liability Laws, and from any and all other claims of whatsoever kind or nature to the damage or property, or for personal injury, including death, made by anyone whomsoever, that may arise from operations carried on under this Agreement, either by CONTRACTOR, any subcontractor, or by anyone directly or indirectly engaged or employed by either of them.

2. The insurance coverage required by this Agreement must not be less than the amounts described in the Bid Documents. If the Bid Documents do not state an insurance requirement or the amount of insurance, then the amount of insurance required by this Agreement must not be less than:

    i. Workers' Compensation (unless exempt) with Employers' Liability with a limit of $500,000.00 each accident, $500,000.00 each employee, $500,000.00 policy limit for disease;

    ii. Commercial General Liability (CGL) insurance with a limit of not less than $500,000.00 each occurrence. If such CGL insurance contains a general aggregate limit, it shall apply separately to this location, project, and work in the amount of $1,000,000.00. Products and completed operations aggregate shall be $1,000,000.00. CGL insurance shall be written on an occurrence form and include bodily injury and property damage liability for premises, operations, independent contractors, products and completed operations, contractual liability, broad form property damage and property damage resulting from explosion, collapse or underground (x, c, u) exposures, personal injury, and advertising injury. Damage to rented premises shall be included at $100,000.00;

    iii. Commercial Automobile Liability Insurance with a limit of not less than $1,000,000.00 each accident for bodily injury and property damage liability. Such insurance shall cover liability arising out of any auto (including owned, hired and non-owned autos) and such policy shall be endorsed to provide contractual liability coverage; and

    iv. Fire damage liability shall be included at $500,000.00.

3. CONTRACTOR must furnish the VILLAGE with Certificates of Insurance, which are to be signed by a person authorized by that insurer to bind coverage on its behalf. The VILLAGE is to be specifically included as an additional insured and loss payee on all policies except Workers' Compensation. In the event the insurance coverage expires prior to the completion of the project, a renewal certificate must be issued 30 days prior to the expiration date. The policy must provide a 30-day notification clause in the event of cancellation or modification to the policy. All certificates of insurance must be on file with and approved by the VILLAGE before commencement of any work activities.

4. The insurance coverages procured by CONTRACTOR as required herein will be considered as primary insurance over and above any other insurance, or self–insurance, available to CONTRACTOR, and any other insurance, or self-insurance available to CONTRACTOR will be considered secondary to, or in excess of, the insurance coverage(s) procured by CONTRACTOR as required herein.

d. Compliance with Federal, State, and Local Laws. CONTRACTOR and CONTRACTOR's agents shall comply with all federal, state and local regulations, including those now in effect and hereafter adopted, and including, but not limited to, nondiscrimination, wages, social security, workers' compensation, licenses, and registration requirements.

e. Personal nature of Agreement; Assignment.

1. The parties acknowledge that the VILLAGE places great reliance and emphasis upon the knowledge, expertise, training, and personal abilities of CONTRACTOR. Accordingly, this Agreement is personal and CONTRACTOR is prohibited from assigning or delegating any rights or duties hereunder without the specific written consent of the VILLAGE.

2. If CONTRACTOR requires the services of any subcontractor or professional associate in connection with the work to be performed under this Agreement, CONTRACTOR must obtain the written approval of the VILLAGE Project Manager prior to engaging such subcontractor or professional associate. CONTRACTOR will remain fully responsible for the services of any subcontractors or professional associates.

f. Independent contractor.

1. CONTRACTOR is, and will be deemed to be, an independent contractor and not a servant, employee, joint adventurer, or partner of the VILLAGE. None of CONTRACTOR's agents, employees, or servants are, or will be deemed to be, the agent, employee, or servant of the VILLAGE. None of the benefits, if any, provided by the VILLAGE to its employees, including but not limited to, compensation insurance and unemployment insurance, are available from the VILLAGE to the employees, agents, or servants of CONTRACTOR. CONTRACTOR will be solely and entirely responsible for its acts and for the acts of its agents, employees, servants, and subcontractors during the performance of this Agreement. Although CONTRACTOR is an independent contractor, the work contemplated herein must meet the approval of the VILLAGE and is subject to the VILLAGE's general right of inspection to secure the satisfactory completion thereof. CONTRACTOR must comply with all Federal, State and municipal laws, rules and regulations that are now or may in the future become applicable to CONTRACTOR, or to CONTRACTOR's business, equipment, or personnel engaged in operations covered by this Agreement or accruing out of the

performance of such operations. The VILLAGE will not be held responsible for the collection of or the payment of taxes or contributions of any nature on behalf of CONTRACTOR.

2. CONTRACTOR will bear all losses resulting to it on account of the amount or character of the work, or because of bad weather, or because of errors or omissions in its contract price.

3. CONTRACTOR must utilize, and must expressly require all subcontractors to utilize, the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by CONTRACTOR and any subcontractors during the Term of this Agreement.

g. Indemnification.

1. CONTRACTOR must indemnify and hold the VILLAGE harmless against and from any and all claims, losses, penalties, interest, demands, judgments, costs, damages, or expenses, including attorney's fees and court costs, incurred by the VILLAGE, or its agents, officers, or employees, arising directly or indirectly from CONTRACTOR's performance under this Agreement or by any person on CONTRACTOR's behalf, including but not limited to those claims, losses, penalties, interest, demands, judgments, costs, damages, or expenses arising out of any accident, casualty, or other occurrence causing injury to any person or property. This includes persons employed or utilized by CONTRACTOR (including CONTRACTOR's agents, employees, and subcontractors). CONTRACTOR must further indemnify the VILLAGE against any claim that any product purchased or licensed by the VILLAGE from CONTRACTOR under this Agreement infringes a United States patent, trademark, or copyright. CONTRACTOR acknowledges that CONTRACTOR has received consideration for this indemnification, and any other indemnification of the VILLAGE by CONTRACTOR provided for within the Bid Documents, the sufficiency of such consideration being acknowledged by CONTRACTOR, by CONTRACTOR's execution of this Agreement. CONTRACTOR's obligation will not be limited by, or in any way to, any insurance coverage or by any provision in or exclusion or omission from any policy of insurance, whether such insurance is in connection with this Agreement or otherwise. Such indemnification is in addition to any and all other legal remedies available to the VILLAGE and not considered to be the VILLAGE's exclusive remedy.

2. In the event that any claim in writing is asserted by a third party which may entitle the VILLAGE to indemnification, the VILLAGE must give notice thereof to CONTRACTOR, which notice must be accompanied by a copy of statement of the claim. Following the notice, CONTRACTOR has the right, but not the obligation, to participate at its sole expense, in the defense, compromise or settlement of such claim with counsel of its choice. If CONTRACTOR does not timely defend, contest, or otherwise protect against any suit, action or other proceeding arising

from such claim, or in the event the VILLAGE decides to participate in the proceeding or defense, the VILLAGE will have the right to defend, contest, or otherwise protect itself against same and be reimbursed for expenses and reasonable attorney's fees and, upon not less than ten (10) days notice to CONTRACTOR, to make any reasonable compromise or settlement thereof. In connection with any claim as aforesaid, the parties hereto must cooperate fully with each other and make available all pertinent information necessary or advisable for the defense, compromise or settlement of such claim.

3. The indemnification provisions of this paragraph will survive the termination of this Agreement.

h. Sovereign Immunity. Nothing in this Agreement extends, or will be construed to extend, the VILLAGE'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 VILLAGE to be sued by third parties in any matter arising out of this Agreement.

10. Miscellaneous Provisions. The following miscellaneous provisions apply to this Agreement:

a. **Binding Nature of Agreement.** This Agreement is binding upon the successors and assigns of the parties hereto.

b. **Entire Agreement.** This Agreement states the entire understanding between the parties and supersedes any written or oral representations, statements, negotiations, or agreements to the contrary. CONTRACTOR recognizes that any representations, statements, or negotiations made by the VILLAGE staff do not suffice to legally bind the VILLAGE in a contractual relationship unless they have been reduced to writing, authorized, and signed by the authorized VILLAGE representatives.

c. **Amendment.** No modification, amendment, or alteration in the terms or conditions of this Agreement will be effective unless contained in a written document executed with the same formality as this Agreement.

d. **Non-appropriation.** 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 fiscal year-end 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.

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

f. **Severability**. If any term or provision of this Agreement is held, to any extent, invalid or unenforceable, as against any person, entity, or circumstance during the Term hereof, by force of any statute, law, or ruling of any forum of competent jurisdiction, such invalidity will not affect any other term or provision of this Agreement, to the extent that the Agreement will remain operable, enforceable, and in full force and effect to the extent permitted by law.

g. **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.

h. **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.

i. **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 CONTRACTOR's work product, services, or materials does not operate as a waiver, and should not be construed as a waiver, of any of the VILLAGE's rights under this Agreement, or of any cause of action the VILLAGE may have arising out of the performance of this Agreement.

j. **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, out break 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. This provision does not apply if the "Scope of Work" of this Agreement specifies that performance by CONTRACTOR is specifically required during the occurrence of any of the events herein mentioned.

k. **Law; Venue.** This Agreement is being executed in Martin County, Florida and is governed in accordance with the laws of the State of Florida. Venue of any action hereunder will be in Martin County, Florida.

[SIGNATURE PAGE TO FOLLOW]

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

Under penalties of perjury, and pursuant to Sec. 92.525, Fla. Stat., Contractor declares that Contractor has read the section of Exhibit "E" (Florida Statutory Requirements) entitled "No Coercion for Labor or Services" and that the facts stated in it are true.

CONTRACTOR: HOOKS CONSTRUCTION COMPANY LLC

By _____
Steven Hooks, as its President and authorized agent

Date: _____

VILLAGE OF INDIANTOWN, a Florida municipal corporation

_____
Carmine Dipaolo, Mayor

(Complete if signed by Mayor:)
ATTEST:

_____
LaRhonda McBride, Village Clerk

Date signed by VILLAGE: _____

EXHIBIT "A"
SCOPE OF WORK

SECTION 2 –SCOPE OF WORK

RFP 2026-02-Village Hall Building Renovations

The Village of Indiantown, Florida ("Village"), hereby invites sealed proposals from qualified, experienced, and duly licensed General Contractors or Building Contractors to furnish Construction Management services in connection with the Village Hall Building Renovation Project.

The undersigned Proposer, having become fully apprised of all conditions, circumstances, and requirements affecting the work, hereby declares and certifies that they are prepared to furnish all labor, materials, equipment, tools, machinery, and services necessary to complete the Project in full compliance with the Contract Documents and applicable law, for the compensation set forth in their Proposal.

The selected Construction Manager ("CM") shall provide professional CMAR services as authorized by Florida law, including, but not limited to, the following:

- Delivering comprehensive pre-construction and construction management services
- Coordinating project planning, budgeting, and scheduling
- Overseeing construction to ensure quality, safety, and compliance with specifications
- Completing the project within budget and on schedule

The Village seeks to engage a highly qualified and responsive contractor to serve as its partner in the successful execution of this Project. The CM shall be expected to perform in a manner that ensures timely delivery, fiscal responsibility, compliance with all applicable statutes and regulations, and the highest standards of professional construction management.

SECTION 1- INTRODUCTION

The Village hereby solicits sealed proposals from qualified, experienced, licensed General Contractor or Building Contractor for the construction and renovation of the Village Hall Building, a municipal facility consisting of approximately 8,455 square feet, located at:

Village of Indiantown – Village Hall
15516 SW Osceola Street
Indiantown, FL 34956

A brief overview of the project scope, which is not all-inclusive, includes but is not limited to:

A. Demolition:
- I- Demolish existing doors, walls, and storefront as indicated on the demolition plans.
- II- Remove the existing shower and cap all unused plumbing connections. Refer to the full Demolition Plan for complete details and scope.

B. **Interior Walls:**
   I- Construct new interior walls of 3-5/8" metal studs, 5/8" drywall.
   II- Refer to the wall legend and architectural plans for specifications and wall types.

C. **Exterior Walls:**
   I- Existing exterior walls to remain.
   II- Patch and repair walls as needed

D. **Interior Ceilings**
   I- Install new acoustical ceiling tile systems where designated.
   II- Install new drywall ceilings as indicated in the ceiling plans.
   III- Patch and repair existing ceilings as necessary to accommodate new construction.

E. **Mechanical:**
   I- Provide and install a new HVAC system, including new ductwork.
   II- Refer to the Mechanical Plan for detailed scope and specifications.

F. **Electrical:**
   I- Provide lighting and power systems in accordance with the power and lighting plans.
   II- Provide electrical connections for all new equipment and appliances.
   III- Refer to the Electrical Plans for complete scope and layout.

G. **Plumbing**
   I- Provide new plumbing services for the renovated handicap-accessible (H/C) bathrooms.
   II- Refer to the Plumbing Plan for the full scope of work and specifications.

SECTION 2- COORDINATION

The Construction Manager shall be responsible for providing comprehensive construction coordination and management services to ensure the successful delivery of the Village Hall Building Renovation Project. The CM will serve as the primary point of coordination between the Village, the design team, subcontractors, and other stakeholders to promote efficient communication, cost control, schedule adherence, and overall project quality.

The services required for the construction program shall include, but are not limited to:

Pre-Construction Responsibilities

Prior to the commencement of construction activities, the selected Construction Manager shall be responsible for providing all necessary pre-construction services to ensure the orderly, timely, and cost-effective execution of the project. Such responsibilities shall include, but shall not be limited to, the following:

- The CM shall conduct a comprehensive review of all project plans, specifications, and contract documents to ensure complete understanding of the scope of work and compliance with all applicable federal, state, and local requirements, and shall promptly identify and communicate to the Village's Representative any conflicts, ambiguities, or

discrepancies discovered during the review process.

- The CM shall prepare and submit a detailed Construction Schedule clearly identifying project milestones, phasing, and critical path activities, which shall be subject to review and written approval by the Village's Representative and updated as necessary throughout the project.

- The CM shall develop and submit a detailed Schedule of Values, itemized by trade, subcontractor, and major work component, for review and approval by the Village.

- The CM shall further develop and submit a Subcontractor Pre-Qualification Process for approval by the Village, and the Village expressly reserves the right to review, approve, or reject any subcontractors proposed by the CM.

- The CM shall obtain and maintain current subcontractor rate sheets, which shall serve as the basis for evaluating and processing all change order requests initiated by the Village's Representative.

- The CM shall verify and document that all subcontractors maintain valid and current licenses issued by the State of Florida and shall ensure that such documentation is available for Village review upon request.

- The CM shall execute contracts with all approved subcontractors, material suppliers, and equipment suppliers required to perform the scope of work in accordance with the contract documents.

- The CM shall secure and submit all required permits necessary for execution of the project, provided, however, that no permit fees shall be assessed against the CM for permits issued by the Village.

- The CM shall coordinate with the Architect/Engineer of Record and/or the Village's Representative to schedule and conduct pre-construction meetings with all subcontractors, material suppliers, and other stakeholders as deemed necessary by the Village.

- The CM shall identify and initiate procurement of long-lead materials and equipment in a timely manner to avoid potential construction delays.

- The CM shall prepare and submit a project-specific Safety Plan in compliance with OSHA regulations, applicable state and local safety standards, and industry best practices, ensuring that all construction personnel are adequately trained, equipped, and supervised to maintain safe working conditions at all times.

- The CM shall conduct site inspections, surveys, and any necessary testing to verify existing conditions and confirm site readiness prior to mobilization of construction activities.

Construction Phase Responsibilities

During the construction phase, the Construction Manager shall be responsible for providing all services, labor, supervision, equipment, and materials necessary to complete the Village Hall Building Renovation Project in accordance with the contract documents. Such responsibilities shall include, but shall not be limited to, the following:

- The CM shall staff the project with qualified and experienced personnel in a professional, efficient, and satisfactory manner, and the Village expressly reserves the right to review and reject any proposed changes to key management personnel.
- The CM shall perform all work in strict compliance with the approved plans, specifications, contract documents, and all applicable codes, laws, and regulations.
- The CM shall take all necessary measures to safeguard existing infrastructure, buildings, utilities, and landscaping, and shall immediately notify the Village in writing of any damage, disruptions, or incidents that occur during construction.
- The CM shall promptly prepare and submit written change order requests for any modifications to scope, schedule, or cost. No additional work or deviation from the contract shall be performed without the Village's prior written approval.
- The CM shall maintain on-site, at all times, an up-to-date record copy of all contract documents, approved change orders, drawings, specifications, and related correspondence.
- The CM shall conduct regular on-site meetings with employees, subcontractors, and suppliers to ensure clear communication of daily responsibilities, safety requirements, and work activities.
- The CM shall continuously update and maintain the master project schedule, detailed construction schedule, submittal schedule, inspection schedule, and occupancy schedule throughout the duration of the project and shall submit such updates to the Village for review.
- The CM shall submit weekly written reports documenting labor and equipment utilization, weather conditions, inspections performed, safety incidents, subcontractor activity, and overall project progress.
- The CM shall also submit payment applications in accordance with the approved Schedule of Values and weekly reports, and all requests shall accurately represent work completed, be substantiated with appropriate documentation, and remain subject to Village review and approval.
- The CM shall schedule and conduct regular progress meetings with the Village's Representative and other stakeholders as necessary to monitor progress, resolve issues, and coordinate project activities.
- The CM shall further schedule, coordinate, and facilitate all inspections required to ensure

compliance with project specifications, applicable codes, industry standards, and regulatory requirements.

Post-Construction and Closeout Responsibilities

Following completion of the construction phase, the Construction Manager shall be responsible for providing all services necessary to achieve final acceptance, project turnover, and contract closeout in accordance with the contract documents. The CM shall be responsible for, but not limited to, the following activities:

- The CM shall coordinate, schedule, and facilitate all final inspections required for project acceptance and occupancy, and shall promptly address, correct, and verify completion of all punch list items to the satisfaction of the Village and the Architect/Engineer of Record.
- The CM shall prepare and submit complete, accurate, and organized closeout documentation, including but not limited to as-built drawings, operation and maintenance manuals, warranties, certifications, test reports, and all other records required under the contract documents.
- The CM shall ensure that the project site is fully cleaned, restored, and left in a safe and orderly condition acceptable to the Village, including the removal and proper disposal of all construction debris, temporary facilities, equipment, and materials not required for final occupancy.
- The CM shall remove all construction equipment, unused materials, and personnel from the project site in a timely and coordinated manner upon final completion.
- The CM shall submit the final payment request together with all required supporting documentation, including lien waivers, affidavits, warranties, guarantees, and certifications necessary to facilitate contract closeout and release of retainage.
- The CM shall promptly respond to and resolve all warranty-related issues, deficiencies, or post-construction concerns reported during the warranty period. All corrective actions shall be performed at no additional cost to the Village and shall be completed in a timely manner satisfactory to the Village's Representative.

SECTION 3- SCOPE OF WORK

Proposers are hereby directed to the project plans and specifications prepared by **N2 Architecture + Design**, which define and govern the full scope of work, including all technical requirements, design criteria, and construction standards applicable to the Village Hall Building Renovation Project. Said plans and specifications are hereby expressly incorporated by reference into this solicitation and shall form an integral and binding part of any contract awarded pursuant to this procurement.

All proposals submitted, all construction activities undertaken, and all obligations of the Construction Manager shall be performed strictly in accordance with the referenced project plans, specifications, and contract documents. Compliance with such requirements shall constitute a material condition of contract performance, and any failure to adhere thereto shall be deemed a breach of contract subject to the remedies available to the Village under applicable law and

EXHIBIT "B"

January 26, 2026

Village of Indiantown
Village Hall Building Renovations

Deborah/Kali/Brian,

We have updated our pricing to reflect the options you have selected.

Original Price:	$451,283
Additional painting of existing walls and doors	$13,200
Change to 7" wide LVT floor planks	$-5,000
Replace the existing interior ceiling lighting to LED	$17,600
Replacement of the existing storefront windows and doors	$89,000
Add Sound insulation in the new walls	$2,450
Replace existing bathroom plumbing fixtures	$8,500
Total Revised Price	**$577,033**

This pricing is based on a single mobilization with no phasing included.

It was agreed the team will budget for an owner controlled contingency line that is not included in the numbers above.

Please feel free to call if you have any questions.

Sincerely,

Steven C Hooks

A- Bid Forms

BID SUBMITTAL FORM

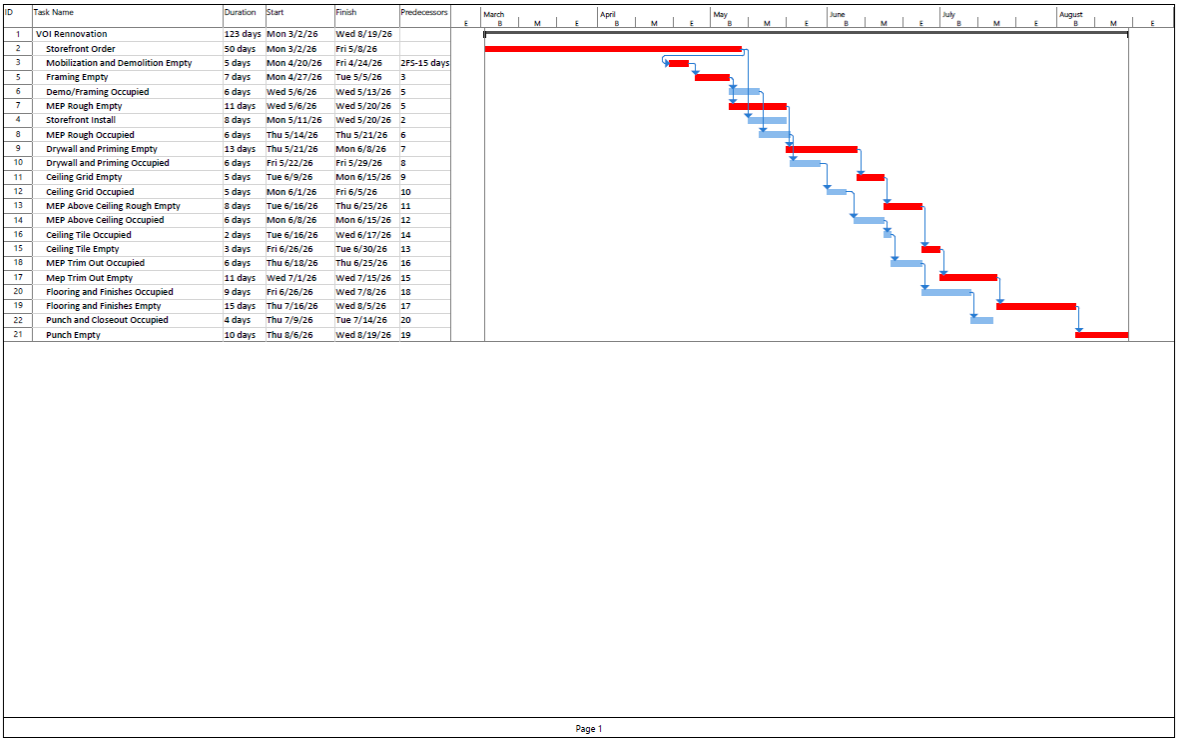
Item	Description	Unit	Quantity	Unit Price	Total Price
1.	**Building Renovations**	Lump Sum	1		$451,283.00
	Unit Price Written In Words	Four hundred fifty-one thousand, two hundred eighty-three dollars and 00/100			
See below for pricing clarifications that were not clear on the plans					
GRAND TOTAL PRICE FOR CONTRACT		$	$451,283.00		
GRAND TOTAL PRICE WRITTEN IN WORDS: Four hundred fifty-one thousand, two hundred eighty-three dollars and 00/100					

***** Pricing clarifications that were not clear on the plans *****

1. We included the new storefront glass and doors shown on the plan, to replace the rest of the windows and storefront doors would be an additional $89,000, this includes minor stucco patching but no painting, the village may want to paint the exterior when this is all complete.
2. If sound insulation is desired in the new walls, add $2,450 to the price
3. Per addendum #6 this price includes removal and replacement of all floor tile and carpet and replacing with new Vinyl Plank Flooring
4. Painting is included on all new walls and doors and the existing doors that have newly painted walls, everything else is to remain in its existing condition.
5. We have included the plumbing called for on the drawings, to replace the rest of the plumbing fixtures in the existing restrooms, add $8,500
6. We have not included any special waterproofing/adhesive for the floor installation in the case that the existing slab moisture content is too high for the warranty.
7. Insulation is not included above the ceiling tile
8. In the event the village opts for phased (two-phase) construction, the resulting extension of the project duration will add $40,000 to the total contract amount.

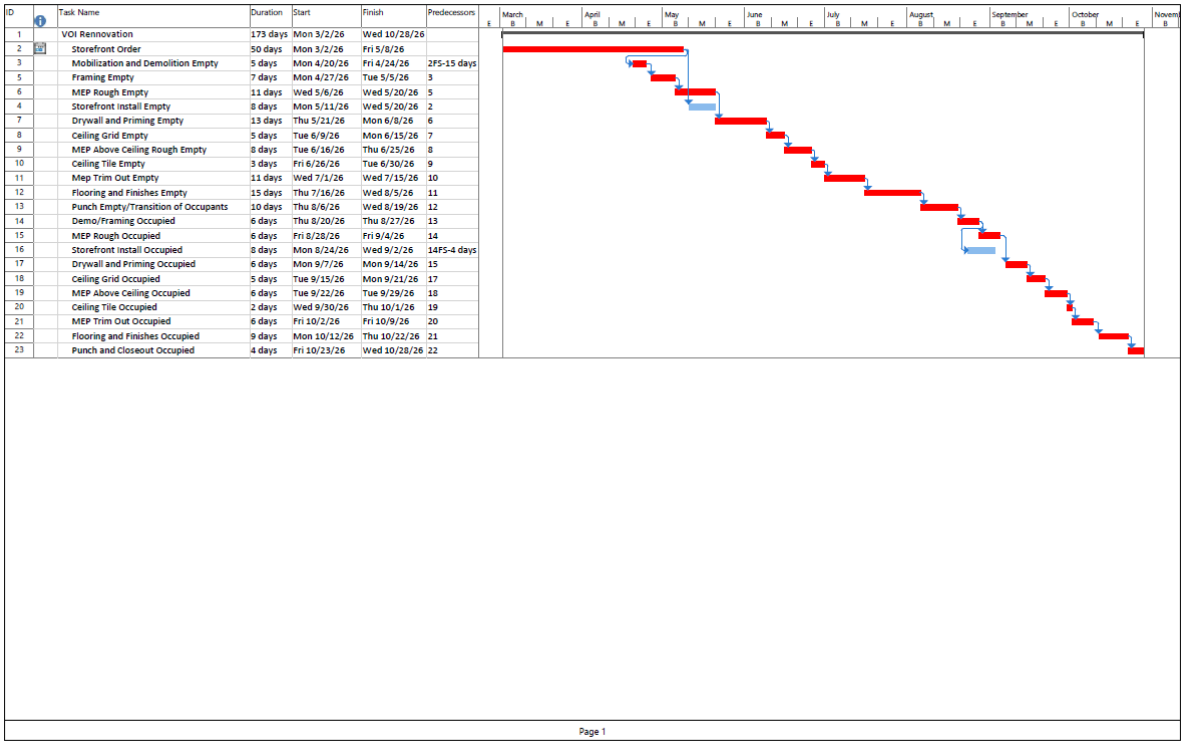
EXHIBIT "C"
WORK SCHEDULE

Phase I- The project will be delivered as a single phase to minimize disruption to Village operations by sequencing work between occupied and unoccupied tenant spaces. Demolition in the occupied portion will commence on May 6 and is anticipated to continue through mid-July. This strategy captures many of the advantages of a two-phase schedule while preserving the reduced cost and duration associated with a single-phase construction effort.



ID	Task Name	Duration	Start	Finish	Predecessors
1	VOI Rennovation	123 days	Mon 3/2/26	Wed 8/19/26	
2	Storefront Order	50 days	Mon 3/2/26	Fri 5/8/26	
3	Mobilization and Demolition Empty	5 days	Mon 4/20/26	Fri 4/24/26	2FS-15 days
5	Framing Empty	7 days	Mon 4/27/26	Tue 5/5/26	3
6	Demo/Framing Occupied	6 days	Wed 5/6/26	Wed 5/13/26	5
7	MEP Rough Empty	11 days	Wed 5/6/26	Wed 5/20/26	5
4	Storefront Install	8 days	Mon 5/11/26	Wed 5/20/26	2
8	MEP Rough Occupied	6 days	Thu 5/14/26	Thu 5/21/26	6
9	Drywall and Priming Empty	13 days	Thu 5/21/26	Mon 6/8/26	7
10	Drywall and Priming Occupied	6 days	Fri 5/22/26	Fri 5/29/26	8
11	Ceiling Grid Empty	5 days	Tue 6/9/26	Mon 6/15/26	9
12	Ceiling Grid Occupied	5 days	Mon 6/1/26	Fri 6/5/26	10
13	MEP Above Ceiling Rough Empty	8 days	Tue 6/16/26	Thu 6/25/26	11
14	MEP Above Ceiling Occupied	6 days	Mon 6/8/26	Mon 6/15/26	12
16	Ceiling Tile Occupied	2 days	Tue 6/16/26	Wed 6/17/26	14
15	Ceiling Tile Empty	3 days	Fri 6/26/26	Tue 6/30/26	13
18	MEP Trim Out Occupied	6 days	Thu 6/18/26	Thu 6/25/26	16
17	Mep Trim Out Empty	11 days	Wed 7/1/26	Wed 7/15/26	15
20	Flooring and Finishes Occupied	9 days	Fri 6/26/26	Wed 7/8/26	18
19	Flooring and Finishes Empty	15 days	Thu 7/16/26	Wed 8/5/26	17
22	Punch and Closeout Occupied	4 days	Thu 7/9/26	Tue 7/14/26	20
21	Punch Empty	10 days	Thu 8/6/26	Wed 8/19/26	19

Phase II- Implementing a phased construction schedule provides continuous workspace for Village employees throughout the project, but results in a longer construction timeline and increased mobilization costs.



ID	Task Name	Duration	Start	Finish	Predecessors
1	VOI Rennovation	173 days	Mon 3/2/26	Wed 10/28/26	
2	Storefront Order	50 days	Mon 3/2/26	Fri 5/8/26	
3	Mobilization and Demolition Empty	5 days	Mon 4/20/26	Fri 4/24/26	2FS-15 days
5	Framing Empty	7 days	Mon 4/27/26	Tue 5/5/26	3
6	MEP Rough Empty	11 days	Wed 5/6/26	Wed 5/20/26	5
4	Storefront Install Empty	8 days	Mon 5/11/26	Wed 5/20/26	2
7	Drywall and Priming Empty	13 days	Thu 5/21/26	Mon 6/8/26	6
8	Ceiling Grid Empty	5 days	Tue 6/9/26	Mon 6/15/26	7
9	MEP Above Ceiling Rough Empty	8 days	Tue 6/16/26	Thu 6/25/26	8
10	Ceiling Tile Empty	3 days	Fri 6/26/26	Tue 6/30/26	9
11	Mep Trim Out Empty	11 days	Wed 7/1/26	Wed 7/15/26	10
12	Flooring and Finishes Empty	15 days	Thu 7/16/26	Wed 8/5/26	11
13	Punch Empty/Transition of Occupants	10 days	Thu 8/6/26	Wed 8/19/26	12
14	Demo/Framing Occupied	6 days	Thu 8/20/26	Thu 8/27/26	13
15	MEP Rough Occupied	6 days	Fri 8/28/26	Fri 9/4/26	14
16	Storefront Install Occupied	8 days	Mon 8/24/26	Wed 9/2/26	14FS-4 days
17	Drywall and Priming Occupied	6 days	Mon 9/7/26	Mon 9/14/26	15
18	Ceiling Grid Occupied	5 days	Tue 9/15/26	Mon 9/21/26	17
19	MEP Above Ceiling Occupied	6 days	Tue 9/22/26	Tue 9/29/26	18
20	Ceiling Tile Occupied	2 days	Wed 9/30/26	Thu 10/1/26	19
21	MEP Trim Out Occupied	6 days	Fri 10/2/26	Fri 10/9/26	20
22	Flooring and Finishes Occupied	9 days	Mon 10/12/26	Thu 10/22/26	21
23	Punch and Closeout Occupied	4 days	Fri 10/23/26	Wed 10/28/26	22

EXHIBIT "D"
WORK AUTHORIZATION FORM

WORK AUTHORIZATION

Pursuant to that certain Independent Contractor's Agreement with an effective date of _____, (hereinafter the "Master Agreement") by and between the **VILLAGE OF INDIANTOWN**, a Florida municipal corporation (hereinafter the "VILLAGE") and **HOOKS CONSTRUCTION COMPANY LLC**, a Florida Limited Liability Company (hereinafter "CONTRACTOR"), the parties agree as follows:

1. Scope of Services: CONTRACTOR shall be responsible for providing and shall provide the services described in the Scope of Services, which is set forth in the Scope of Services attached hereto as Exhibit "A" and incorporated herein by reference. Any conflict between the terms and conditions set forth in Exhibit "A" to this WORK AUTHORIZATION shall be resolved in favor of the body of the Master Agreement.

2. Payment: In consideration of the performance of the Scope of Services, the VILLAGE agrees to pay CONTRACTOR for all work actually performed, at the rate or basis described in the Compensation Exhibit attached as Exhibit "B" to the Master Agreement, but in no event shall the Payment exceed the lump sum amounts for each task of the work, as set forth in Exhibit "B" to this WORK AUTHORIZATION, which is attached hereto and incorporated herein by reference. The VILLAGE reserves the right to ratably withhold amounts in the event of the nonperformance of all or part of CONTRACTOR's obligations. The CONTRACTOR shall, without additional compensation, correct and revise any errors, omissions or other deficiencies in its work product, services, or materials arising from the error or omission or negligent act of CONTRACTOR.

3. Time for Completion: CONTRACTOR will supply and complete the Scope of Services within:

   ☒ 180 Days from receipt of this WORK AUTHORIZATION.

4. Project Managers:

VILLAGE's Project Manager		CONTRACTOR's Project Manager	
Name:	Brian T. Green, Parks and Facilities Supervisor	Name:	Steven Hooks, President
Phone:	772-597-8296	Phone:	772-419-8828
Email:	bgreen@indiantownfl.gov	Email:	Steve@hooksconstruction.net

5. Master Agreement: This WORK AUTHORIZATION shall be subject to the terms, conditions, and provisions of the Master Agreement.

6. Additional Terms: [if no other terms, put "Not Applicable" or "None"]

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

CONTRACTOR: HOOKS CONSTRUCTION COMPANY LLC

By _____
Steven Hooks, as its President and authorized agent

Date: _____

VILLAGE OF INDIANTOWN, a Florida municipal corporation

_____
Carmine Dipaolo, Mayor

(Complete if signed by Mayor:)
ATTEST:

_____
LaRhonda McBride, Village Clerk

Date signed by VILLAGE: _____

EXHIBIT "E"
FLORIDA STATUTORY REQUIREMENTS

1. 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.

2. Public records.

a. CONTRACTOR is a "Contractor" as defined by Section 119.0701(1)(a), Florida Statutes, and must comply with the public records provisions of Chapter 119, Florida Statutes, including the following:

   1. Keep and maintain public records required by the VILLAGE to perform the service.
   2. 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 or as otherwise provided by law.
   3. 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 this Agreement term and following completion of the Agreement if CONTRACTOR does not transfer the records to the VILLAGE.
   4. Upon completion of this Agreement, transfer, at no cost, to the VILLAGE all public records in possession of CONTRACTOR or keep and maintain public records required by the VILLAGE to perform the service. If CONTRACTOR transfers all public records to the VILLAGE upon completion of this Agreement, CONTRACTOR must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If CONTRACTOR keeps and maintains public records upon completion of this Agreement, CONTRACTOR must 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.

b. "Public records" is defined in Section 119.011(12), Florida Statutes, as may, from time to time, be amended.
c. If CONTRACTOR asserts any exemptions to the requirements of Chapter 119 and related law, CONTRACTOR will have the burden of establishing such exemption, by way of injunctive or other relief as provided by law.
d. CONTRACTOR consents to the VILLAGE's enforcement of CONTRACTOR's Chapter 119 requirements, by all legal means, including, but not limited to, a

mandatory injunction, whereupon CONTRACTOR must pay all court costs and reasonable attorney's fees incurred by VILLAGE.

e. CONTRACTOR's failure to provide public records within a reasonable time may be subject to penalties under Section 119.10, Florida Statutes. Further, such failure by CONTRACTOR will be grounds for immediate unilateral cancellation of this Agreement by the VILLAGE.

f. **IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, LARHONDA MCBRIDE, VILLAGE CLERK, AT (772) 597-8294, lmcbride@indiantownfl.gov; MAILING ADDRESS: 15516 SW OSCEOLA ST., SUITE B, INDIANTOWN FL 34956**.

3. Public Records Compliance Indemnification. 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 119.0701(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. Contractor authorizes the public agency to seek declaratory, injunctive, or other appropriate relief against Contractor in Martin County Circuit Court on an expedited basis to enforce the requirements of this section.

4. 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.

5. Disclosure Requirements for "Foreign Countries of Concern". CONTRACTOR shall comply with the disclosure requirements set forth is section 286.101 (3) (a), F.S., which requires "Any entity that applies to a state agency or political subdivision for a grant or proposes having a contract value of $100,000 or more shall disclose to the state agency or political subdivision any current or prior interest of, any contract with, or any grant or gift received from a "foreign country of concern" if such interest, contract, grant or gift received from a "foreign country of concern" if such interest, contract, grant or gift has a value of $50,000 or more and such interest existed at any time or such contract, grant or gift was received or in force at any time during the previous five (5) years. Such disclosure shall contain the name and mailing address of the disclosing entity, the amount of the gift or the value of the interest disclosed, the applicable "foreign country of concern" and, if applicable the date of termination of the contract or interest, the date of receipt of the grant or gift and the name of the agent or controlled entity that is the source or interest holder. Within one (1) year before applying for any grant or proposing any contract, such entity must provide a copy of such disclosure to the Department of Financial Services". Pursuant to section 268.101(7), F.S.: "In addition to any fine assessed under [section 286.101(7)(a), F.S.], a final order determining a third or subsequent violation by an entity other than a state agency or political subdivision shall automatically disqualify the entity from eligibility for any grant or contract funded by a state agency or any political subdivision until such ineligibility is lifted by the Administration Commission for good cause."

6. Public Entities Crime or Convicted Vendor List. CONTRACTOR agrees and assumes a continuous duty to disclose to the VILLAGE if the CONTRACTOR 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.

7. Data Management; Notice of Breach. CONTRACTOR shall cooperate with the VILLAGE and provide timely incident reporting, response activities/fact gathering, public and agency notification, severity level assessment, after-action reports, etc., which the VILLAGE must report in accordance with Sections 282.3185(5) & (6), Florida Statutes in the event of a data breach.

8. Environmental and Social Government and Corporate Activism. The VILLAGE has not given preference or requested documentation from the CONTRACTOR based on CONTRACTOR's social, political or ideological interest. CONTRACTOR agrees to similarly not request documentation or give preference to any subcontractor based on the subcontractor's social, political or ideological interests.

9. No Coercion for Labor or Services. CONTRACTOR swears under penalty of perjury that CONTRACTOR does not use coercion for labor or services as defined as follows:

"Coercion" means:

i. Using or threatening to use physical force against any person;

ii. Restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will;

iii. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;

iv. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;

v. Causing or threatening to cause financial harm to any person;

vi. Enticing or luring any person by fraud or deceit; or

vii. Providing a controlled substance as outlined in Schedule I or Schedule II of Sec. 893.03, Fla. Stat. to any person for the purpose of exploitation of that person.

10. Conflicts. By entering into this agreement, the Contractor represents that it currently is not providing professional services to any third party person or entity on any project or development for which project or development approval is currently pending or proposed or for which an application is being prepared for submittal to the Village of Indiantown for review or approval and further agrees that during the term of this agreement, the Contractor will not provide professional services to any third party person or entity as to any project or development for which development or project approval is pending or proposed or for which an application is being prepared for submittal to the Village of Indiantown for review or approval.

11.Breach of Agreement for Goods or Services Related to Emergency Response for Natural Disaster Pursuant to Section 252.505, Florida Statutes. Pursuant to Sec. 252.505, Fla. Stat., if Contractor breaches this agreement during an emergency recovery period (1-year period beginning upon Governor's initial declaration of a natural emergency) Contractor shall pay a $5,000 penalty and damages, which may be either actual and consequential damages or liquidated damages in addition to any other consequential damages or liquidated damages that may otherwise be due under the terms of the agreement.

Exhibit H- Plans/Specifications/Shop Drawings

GENERAL NOTES

SUMMARY OF WORK:

1. Project Description: Commercial Improvement
2. Work Involved:
   a. Demolition:
      i. Demolish doors, walls and storefront as shown on Demo Plan.
      ii. Demolish existing shower. Cap all unused plumbing.
      iii. See Demo plan for full scope of work.
   b. Interior walls:
      i. Provide new interior walls of 3-5/8" metal studs, 5/8" drywall.
      ii. See wall legend for more details.
   c. Exterior Walls:
      i. Existing ext. walls to remain.
      ii. Patch and repair walls as needed.
   d. Interior ceilings:
      i. Acoustical Ceiling Tile.
      ii. Drywall ceilings.
      iii. Patch and repair as needed.
   e. Mechanical:
      i. Provide new HVAC with new ductwork.
      ii. See Mechanical Plan for full scope of work.
   f. Electrical:
      i. Provide lighting and power per power and lighting plans.
      ii. Provide power for new equipment/appliances.
      iii. See Electrical Plans for full scope of work.
   g. Plumbing:
      i. Provide new plumbing service for renovated H/C bathrooms.
      ii. See Plumbing Plan for full scope of work.
   h. Fire Sprinkler/Fire Alarm:
      i. This scope of work is not included in these Construction Documents.
3. Work completed shall meet all local and state building code requirements.

COORDINATION:

1. Contractor shall verify existing site conditions of project location prior to commencement of work.
2. Contractor shall coordinate and verify all utility requirements, compatibility and location of projected utilities of project, as shown on the drawings.
3. Contractor responsible for coordinating all trades to complete work. Contractor shall issue full sets of drawings to sub-contractors commissioned to complete the work.
4. Contractor shall verify space requirements and location of project utilities.
5. Contractor shall field verify all dimensions of project. Do not scale drawings.
6. Contractor shall notify Architect of any discrepancies in drawings and/or specifications of project. Commencement of the work without proper notification to the Architect, the contractor will assume responsibility of work preformed.
7. Contractor shall notify the Architect, when the full intent of the drawings and/or specifications is not clear. Commencement of the work without proper notification to the Architect, the contractor will assume responsibility of work preformed.
8. Owner and Contractor shall coordinate Schedule of Values, Application of Payment, Construction Cost and any other fees related to this project.
9. Owner and Contractor shall coordinate Schedule of Construction and notify Architect of schedule.

CHANGE PROCEDURES:

1. Architect will submit Supplemental Instructions for minor changes.
2. Contractor may propose changes by submitting a request for change to Architect. Architect and Owner shall give written approval for all changes made by the Contractor. Commencement of the work without written approval from Architect and Owner, the contractor will assume responsibility of work performed.

SUBMITTAL:

1. Prior to construction Architect and Owner shall submit a list, to the Contractor of required shop drawings submittals for this project.
2. Prior to construction Architect and Owner shall submit a list, to the Contractor of all required testing for this project. Contractor shall be responsible for the cost of any testing requested by the Owner.

TEMPORARY FACILITIES:

1. Contractor shall provide and maintain access to the site of the project.
2. Contractor shall coordinate with Owner for temporary facilities requirements, if required for this project.
3. Contractor shall be responsible for maintaining a clean and safe construction site.
4. Contractor is responsible for the removal of all construction debris.

MATERIALS:

1. Store and protect all project products and materials in accordance with manufacturer instructions. Products and materials of this project shall be installed free of damage.
2. Architect shall approve all product or material substitutions.

CLOSEOUT:

1. Contractor shall notify the Owner 30 days prior to the date of substantial completion. At the time of substantially complete, Contractor shall submit a list of items (punch list) to be completed or corrected within the final days of construction. Owner and Contractor will set the project completion date.
2. Owner and/or Architect will inspect with seven (7) days of receipt of substantially complete punch list. Owner and/or Architect may add items to complete or correct prior to final completion.
3. Contractor shall leave site clean and free of any construction debris or equipment at the end of the project.
4. Contractor shall give Owner operating instructions for the mechanical, electrical, and other operating equipment installed for this project.
5. Contractor shall submit to the Owner all warranties, operating and maintenance manuals for the following products and equipment:
   a. Termite Soil Poisoning
   b. Impact Resistant Doors and Windows, if applicable
   c. Finish Hardware, Keying system
   d. Acoustical Ceiling Tile
   e. All installed Flooring
   f. Toilet Accessories
   g. Toilet Fixtures
6. Owner may request additional warranties for other products. Contractor will be given notice prior to work.

PROJECT INFORMATION

DESIGN PARAMETERS:

Florida Building Code (8th Edition, 2023)
Florida Residential Code (8th Edition, 2023)
Florida Existing Building Code (8th Edition, 2023)
Florida Plumbing Code (8th Edition, 2023)
Florida Mechanical Code (8th Edition, 2023)
Florida Fuel Gas Code (8th Edition, 2023)
Florida Energy Code (8th Edition, 2023)
Florida Fire Prevention Code (8th Edition)
2020 Florida Electrical Code
2023 Florida Accessibility Code

Building Design:	Enclosed
Utilimate Wind Speed:	160 mph
Nominal Design Wind Speed:	124 mph
Building Risk Category:	II
Wind Importance/Use Factor:	1.0
Internal Pressure Coefficient:	+/-0.18
Building Mean Height:	20'-6"
Roof Overhang:	Existing
Roof Pitch:	5/12, Existing
Exposure:	B
Design Loads:	Roof Dead Load/Live Load: Existing Floor Dead Load/Live Load: Existing
Impact Protection:	Impact Resistant Windows + Doors

JURISDICTION:
Village of Indiantown

OCCUPANCY:
Group 'B' - Business

CONSTRUCTION:
Type V-B
Unsprinklered, Unprotected
Existing Exterior Bearing Walls - Masonry
Existing Roofing- Pre Engineered Wood Trusses
New + Existing Interior Walls - Metal Studs

AREA TABULATIONS:

Suite 'A':	1,798	Gross Sq. Ft.
Suite 'B':	2,853	Gross Sq. Ft.
Suite 'C':	1,714	Gross Sq. Ft.
Suite 'D':	2,090	Gross Sq. Ft.
Total:	8,455	Gross Sq. Ft.

*Refer to Code Information A0.2 for Occupant Loads

ALTERATION INFORMATION

Alterations, Level 2 FBC 8th Edition, 2023; Chapter 8 (Existing Buildings):

Building Elements & Materials:	No Additional Vertical Openings
New Interior Finishes:	Class C
New Interior Trim:	Class C
Fire Protection:	An Automatic Sprinkler System is Not Required.
Fire Alarm & Detection:	N/A
Means of Egress:	8 Means of Egress to Remain.
Panic Hardware:	Panic Hardware is Not Required.
Accessibility:	Structure is Accessible. New Accessible Restrooms
Structural:	Existing to Remain
Electrical:	New Work Complies with FBC 2023, Electrical
Mechanical:	New Work Complies with FBC 2023, Mechanical
Plumbing:	New Work Complies with FBC 2023, Plumbing
Energy Conservation:	New Work Complies with FBC 2023, Energy Conservation

PRODUCT APPROVAL

Martin County Building Department Product Approval Checklist

Permit Type: **Permit #** _____ **Owner's Name: Village of Indiantown**

Design Professional Name A/E: Niki L. Norton **Job Site Location:** **15516 SW Osceola St Indiantown, FL 34956**

1

Rule 9 B-72 requires the following information as promulgated by the Florida Building Commission.
In the event that information required for product approval has been incorporated in to the plans, specifications, or general notes, simply indicate page number on the affidavit.

Product	Model Number	Manufacturer	Evaluation Agency	Product Approval # FL/NOA	Expiration Date
Aluminum Storefront / Window Wall System (L.M.I.)	Series 3100-Resistor	Trulite Glass & Aluminum Solutions, LLC	Miami-Dade	23-1222.10	March 31st, 2025
Aluminum Outswing Entrance Doors (L.M.I.)	Series 351	Trulite Glass & Aluminum Solutions, LLC	Miami-Dade	23-1222.08	June 4th, 2030

In accordance with the Florida Architects and Engineers product approval system, this affidavit certifies that I have performed the building envelope evaluation as required by the Florida Building Code.

_____ AR91827

Architect's Signature & Seal | FL Cert./ Reg. Number

INDEX OF DRAWINGS

Sheet	Sheet Title	02-Sept-25 ISSUE	30-Jan-26 REV. 1	XX-XXX-XXX REV. 2	XX-XX-XX REV. 3	XX-XX-XX REV. 4	XX-XX-XXX REV. 5
A0.1	Cover Sheet, General Information + Notes	■	■				
A1.2	Demolition Plan, Details + Notes	■					
A2.0	Life Safety Plan + Notes	■					
A2.1	Floor Plan + Notes	■	■				
A2.2	Reflected Ceiling Plan	■	■				
A2.3	Schedules + Details	■	■				
E2.1	Electrical Lighting Plan	■	■				
E2.2	Electrical Panels, Riser + Notes	■					
E3.1	Electrical Power Plan	■					
M-1	Mechanical General Notes	■					
M-2	Mechanical Plan + Notes	■					
M-3	Mechanical Schedules + Notes	■					
M-4	Mechanical Details	■					
P2.1	Plumbing Plan, Risers + Notes	■	■				

SYMBOLS

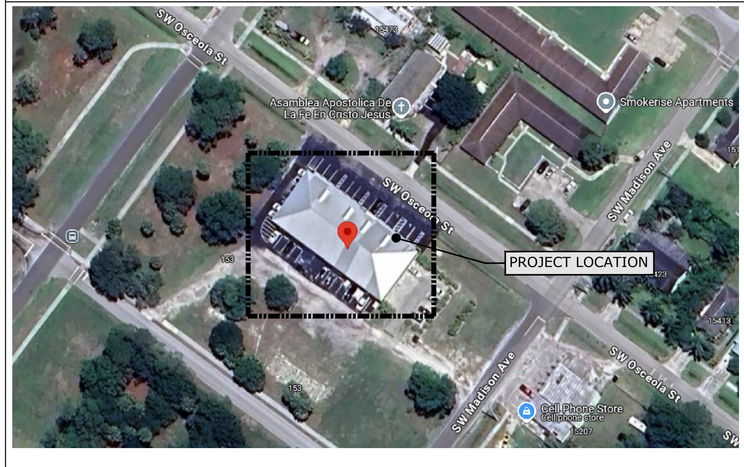
- Window
- Door
- Room Name
- Wall Type
- Wall Section
- Revision
- Detail
- Keyed Note
- Interior Elevation
- Exterior Elevation
- Building Section
- Miscellaneous Key

PROJECT CONTACTS

OWNERS:
Village of Indiantown
Brian Green, Village Manager
15516 SW Osceola St.
Indiantown, FL, 34956
(772) 597-8270

ARCHITECT:
n2 architecture + design
Niki L. Norton, R.A.
710 SE Ocean Blvd.
Stuart, Florida 34994
(772) 220-4411

LOCATION MAP



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n2 architecture + design

STATE OF FLORIDA
NICOLE L. NORTON
AR91827
REGISTERED ARCHITECT
Niki L. Norton, R.A.

This item has been electronically signed and sealed by NIKOLE NORTON, RA, LEED AP using a Digital Signature and Date. Printed Copies are not considered valid. Digital Signature must be verified on any electronic copies.

Indiantown Government Offices
15516 SW Osceola Street
Indiantown, FL 34956
Brian T. Green, Facilities Supervisor
(772) 567-8296

Rev. #	Date
1	Client Revs 30-Jan-26

Project Number	25-0997
Status	CD
Issue date	02-Sept-25
Sheet	A0.1

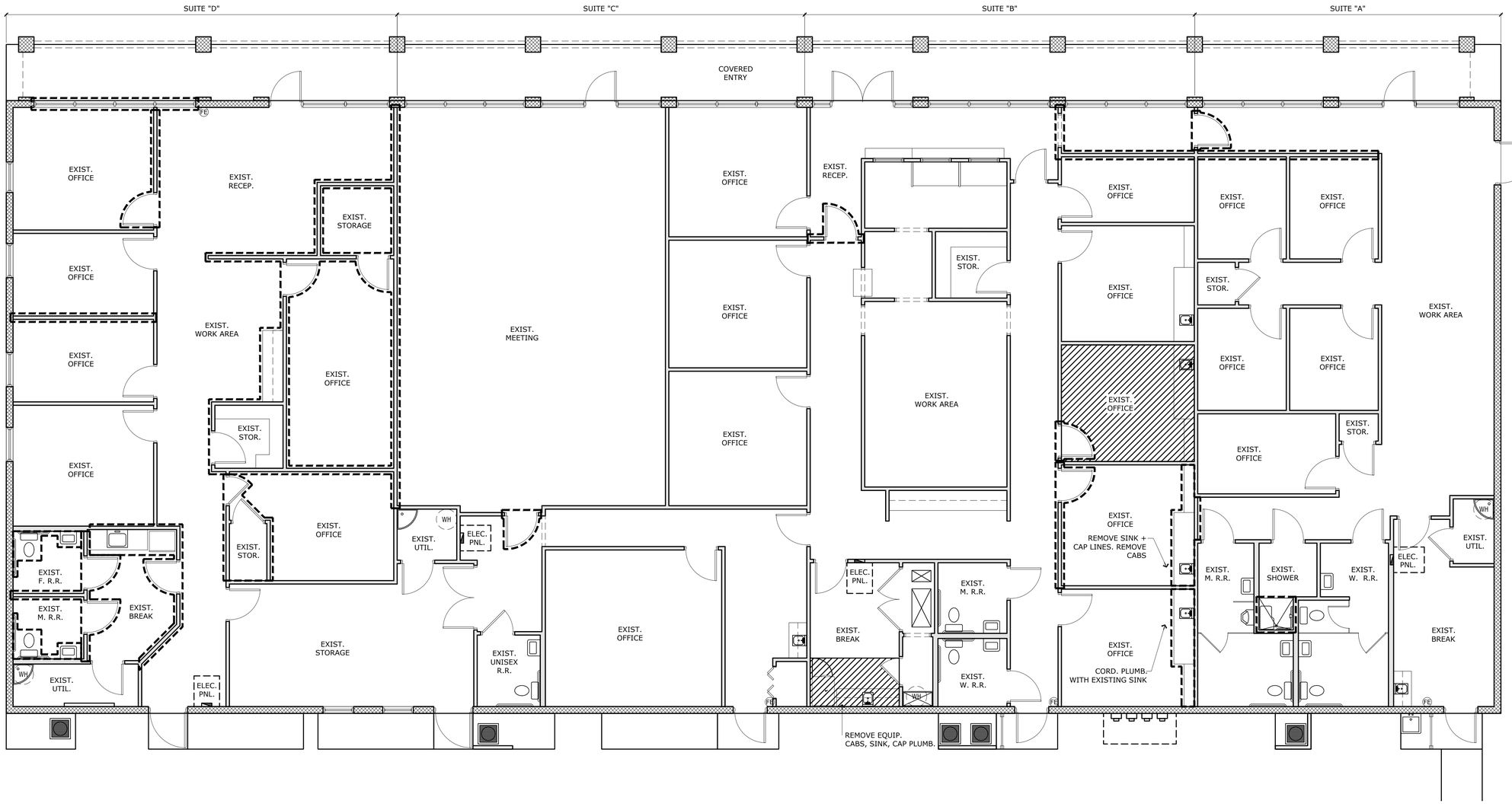
Cover Sheet + General Notes

WALL LEGEND

- EXISTING INTERIOR WALLS & ITEMS TO BE REMOVED
- EXISTING INTERIOR WALLS TO REMAIN
- EXISTING MASONRY WALLS TO REMAIN

DEMOLITION NOTES

1. Do not consider demolition notes to be all inclusive. It is the Contractor's responsibility to inspect and assess the space and to fulfill the intent of the work indicated by the contract documents. Bring all deviations from the contract documents necessitated by field conditions to the attention of the Architect.
2. Cutting and removal indicated on the drawings are general indications only and do not necessarily show the full extent of cutting and removal which may be required by the job conditions.
3. Contractor shall verify and establish existing conditions and dimensions before proceeding with any portion of the work.
4. Contractor shall verify locations and extent of structure and items to be demolished and removed.
5. Extent of demolition and removal work is shown on drawings and and includes, but is not necessarily limited to the following; existing partitions, doors, frames, ceiling systems, mechanical and plumbing systems.
6. Contractor shall obtain all permits required by local authorities having jurisdiction.
7. All demolition work shall be performed in accordance with all applicable local ordinances and building codes.
8. Remove and dispose of all structure and items as indicated, demolished and removed items shall be discarded. Transport demolished materials off of the owner's property and legally dispose of them.
9. Remove and salvage all items as indicated, deliver all items to owner's designated holding area.
10. Contractor is responsible for and will have control of demolition means, methods, and techniques, sequences and procedures. The contractor shall provide for the safety precautions and programs in connection with the work. The Architect will not be responsible for the Contractor's failure to carry out the work in accordance with the contract documents.
11. The Contractor shall visit the project site prior to demolition and/or contract negotiations and shall verify existing conditions with the demolition documents. Discrepancies between the demolition documents (and their intent) shall be brought to the Architect's attention for clarification. Bids shall not be submitted or contracts negotiated by the Contractor prior to clarification of the intent of the demolition documents where such intent is in doubt.
12. Contractor shall provide all necessary protection to portions of the work intended to be incorporated into the completed work.
13. Notify the Architect if undocumented Structural members are uncovered during the course of demolition. Keep the Architect notified of the progress of demolition.
14. Contractor shall coordinate all indicated demolition with plan locations indicated to endure proper location and dimension of demolished areas. Inform Architect of any discrepancies.
15. Existing wall finishes to remain intact, unless otherwise noted. Where damage has occurred, or patching is required due to demolition, provide new finish surface flush with existing.
16. Prior to the start of demolition and excavation work, the Contractor shall call 48 hours before digging; 1-800-432-4770 to locate all existing utility lines. Any disruption of utility services caused by failure of prior notification of utility companies shall be the sole responsibility of the Contractor. And all costs associated with proper repair and restoration of damaged utility services shall be borne by the Contractor.
17. Architectural construction shall be removed only to the extent required. Patch to match existing adjacent construction. Where electrical wires are exposed, Contractor shall cap ends of cut wires to protect against electric shock.
18. Remove projections, hangers, bolts, nails, etc, from existing surfaces. Patch all holes to match adjacent surfaces to remain.
19. Contractor shall provide all necessary shoring and bracing to support existing structure until permanent supports are erected. Take all necessary measures to prevent the collapse of walls, slabs, roofs, etc. - Contractor shall provide signed shop drawings and engineering calculation, signed and sealed by an engineer.
20. Where extension of existing wall surface is necessary due to demolition of existing opening, patch and repair new wall surface to match adjacent existing.
21. It shall be the duty and responsibility of the contractor performing any cutting or welding to comply with safety provisions of NFPA's national fire codes pertaining to such work. Contractors shall be responsible for all damages resulting from failure to comply.
22. Contractor shall submit schedule of operations and action plan for owner's and Architect's approval. Schedule and action plan shall include: hours of operation, staging area and use of utility services. Hours of operation shall be governed by local jurisdiction and building operations.
23. Contractor shall submit waste approval plan, which shall include location plan of all debris dumpsters and shall be governed by local jurisdiction and building operations.
24. Contractor shall coordinate with owner on all systems and utilities shut-off requirements with building operations
25. Pedestrian Protection - the work of demolishing any building shall not be commenced until pedestrian protection is in place and approved by local color jurisdiction as governed by the FBC.
26. Water accumulation: Contractor shall make provisions to prevent to the accumulation of water and/or damage to any property or foundations on the premises or any adjoining property.
27. Utility connections: utility service connections shall be discontinued and capped in accordance with approved rules and regulations per the requirements of the authority having jurisdiction.
28. It is the Contractor's responsibility to keep the jobsite clean and clear of debris during demolition. Upon completion of the work the Contractor shall ensure that the job site has been cleaned to the owner's satisfaction, prior to the contractor vacating the site.



1 - DEMOLITION FLOOR PLAN

SCALE: 3/16" = 1'-0"

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Rev. #	Date

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Issue date	02-Sept-25
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Demolition Floor Plan

LIFE SAFETY

FLORIDA BUILDING CODE (8TH EDITION, 2023)
NFPA 1, 101 (2023, FFPC, 8TH EDITION)

OCCUPANCY [FBC] (Chapter 3)	GROUP B: BUSINESS		
CLASSIFICATION OF OCCUPANCY [NFPA101] CHAPTER 6	NEW BUSINESS OCCUPANCIES		
	FBC	NFPA	
SPRINKLER SYSTEM REQUIRED? (FBC 903.2.1)	NO	NO	[NFPA101] 38.3.5
ALARM SYSTEM REQUIRED? (FBC 907.2.2)	NO	NO	[NFPA101] 38.3.4.1
WALL FINISH CLASS (FBC 803)	C	C	[NFPA101] 38.3.3.2
PANIC HARDWARE REQUIRED? (FBC 1010.2.4)	NO	NO	[NFPA101] 38.2.2.2.3
EXIT ACCESS TRAVEL DISTANCE (Table 1017.2)	200'	200'	[NFPA101] 38.2.6.2
COMMON PATH OF EGRESS TRAVEL (FBC T1006.2.1)	100'	100'	[NFPA101] 38.2.5.2.2
MAXIMUM DEAD END CORRIDOR (1020.5)	20'	20'	[NFPA101] 38.2.5.3.2
MINIMUM CORRIDOR WIDTH (Table 1020.3)	36"	36"	[NFPA101] 38.2.3.2
MINIMUM CLEAR OPENING OF DOORS (1010.1.1)	32"	32"	[NFPA101] 7.2.1.2.3
EGRESS WIDTH PER PERSON 3/0 WIDE DOOR= 32" CLEAR 2-3/0 WIDE DOORS= 68" CLEAR	0.2/FLOOR 0.3/STAIR 170 PERSONS/OPENING 340 PERSONS/OPENING		
TOTAL EGRESS WIDTH REQUIRED: (FBC 1005.3.2)	42 PERSONS X 0.2 = 8.4"		
[NFPA101] 7.3:	42 PERSONS X 0.2 = 8.4"		
TOTAL EGRESS WIDTH PROVIDED:	144"		

SPECIAL REQUIREMENTS

1. Construction site safety shall be maintained as per NFPA 241.

WALL LEGEND

EXISTING MASONRY WALLS TO REMAIN

EXISTING PARTITION WALLS TO REMAIN

MIN. 3-5/8" 25 GA. METAL STUDS @ 16" O.C. W/ 5/8" THK GYPSUM WALLBOARD FINISH EACH SIDE (PAINTED).

Indicates accessible manuvering clearance to remain CLEAR at all times, per Chapter 4 of the Florida Accessibility Code.

SYMBOLS

WALL-MOUNT EMERGENCY LIGHT W/ 90M BATTERY BACKUP

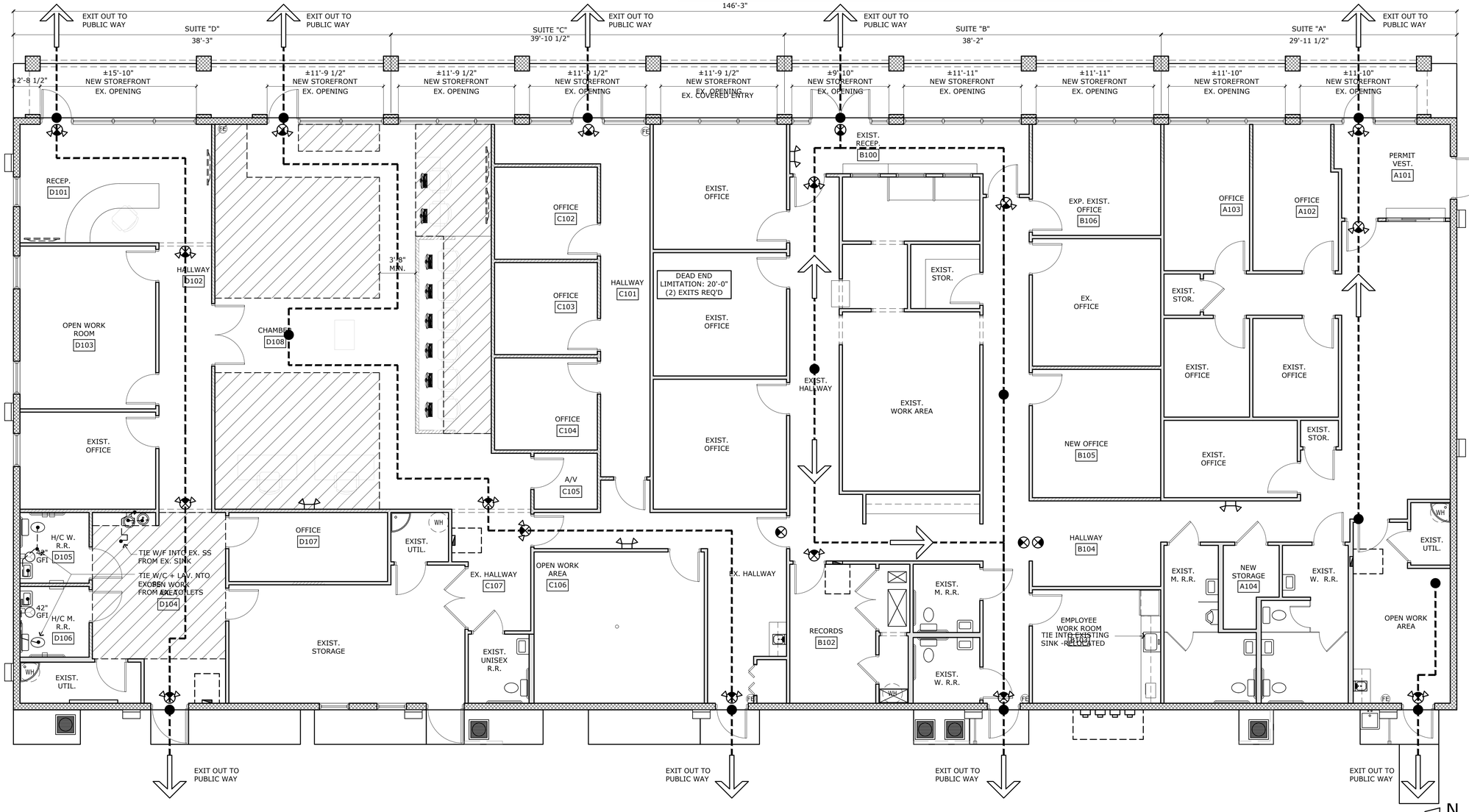
CEILING-MOUNT EMERGENCY SIGN W/ EMERGENCY LIGHT

EXISTING EXTERIOR WALL PACK LIGHT FIXTURE

FE FIRE EXTINGUISHER CLASS 2A-10BC

CEILING-MOUNT EMERGENCY SIGN

Indicates accessible manuvering clearance to remain CLEAR at all times, per Chapter 4 of the Florida Accessibility Code.



1 - LIFE SAFETY PLAN

SCALE: 3/16" = 1'-0"

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Life Safety Plan + Notes

KEY NOTES

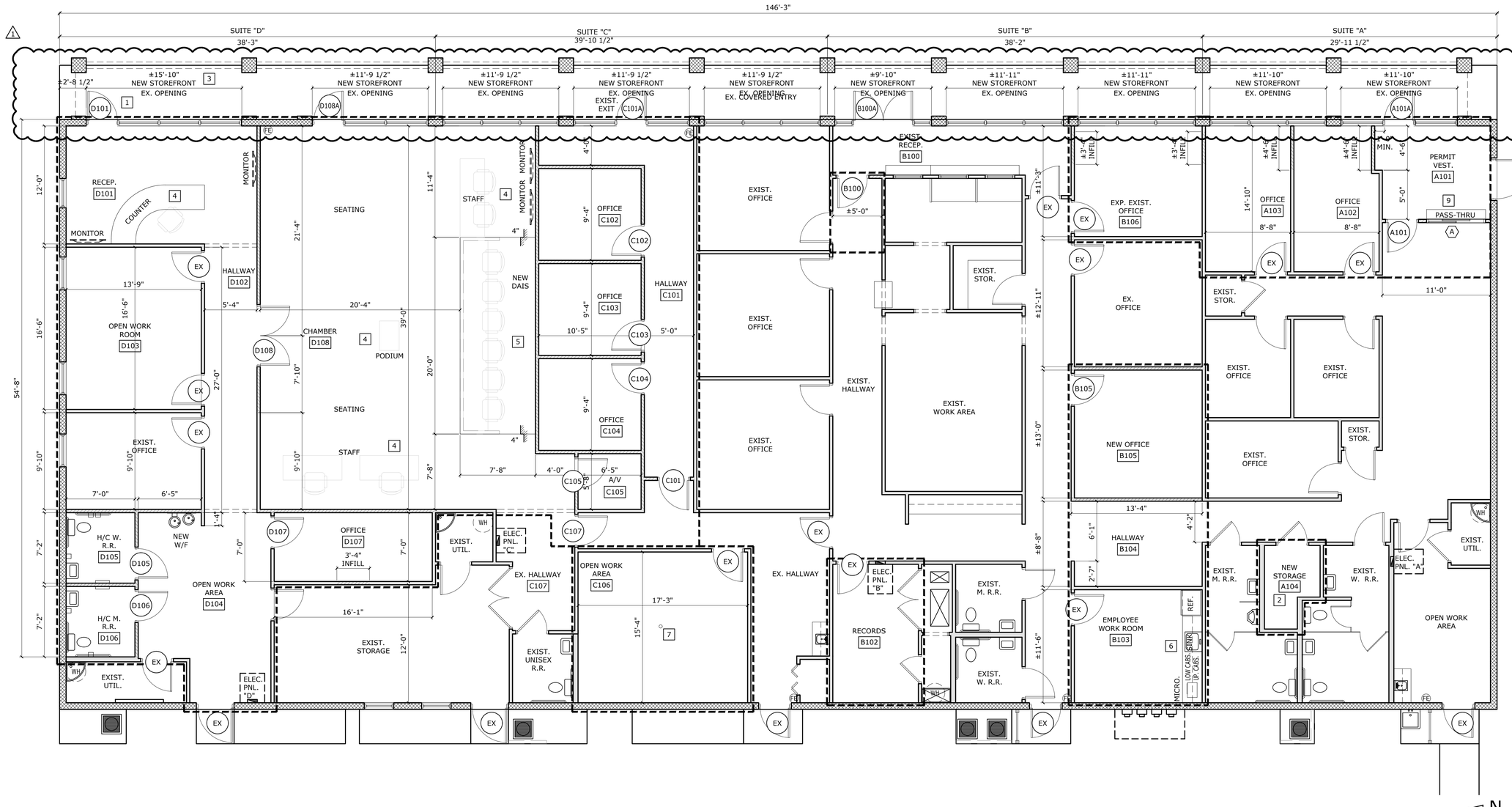
1. Ensure thresholds at all new interior and exterior doors not to exceed 1/2" in height including beveling as per FBC Accessibility Code (8th Edition, 2023) §404.2.4.4. and open and close with the required force and speed per §404.2.9. Bevel floor finish as required.
2. Remove existing shower, patch + repair as required. Cap existing plumbing lines below concrete, typical. Remove water lines back to source.
3. Replace existing storefront with new storefront door to match existing. See DOOR Schedule for sizing.
4. Reception desk and furniture by Client.
5. Raised platform. 2x4 P.T. wood framing with $\frac{5}{8}$" plywood. Carpet pad/Carpet Tiles for final finish. Selected by Client.
6. New Appliances, selected by Client. Relocate sink with new cabinets. Tie plumbing into existing plumbing for SS line and water lines.
7. Power Pole from overhead for work stations.
8. Service counter at 34" a.f.f. size 12" x 72".

WALL LEGEND

- EXISTING MASONRY WALLS TO REMAIN
- EXISTING PARTITION WALLS TO REMAIN
- MIN. 3-5/8" 25 GA. METAL STUDS @ 16" O.C. W/ 5/8" THK GYPSUM WALLBOARD FINISH EACH SIDE (PAINTED).
- AREA OF RENOVATIONS
- INDICATES ACCESSIBLE MANUVERING CLEARANCE TO REMAIN CLEAR AT ALL TIMES, PER CHAPTER 4 OF THE FLORIDA ACCESSIBILITY CODE

GENERAL NOTES

1. Field verify all existing dimensions and utilities prior to construction. Notify Architect of any discrepancies.
2. Dimensions are to framing.
3. Provide blocking throughout as required.



1 - FLOOR PLAN

SCALE: 3/16" = 1'-0"

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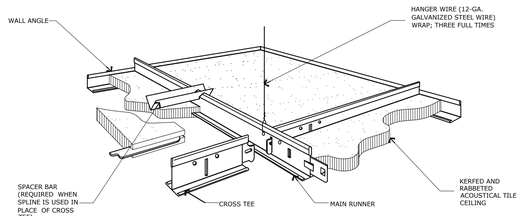
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Floor Plan + Notes



2 - ACOUSTICAL CEILING DETAIL

SCALE: 1-1/2" = 1'-0"

GENERAL NOTES

1. Existing ceilings to remain throughout, patch + repair grid as required.
2. Replace all fixtures throughout with LED light fixtures.
3. Adjust existing supply + return grills for new room configurations.

KEY NOTES

1.

RCP LEGEND

- Existing Ceiling to Remain
- Existing to Remain
- Area of Alteration
- Emergency Exit Sign
- Emergency Exit Sign w/ Emerg. Light
- Wall-Mounted Emergency Light
- Exhaust Fan
- Supply Diffuser
- Return Grill
- 2x4 LED Light Fixture
- 2x2 LED Light Fixture
- 1x4 LED Light Fixture
- Existing Wall Pack Light Fixture
- Can Light Fixture
- Wall-Washing Recessed Can Light Fixture



1 - REFLECTED CEILING PLAN

SCALE: 3/16" = 1'-0"

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Reflected Ceiling Plan

WINDOW SCHEDULE

WIN. TYPE	SIZE		ROUGH OPENING		MUTTINS		FINISH		MANUFACTURER (STYLE)	MODEL #/SERIES	TYPE	NOTES: (SEE BELOW)
	WIDTH	HEIGHT	WIDTH	HEIGHT	COLOR	ELEV.	WINDOW	HARDW.				
A	6'-0"	3'-6"	VERIFY	VERIFY	-	A	WHITE	MFR	-	-	HS	-
B	11'-9-1/2"	7'-0"	VERIFY	VERIFY		B	BRONZE	-	SEE COVER SHEET	SEE COVER SHEET	FIXED	
C	11'-11"	7'-0"	VERIFY	VERIFY		C	BRONZE	-	SEE COVER SHEET	SEE COVER SHEET	FIXED	
D	11'-10-1/2"	7'-0"	VERIFY	VERIFY		D	BRONZE	-	SEE COVER SHEET	SEE COVER SHEET	FIXED	

NOTES

1. MANUFACTURER OR APPROVED EQUAL.
2. VERIFY ROUGH OPENING SIZES WITH MANUFACTURER PRIOR TO CONSTRUCTION.
3. INSTALL ALL WINDOWS AS PER PRODUCT APPROVAL AND MANUFACTURER SPECIFICATIONS.
4. VERIFY COLOR OF STOREFRONT AND INTERIOR WINDOW WITH OWNER.

1

XXX FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	WALL BASE	WALLS				OTHER FINISHES	CEILINGS		NOTES: (SEE BELOW)
		TYPE	TYPE	N	E	S	W		MAT'L	HT./A.F.F.	
A101	PERMIT VESTIBULE	V.C.T.	VC	PGW	PGW	PGW	PGW	-	EX. A.C.T.	8'-0"	1,2,3
A102	OFFICE	V.C.T.	VC	PGW	PGW	PGW	PGW	-	EX. A.C.T.	8'-0"	1,2,3
A103	OFFICE	V.C.T.	VC	PGW	PGW	PGW	PGW	-	EX. A.C.T.	8'-0"	1,2,3
A104	STORAGE	V.C.T.	VC	PGW	PGW	PGW	PGW	-	EX. A.C.T.	8'-0"	1,2,3,4
B100	EX. RECEPTION	V.C.T.	VC	PGW	PGW	PGW	PGW	-	EX. A.C.T.	8'-0"	1,2,3
B102	RECORDS	V.C.T.	VC	PGW	PGW	PGW	PGW	-	EX. A.C.T.	8'-0"	1,2,4
B103	EX. EMPLOYEE ROOM	V.C.T.	VC	PGW	PGW	PGW	PGW	-	EX. A.C.T.	8'-0"	1,2,3,4
B104	HALLWAY	V.C.T.	VC	PGW	PGW	PGW	PGW	-	EX. A.C.T.	8'-0"	1,2,3,4
B105	NEW OFFICE	V.C.T.	VC	PGW	PGW	PGW	PGW	-	EX. A.C.T.	8'-0"	1,2,3,4
B106	EXP. EX. OFFICE	V.C.T.	VC	PGW	PGW	PGW	PGW	-	EX. A.C.T.	8'-0"	1,2,3,4
C101	NEW HALLWAY	V.C.T.	VC	PGW	PGW	PGW	PGW	-	EX. A.C.T.	8'-0"	1,2,3
C102	OFFICE	V.C.T.	VC	PGW	PGW	PGW	PGW	-	EX. A.C.T.	8'-0"	1,2,3,4
C103	OFFICE	V.C.T.	VC	PGW	PGW	PGW	PGW	-	EX. A.C.T.	8'-0"	1,2,3,4
C104	OFFICE	V.C.T.	VC	PGW	PGW	PGW	PGW	-	EX. A.C.T.	8'-0"	1,2,3,4
C105	A/V	V.C.T.	VC	PGMW	PGMW	PGMW	PGMW	-	EX. A.C.T.	8'-0"	1,2,3,4
C106	OPEN WORK AREA	V.C.T.	VC	PGMW	PGMW	PGMW	PGMW	-	EX. A.C.T.	8'-0"	1,2,3,4
C107	EX. HALLWAY	V.C.T.	VC	PGW	PGW	PGW	PGW	-	EX. A.C.T.	8'-0"	1,2,3,4
D101	RECEPTION	V.C.T.	VC	PGW	PGW	PGW	PGW	-	EX. A.C.T.	8'-0"	1,2,3,4
D102	HALLWAY	V.C.T.	VC	PGW	PGW	PGW	PGW	-	EX. A.C.T.	8'-0"	1,2,3,4
D103	OPEN WORK ROOM	V.C.T.	VC	PGW	PGW	PGW	PGW	-	EX. A.C.T.	8'-0"	1,2,3,4
D104	OPEN WORK AREA	V.C.T.	VC	PGW	PGW	PGW	PGW	-	EX. A.C.T.	8'-0"	1,2,3,4
D105	H/C RR	TILE	TILE	PGMW	PGMW	PGMW	PGMW	WALL TILE @4' A.F.F.	EX. A.C.T.	8'-0"	1,2,3,4
D106	H/C RR	TILE	TILE	PGMW	PGMW	PGMW	PGMW	WALL TILE @4' A.F.F.	EX. A.C.T.	8'-0"	1,2,3,4
D107	OFFICE	V.C.T.	VC	PGW	PGW	PGW	PGW	-	EX. A.C.T.	8'-0"	1,2,3,4
D108	CHAMBER	V.C.T.	VC	PGW	PGW	PGW	PGW	-	2x2 A.C.T.	8'-0"	1,2,3,4

FINISH LEGEND

V.C.T	VINYL COMPOSITE TILE	PGW	PAINTED GYPSUM WALLBOARD	PGMW	PAINTED GYPSUM MOISTURE RESIST. WALLBOARD
VC	4" VINYL COVE BASE (MATCH EX)	TILE	TILE AS SELECTED BY OWNER		
EX.	EXISTING TO REMAIN	A.C.T.	2x2 ACOUSTICAL CEILING TILE		

NOTES

1. FINISH CLASSIFICATIONS FOR WALL, CEILING, AND FLOOR FINISHES:

   INTERIOR WALL & CEILING FINISH REQUIREMENTS AS PER TABLE 803:

   EXIT ENCLOSURES & EXIT PASSAGEWAYS CLASS A
   CORRIDORS CLASS B
   ROOMS & ENCLOSED SPACES CLASS C

   FLOOR FINISH CLASSIFICATION SHALL BE CLASS II OR GREATER AS PER FBC SECTION 804

2. FLAME SPREAD AND SMOKE DEVELOPED INDEX FOR ALL FINISHES AS LISTED BELOW:

   CLASS A FLAME SPREAD INDEX 0-25, SMOKE DEVELOPED INDEX 0-450
   CLASS B FLAME SPREAD INDEX 26-75, SMOKE-DEVELOPED INDEX 0-450
   CLASS C FLAME SPREAD INDEX 76-200, SMOKE-DEVELOPED INDEX 0-450

   FLOOR FINISH CLASSIFICATION SHALL BE CLASS II OR GREATER AS PER FBC SECTION 804.

3. PATCH AND REPAIR CEILING GRID AND CEILING TILES FOR RESTORATIONS.
4. PATCH AND REPAIR EXISTING FLOORING AS NEEDED.

DOOR SCHEDULE

DOOR NO.	SIZE			DOOR					FRAME			NOTES: (SEE BELOW)
	WIDTH	HEIGHT	THICK	MAT.	FINISH	HDW.	TYPE	ELEV.	MDL.	MAT.	FINISH	T'HOLD	
A101	3'-0"	6'-8"	1.375"	SCW	PTD	1	FLUSH	-	-	MTL	PTD	-	1,2,3,4
A101A	3'-0"	7'-0"	1.75"	STF	FAC	3	GLASS	-	-	AL	FAC	AL	4,5,6
B100	3'-0"	6'-8"	1.375"	SCW	PTD	1	FLUSH	-	-	MTL	PTD	-	1,2,3,4
B100A	3'-0"	7'-0"	1.75"	STF	FAC	3	GLASS	-	-	AL	FAC	AL	4,5,6
B105	3'-0"	6'-8"	1.375"	SCW	PTD	2	FLUSH	-	-	MTL	PTD	-	1,2,3,4
C101	3'-0"	6'-8"	1.375"	SCW	PTD	1	FLUSH	-	-	MTL	PTD	-	1,2,3,4
C101A	3'-0"	7'-0"	1.75"	STF	FAC	3	GLASS	-	-	AL	FAC	AL	4,5,6
C102	3'-0"	6'-8"	1.375"	SCW	PTD	2	FLUSH	-	-	MTL	PTD	-	1,2,3,4
C103	3'-0"	6'-8"	1.375"	SCW	PTD	2	FLUSH	-	-	MTL	PTD	-	1,2,3,4
C104	3'-0"	6'-8"	1.375"	SCW	PTD	2	FLUSH	-	-	MTL	PTD	-	1,2,3,4
C105	3'-0"	6'-8"	1.375"	SCW	PTD	1	FLUSH	-	-	MTL	PTD	-	1,2,3,4
C107	3'-0"	6'-8"	1.375"	SCW	PTD	1	FLUSH	-	-	MTL	PTD	-	1,2,3,4
D101	3'-0"	7'-0"	1.75"	STF	FAC	3	GLASS	-	-	AL	FAC	AL	4,5,6
D105	3'-0"	6'-8"	1.375"	SCW	PTD	4	FLUSH	-	-	MTL	PTD	-	1,2,3,4
D106	3'-0"	6'-8"	1.375"	SCW	PTD	4	FLUSH	-	-	MTL	PTD	-	1,2,3,4
D107	3'-0"	6'-8"	1.375"	SCW	PTD	2	FLUSH	-	-	MTL	PTD	-	1,2,3,4
D108	(2)3'-0"	6'-8"	1.375	STF	FAC	5	GLASS	-	-	MTL	FAC	AL	4,6
D108A	3'-0"	7'-0"	1.75"	STF	FAC	3	GLASS	-	-	AL	FAC	AL	4,5,6

HARDWARE LEGEND

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5
S.S. B.B HINGES	S.S. B.B HINGES	S.S. B.B HINGES	S.S. B.B HINGES	S.S. B.B HINGES
S.S. PASSAGE HARDWARE	S.S. PASSAGE HARDWARE	S.S. PASSAGE HARDWARE	S.S. PASSAGE HARDWARE	S.S. PASSAGE HARDWARE
KEYED LOCK	AUTO-CLOSER	KEYED LOCK	AUTO-CLOSER	AUTO-CLOSER
CARD READER	INT. THUMB-TURN	DEADBOLT	INT. THUMB-TURN	KEYED LOCK
	KEYED LOCK	WEATHERSTRIPPING		ASTRAGAL HARDWARE

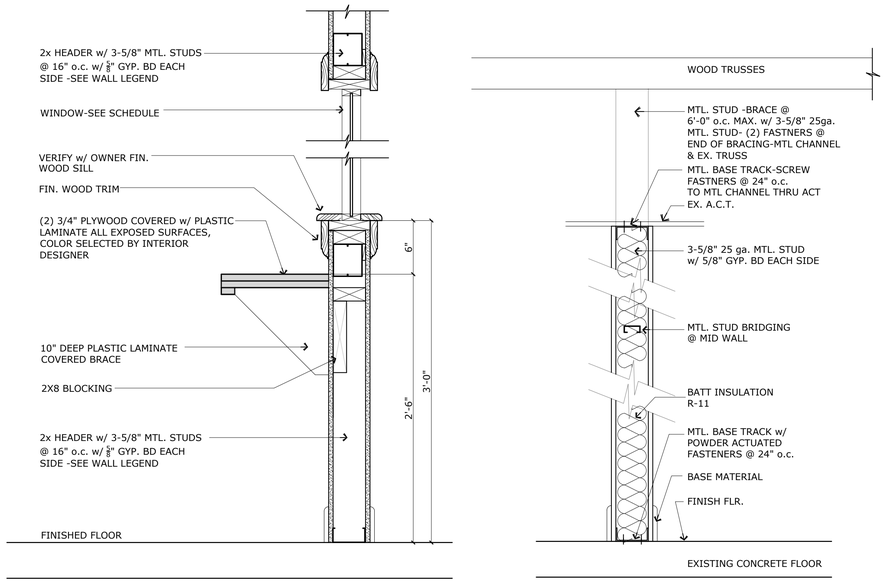
DOOR LEGEND

SCW	STAINED, SOLID CORE WOOD	MTL	METAL DOOR FRAME, WELDED	PTD	PAINTED
SCM	SOLID CORE METAL	WD	WOOD DOOR FRAME	GL	TEMPERED GLASS DOOR
HCM	HOLLOW CORE METAL	FAC	FACTORY FINISH	AL	ALUMINUM
HCW	HOLLOW CORE WOOD	MFR	MANUFACTURER RECOMMENDED	FBR	FIBERGLASS
				STF	STOREFRONT

NOTES

1. DOOR HARDWARE TO BE SELECTED BY OWNER. FINISH: SATIN NICKEL
2. INTERIOR DOORS + FRAMES, STYLE + FINISH TO MATCH EXISTING. PRE-HUNG.
3. DOOR CASING TO MATCH EXISTING. COLONIAL CASING OR EQUAL.
4. ENSURE ALL NEW DOORS OPEN + CLOSE WITH THE REQUIRED FORCE + SPEED AS PER FBC 2023 ACCESSIBILITY CODE (§404.2.9).
5. ATTACHMENTS PER NOA REQUIREMENTS FOR STOREFRONT SELECTED BY OWNER.
6. VERIFY STOREFRONT COLOR WITH OWNER.

1



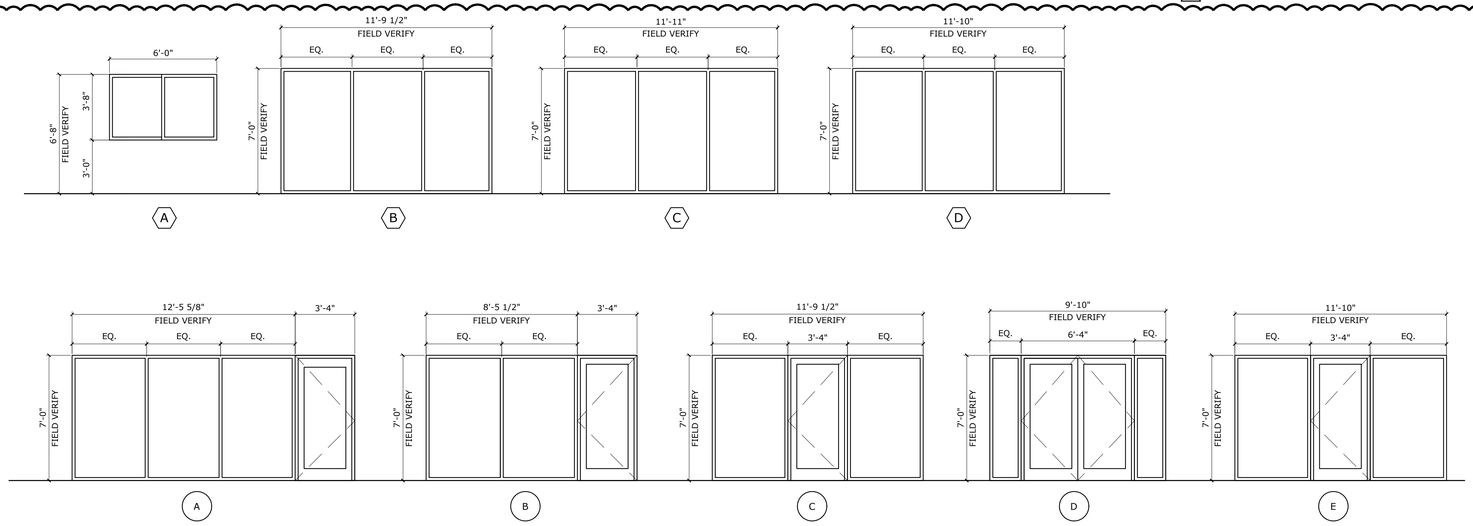
3 - PASS-THRU WINDOW

SCALE: 1-1/2" = 1'-0"

4 - INT. WALL DTL

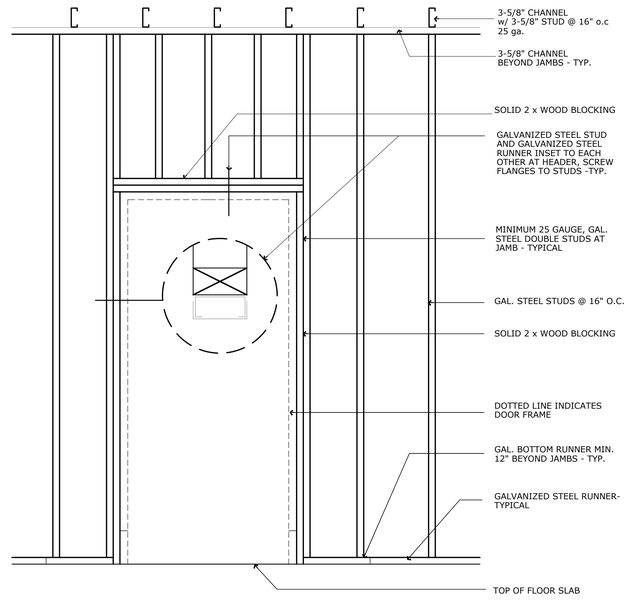
SCALE: 1-1/2" = 1'-0"

1



2 - DOOR/WINDOW ELEVATIONS

SCALE: 1/4" = 1'-0"



1 - TYP. WALL FRAMING DETAIL

SCALE: NTS

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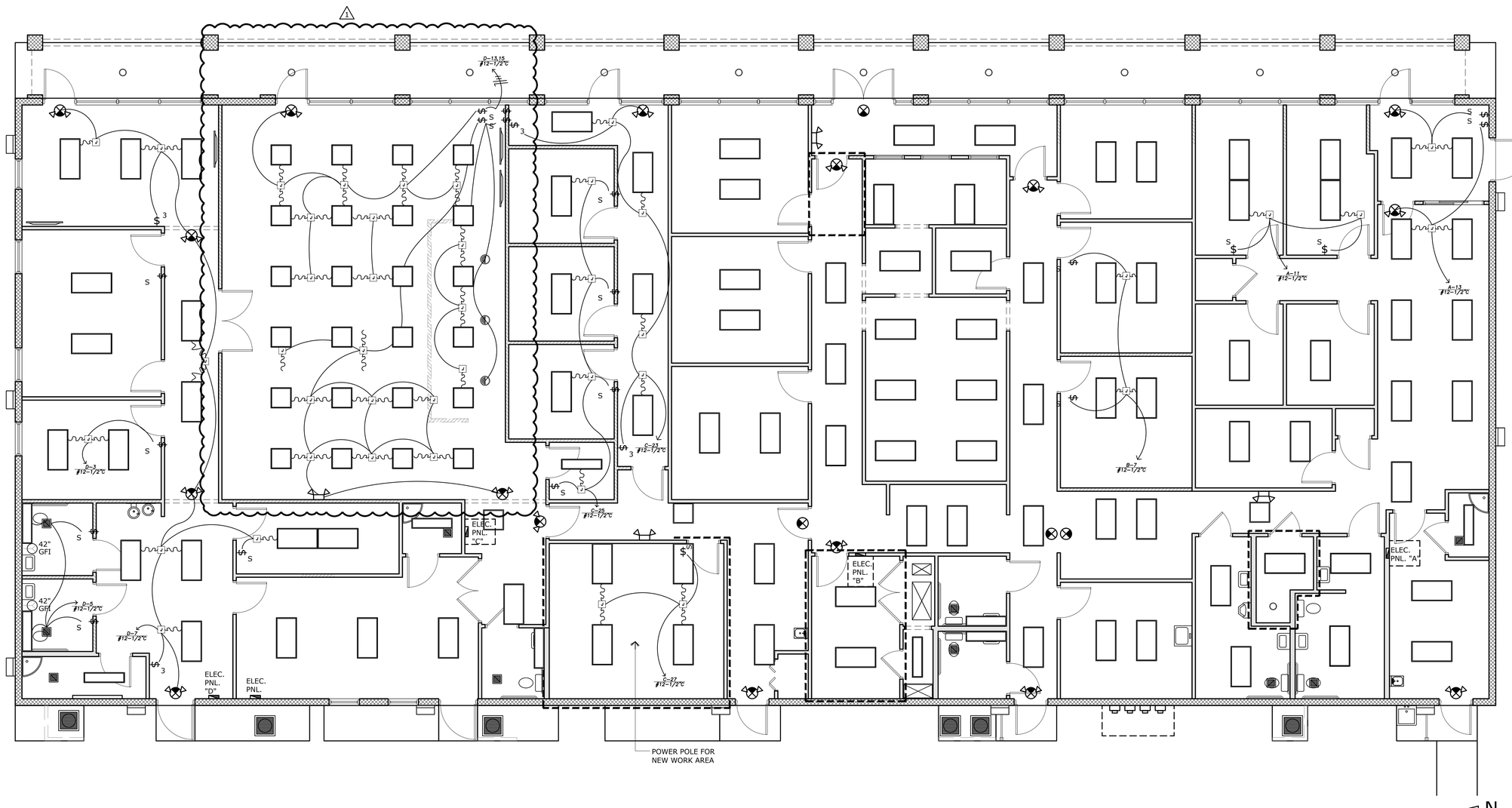
Schedules + Details

ELECTRICAL LIGHTING LEGEND

- S $ — Switch Single Pole
- D $ — Switch with Dimmer
- 3 $ — 3 way Switch
- XX — 2x4 Light Fixture
- XX — 1x4 Light Fixture
- Television on Wall
- Exhaust Fan w/ Light
- Exhaust Fan
- XX — Recessed Can Light Fixture
- XX — Vapor-Shielded Recessed Light Fixture
- XX — Exterior Wall Mounted Light Fixture
- XX — Exterior Wall Pack Light Fixture
- XX — Wall-Mounted Emergency Exit Sign with Emergency Light
- XX — Wall-Mounted Emergency Light
- XX — Illuminated Emergency Exit Sign

GENERAL NOTES: LIGHTING

1. Contractor shall compare the electrical drawings and specifications with drawings from other trades. Contractor shall report any discrepancies to the Architect. Obtain written instructions for any necessary changes.
2. Furnish and install fixtures as called for on the plans or as selected by Owner.
3. Contractor shall verify fixture type and locations with owner prior to installation.
4. All electrical work and materials to be installed per NEC, NFPA, local, state, and national code.
5. Location of electrical raceways, switches, panels, equipment, fixtures, etc. shall be adjusted to accommodate the work to avoid interferences anticipated and encountered.
6. Coordinate heights of wall mounted lighting fixtures to clear mirrors, cabinets, builts-ins, trim, etc.



1 - ELECTRICAL LIGHTING PLAN

SCALE: 3/16" = 1'-0"

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Rev. #	Date
1	Client Revs 30-Jan-26

Project Number	25-0997
Status	CD
Issue date	02-Sept-25
Sheet	E2.1

Electrical Lighting Plan

ELECTRICAL POWER LEGEND

XX* XXX	Duplex outlet
XX* GFI	Duplex outlet (Ground Fault Interrupt)
XX* WP	Duplex outlet (Waterproof)
XX* DED	Dedicated Duplex outlet
XX* GFI	Dedicated Duplex outlet (Ground Fault Interrupt)
XX* WP	Dedicated Duplex outlet (Waterproof)
XX* FLR.	Floor Duplex outlet
XX* XXX	Quadraplex outlet
XX* GFI	Quadraplex outlet (Ground Fault Interrupt)
XX* WP	Quadraplex outlet (Waterproof)
XX*	Telephone outlet
XX*	Data Port
D/C	Disconnect
SD	Smoke Detector / Carbon Monoxide Detector (mount on ceiling, unless noted otherwise)
OS	Occupancy Sensor

XX* — Mounting height to the center line of the receptacle

XXX — Type of receptacle

WIRE SIZING TABLE				
BRK	Φ	N	GND	C
20	12	12	12	3/4"
30	10	10	10	3/4"
50	8	8	10	1"
70	4	4	8	1 1/4"
90	3	3	8	1 1/2"
100	3	3	8	1 1/2"
125	1	1	6	2"
150	1/0	1/0	6	2"
175	2/0	2/0	6	2"
200	3/0	3/0	6	2 1/2"
225	4/0	4/0	4	2 1/2"
250	250	250	4	3"
300	350	350	3	4"
350	500	500	3	4"

GENERAL NOTES: POWER

1. Contractor shall compare the electrical drawings and specifications with drawings from other trades. Contractor shall report any discrepancies to the Architect. Obtain written instructions for any necessary changes.
2. Contractor to verify and coordinate utility service with local utility company. Locate meter and panel as required.
3. Install temporary power for construction as required.
4. All electrical work and materials to be installed per NEC, NFPA, local, state, and national code.
5. Location of electrical raceways, switches, panels, equipment, fixtures, etc. shall be adjusted to accommodate the work to avoid interferences anticipated and encountered.
6. Contractor shall verify switch type and locations with owner prior to installation. Color of cover plates, switches and receptacles shall be selected by owner.
7. Contractor shall determine the exact route and location of each electrical raceway prior to make-up and assembly.
8. Outlets are shown and located on the drawings as accurately as possible. All measurements shall be verified on the project and in all cases the work shall suit the surrounding trim, finishes, and/or construction.
9. Heights of all outlets shown on the drawings are approximate only.
10. All outlets installed outdoors or in, bathrooms, shall have ground-fault interrupter circuit breaker or receptacle.
11. Load data and calculations were designed based on information given to Architect at the time of the Prior to installation of all equipment verify size of equipment and panel sizes.
12. Electrical system shall be grounded. See Riser Diagram.
13. Outlet boxes shall be pressed steel in dry locations, cast alloy with threaded hubs in wet and damp locations and special enclosures for other classified locations.
14. Disconnect switches shall be H.P. rated, heavy duty, quick-made, quick break enclosure required by exposure.
16. Smoke detectors shall be hard wired (110 volt to non-switchable light circuit and shall not be connected into the load side of a ground fault circuit.
17. Smoke detectors shall be located on or near ceiling inside and outside each sleeping area. Verify locations of smoke detectors with the drawings.
18. Smoke detectors shall be 110 volt type, with a test button with battery back-up system and visible "power on" indicator.
19. All 12-volt, single phase, 15 and 20 amp branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, rec rooms,
20. closets, hallways, similar rooms or areas shall be protected by a listed arc-fault circuit interrupter combination type, installed to provide protection of the branch circuit (NEC 2020 210.12 (B)).
21. Tamper Resistant Receptacles (NEC 406.11) are required in dwelling units in all areas as specified in 2020 NEC 210.52, all 125 volt, 15 and 20 amp receptacles.
22. All utilities to be connected to the house shall be buried underground.

EXISTING PANEL "A"

RATED VOLTAGE 120/208V–3ø/4W/SN
RATED AMPS 200
MAIN BREAKER
BRANCH DEVICES PLUG–ON
MOUNTING FLUSH

LOCATION SUITE A
CONDUCTORS
PHASE (3)–3/0 THWN CU
NEUTRAL (1)–3/0 THWN CU
GROUND (1)–#6 THWN CU
CONDUIT 2"

BUS AMPS A	B	C	DESCRIPTION	BREAKER TRIP	POLE	CIR NUM.		BREAKER POLE	TRIP	DESCRIPTION	BUS AMPS A	B	C
–			Space			1	2			Space	–		
	–		Space			3	4			Space		–	
		30	Lift Station	50	2	5	6	2	20	Spare			–
30						7	8				–		
	3		Gen. Battery Charger	20	1	9	10	1	20	Receptacles		6	
		5	LIGHTING	20	1	11	12	1	20	Receptacles			6
5			LIGHTING	20	1	13	14	1	20	Receptacles	8		
	–		Spare	20	1	15	16	1	20	Spare		–	
		–	Spare	20	1	17	18	1	20	Spare			–
3			Receptacles – WP/GFI	20	1	19	20	2	40	Water Heater	22		
	6		Receptacles	20	1	21	22					22	
		6	Receptacles	20	1	23	24	1	20	TTB4			2
6			Receptacles	20	1	25	26	1	20	EWC	10		
	10		Refrigerator	20	1	27	28	1	20	Spare		–	
		6	Receptacles	20	1	29	30	1	20	Spare			–
6			Receptacles	20	1	31	32	1	20	Lighting	8		
	6		Receptacles	20	1	33	34	1	20	Lighting		7	
		6	Receptacles	30	1	35	36	1	20	Lighting			9
30						37	38	1	20	Lighting	6		
	30		CU–5	50	3	39	40	2	50	AHU–5		30	
		30				41	42						30

DEMAND LOADS

LIGHTING		3,600 W
DIVERSITY 25%		900 W
RECEPTACLES	6,840 W	
FIRST 10KW @ 100%		6,840 W
REMAINDER @ 50%		– W
EQUIPMENT		8,400 W
MOTORS		6,240 W
DIVERSITY 25% LRGST. MOTOR		1,560 W
AIR CONDITIONING		
LRGST OF HEAT OR COOLING		10,800 W
TOTAL DEMAND		38,340 W 107 A

EXISTING PANEL "B"

RATED VOLTAGE 120/208V–3ø/4W/SN
RATED AMPS 200
MAIN BREAKER
BRANCH DEVICES PLUG–ON
MOUNTING FLUSH

LOCATION SUITE B
CONDUCTORS
PHASE (3)–3/0 THWN CU
NEUTRAL (1)–3/0 THWN CU
GROUND (1)–#6 THWN CU
CONDUIT 2"

* NEW CIRCUIT BREAKER

BUS AMPS A	B	C	DESCRIPTION	BREAKER TRIP	POLE	CIR NUM.		BREAKER POLE	TRIP	DESCRIPTION	BUS AMPS A	B	C
8			Lighting	20	1	1	2				30		
	6		Lighting	20	1	3	4	3	50	CU		30	
		9	Lighting	20	1	5	6						30
–			Lighting	20	1	7	8	1	20	Receptacles	6		
	10		EWC	20	1	9	10	1	20	Receptacles		6	
		20	Water Heater	30	1	11	12	1	20	Receptacles			6
30			AHU	40	2	13	14	1	20	Receptacles	6		
	30					15	16	1	20	Receptacles		6	
		–	Spare	20	1	17	18	1	20	TTB2			2
3			Receptacles	20	1	19	20	1	20	Receptacles – GFI	6		
						21	22	1	20	U.C. REF		10	
						23	24	1	20	MICROWAVE			12
						25	26						
						27	28						
						29	30						
						31	32						
						33	34						
						35	36						
						37	38						
						39	40						
						41	42						

DEMAND LOADS

LIGHTING		2,760 W
DIVERSITY 25%		690 W
RECEPTACLES	3,600 W	
FIRST 10KW @ 100%		3,600 W
REMAINDER @ 50%		– W
EQUIPMENT		3,840 W
AIR CONDITIONING		
LRGST OF HEAT OR COOLING		10,800 W
TOTAL DEMAND		21,690 W 61 A

EXISTING PANEL "C"

RATED VOLTAGE 120/208V–3ø/4W/SN
RATED AMPS 200
MAIN BREAKER
BRANCH DEVICES PLUG–ON
MOUNTING FLUSH

LOCATION SUITE C
CONDUCTORS
PHASE (3)–3/0 THWN CU
NEUTRAL (1)–3/0 THWN CU
GROUND (1)–#6 THWN CU
CONDUIT 2"

BUS AMPS A	B	C	DESCRIPTION	BREAKER TRIP	POLE	CIR NUM.		BREAKER POLE	TRIP	DESCRIPTION	BUS AMPS A	B	C
24			AHU–6	30	2	1	2	2	50	AHU	30		
	24					3	4					30	
		5	Lighting Restrooms	20	1	5	6	1	20	Receptacles			6
30			CU	50	3	7	8	1	20	Receptacles	6		
	30					9	10	1	20	Receptacles		6	
		30				11	12	1	20	Receptacles			6
8			Lighting	20	1	13	14	1	20	Receptacles	6		
	7		Lighting	20	1	15	16	1	20	Receptacles		6	
		5	Ext. Lighting	20	1	17	18	1	20	Receptacles			6
5			Ext. Lighting	20	1	19	20	1	20	Receptacles	6		
	10		Copier	20	1	21	22	1	20	Receptacles		6	
		8	Lighting	20	1	23	24	1	20	Receptacles			6
6			Lighting	20	1	25	26	1	20	Receptacles – GFI	3		
			Lighting	20	1	27	28	1	20	Refrigerator		10	
			Spare	20	1	29	30	1	20	Receptacles – GFI			3
20			Water Heater	30	1	31	32	1	20	Receptacles	6		
	10		EWC	20	1	33	34	1	20	Receptacles		6	
		2	TTB1	20	1	35	36	1	20	Time clock			3
–			Spare	20	1	37	38	1	20	DH–1	10		
	–		Spare	20	1	39	40	2	40	CU–6		30	
		8	Lighting	20	1	41	42						30

DEMAND LOADS

LIGHTING		5,640 W
DIVERSITY 25%		1,410 W
RECEPTACLES	9,960 W	
FIRST 10KW @ 100%		9,960 W
REMAINDER @ 50%		– W
EQUIPMENT		6,600 W
AIR CONDITIONING		
LRGST OF HEAT OR COOLING		10,800 W
TOTAL DEMAND		34,410 W 96 A

EXISTING PANEL "D"

RATED VOLTAGE 120/208V–3ø/4W/SN
RATED AMPS 200
MAIN BREAKER
BRANCH DEVICES PLUG–ON
MOUNTING FLUSH

LOCATION SUITE D
CONDUCTORS
PHASE (3)–3/0 THWN CU
NEUTRAL (1)–3/0 THWN CU
GROUND (1)–#6 THWN CU
CONDUIT 2"

* NEW CIRCUIT BREAKER

BUS AMPS A	B	C	DESCRIPTION	BREAKER TRIP	POLE	CIR NUM.		BREAKER POLE	TRIP	DESCRIPTION	BUS AMPS A	B	C
8			Lighting	20	1	1	2						
	6		Lighting	20	1	3	4						
		9	Lighting	20	1	5	6	1	20	Receptacles			6
–			Lighting	20	1	7	8	1	20	Receptacles	6		
	10		EWC	20	1	9	10	1	20	Receptacles		6	
		20	Water Heater	30	1	11	12	1	20	Receptacles			6
30			AHU	40	2	13	14	1	20	Receptacles	6		
	30					15	16	1	20	Receptacles		6	
		–	Spare	20	1	17	18	1	20	Receptacles – GFI			6
3			Receptacles	20	1	19	20	1	20	Receptacles – GFI	6		
						21	22						
						23	24						
						25	26						
						27	28						
						29	30						
						31	32						
						33	34						
						35	36						
						37	38						
						39	40						
						41	42						

DEMAND LOADS

LIGHTING		2,760 W
DIVERSITY 25%		690 W
RECEPTACLES	3,600 W	
FIRST 10KW @ 100%		3,600 W
REMAINDER @ 50%		– W
EQUIPMENT		3,840 W
AIR CONDITIONING		
LRGST OF HEAT OR COOLING		10,800 W
TOTAL DEMAND		21,690 W 61 A

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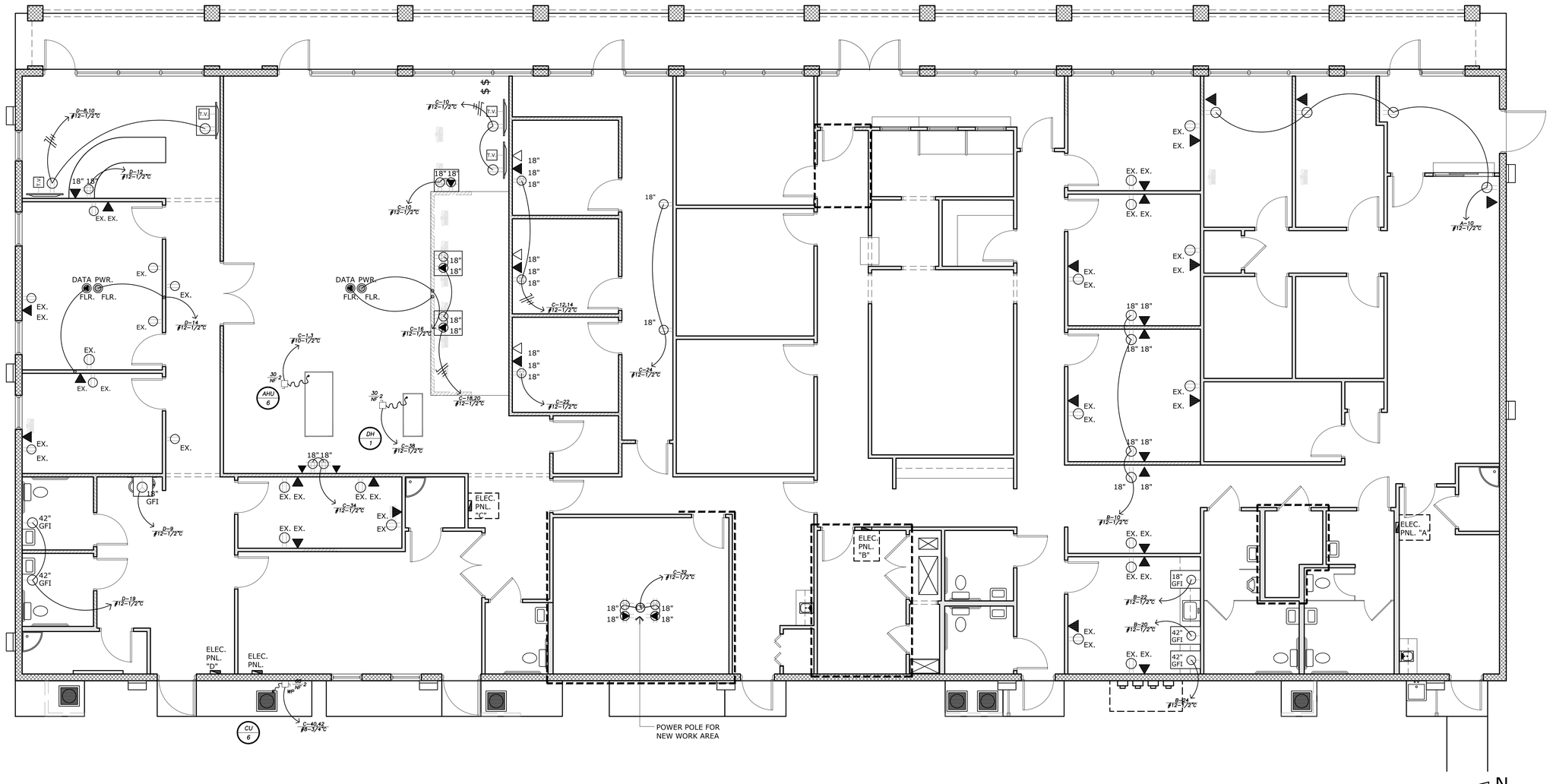
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Rev. #	Date

Project Number	25-0997
Status	CD
Issue date	02-Sept-25
Sheet	E2.2

Electrical Panels



1 - ELECTRICAL POWER PLAN

SCALE: 3/16" = 1'-0"

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Rev. #	Date

Project Number	25-0997
Status	CD
Issue date	02-Sept-25
Sheet	E3.1

Electrical Power Plan

ACCESSORY SCHEDULE

MARK	DESCRIPTION	MOUNTING	MFR/MODEL NO.
A	MULTI-ROLL TOILET TISSUE DISPENSER	SURFACE	BOBRICK B-2888
B	FEMININE HYGIENE DISPOSAL	SURFACE	BOBRICK B-270
C1	GRAB BAR - TOILET	SURFACE	BOBRICK B-6806 x 36
C2	GRAB BAR - TOILET	SURFACE	BOBRICK B-6806 x 42
D	MIRROR	SURFACE	BOBRICK B-290 1836
E	SEMI-RECESS TOWEL DISPENSER AND WASTE COMBO.	SEMI-RECESSED	BOBRICK B-3942
F	COAT HOOK	SURFACE	BOBRICK B-212 (BACK OF EACH DOOR)
G	SOAP DISPENSER	SURFACE	BOBRICK B-4112

NOTE:
1. ACCESSORIES SHALL BE SATIN NICKEL.

1

PLUMBING LEGEND

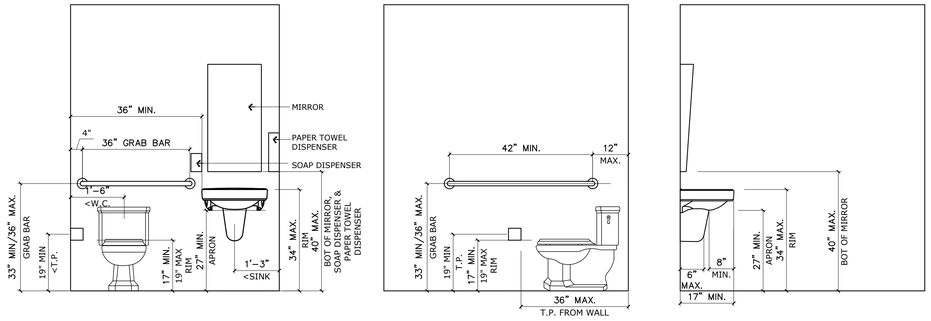
PLUMBING SYMBOL	DESCRIPTION	PLUMBING SYMBOL	DESCRIPTION
	COLD WATER PIPING	CW	COLD WATER
	HOT WATER SUPPLY	HW	HOT WATER
	HOT WATER RETURN	THW	TEMPERED HOT WATER
	BACKFLOW PREVENTER	HWR	HOT WATER RETURN
	CHECK VALVE		BALL VALVE
	THERMOMETER		DRAIN VALVE
	BALANCING VALVE		PRESSURE AND TEMPERATURE RELIEF VALVE
	STRAINER		DIRECTION OF FLOW
	AQUASTAT		DIELECTRIC UNION
	SHUT-OFF VALVE		WATER HAMMER ARRESTER
	YARD VALVE	M	WATER METER
	POINT OF CONNECTION		

SANITARY LEGEND

EXISTING — — — — PROPOSED

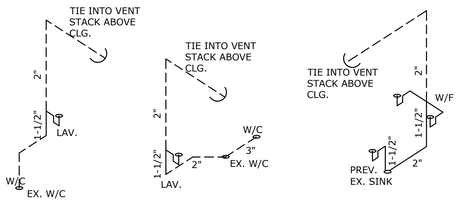
GENERAL NOTES: PLUMBING

1. Contractor shall field verify location and size of all existing utilities & water pressure prior to construction. Any discrepancies with existing conditions and Permit Documents, contractor shall notify the Architect prior to modifications.
2. All labor, materials, and equipment provide by Contractor shall be in accordance with all local & state applicable codes. All work shall be installed by a licensed plumbing contractor.
3. Water & Sewer lines shall be capped and sealed to maintain dust free systems. lines shall be free of debris prior to connection of new equipment.
4. Piping penetrating any walls and floors shall be sealed. Any penetration of fire walls shall be sealed with firestopping material, where applicable.
5. Piping penetrating the roof shall receive flashing and counter flashing. Coordinate with roofing manufacturer.
6. Provide sleeves for piping penetrating the slab and under-ground water piping, with 1" min. clearance between sleeve and inside surface and pipe exterior.
7. All insulation and adhesives shall have a composite fire and smoke hazard rating to meet ASTM E84, NFPA 255, and UL 723 not exceeding a flame spread rating of 25 and a smoke developed rating of 50.
8. Insulate all hot water pipes with 3/4" thick flexible foam.
9. Insulate or wrap all piping to prevent vibration and sound transmission caused by water flow.
10. Insulate all domestic water piping where exposed in non-conditioned spaces. Provide aluminum jacket and label piping.
11. All pipe hangers and supports shall be factory fabricated and comply with all local and state applicable codes.
12. All domestic water copper pipes and fittings above ground shall be type 'L' and underground shall be type 'K' per ASTM B-88.
13. All drainage & vent pipes and condesate lines shall be Schedule 40, Type DWV in conformance with ASTM D2665.
14. For drainage line for dishwasher use copper type 'DWV' per ASTM B-306.
15. All copper pipes shall avoid contact with all other metals & and concrete masonry. If copper water lines run through metal studs, provide protection with metal stud inserts.
16. Install main water cut-off valve and backflow preventer where water line enters the building. Install in an accessible location. Main water valve shall be ball valve and backflow preventer shall be a double check valve.
17. For all domestic water shut off valves install ball valves.
18. Install pressure balance and antiscald valve (140°F) for tubs/showers.
19. Install a ball valve at water heater on the cold water line as it enters the water heater.
20. All connections at water meters, backflow preventers, and appliances shall be made union joint.
21. Install cleanouts every 50' on 4" drain lines and at base of each vent in accordance with all applicable local and state codes.
22. All piping shall be concealed within the walls, chases, between floors, and under slab. Provide access panels for all concealed shut-off valves.
23. Coordinate all piping to avoid conflicts with all trades.
24. All plumbing fixtures are located on the plans.
25. Plumbing layout and plumbing riser diagrams are diagrammatically drawn. Field conditions may require modifications to layout for proper installation of piping and fixtures. No modifications shall comprise the design intent of the building.
26. All finished of pluming fixtures shall be coordinate with Owner prior to order accessories for plumbing fixtures.
27. Owner shall select all plumbing fixtures and accessories.
28. Fees for permits and other related items shall be coordinated between the Owner and Contractor.
29. Water distribution shall be in accordance w/ FBC, Plumbing, Table 603.1 & 603.4.



5 - TYPICAL ADA ACCESSORY/PLUMBING FIXTURES

SCALE: NTS



4 - SS RISERS AT ADA RESTROOMS

SCALE: NTS

PLUMBING SCHEDULE

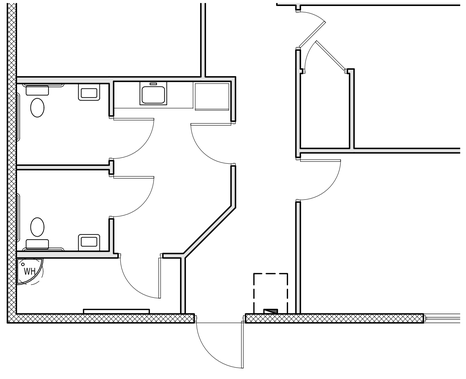
XXX

ITEM #	EQUIPMENT	MANUFACTURER/ MODEL NUMBER	LOCATION	FAUCETS
P-1	LAVATORY ADA COMPLIANCE	AMERICAN STANDARD OR EQUAL	ADA RESTROOM -	- -
P-2	WATER CLOSET ADA COMPLIANCE	AMERICAN STANDARD OR EQUAL	ADA RESTROOM -	- -
P-3	WATER FOUNTAIN ELKAY HI-LO w/ BOTTLE FILLER	TO BE SELECTED BY OWNER	OPEN WORK AREA -	- -
P-4	SINK -	AMERICAN STANDARD OR EQUAL	EMPLOYEE WORK ROOM -	TO BE SELECTED BY OWNER -
P-5	- -		- -	- -

PLUMBING SCHEDULE GENERAL NOTES:

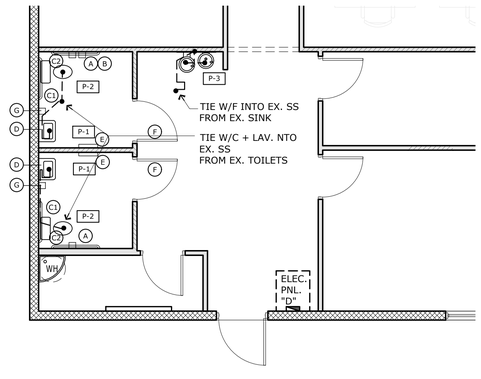
1. Contractor to provide electric and water per specifications.
2. -

1



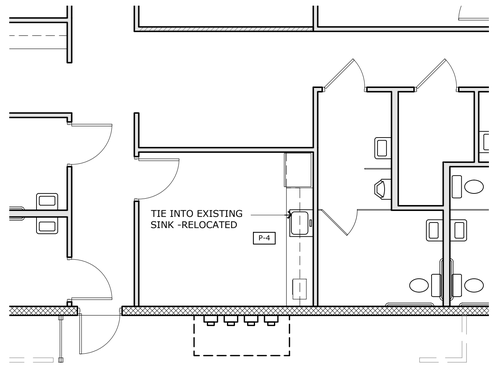
1 - EXISTING PLUMBING PLAN

SCALE: 3/16" = 1'-0"



2 - PLUMBING PLAN (SUITE D)

SCALE: 3/16" = 1'-0"



3 - PLUMBING PLAN (SUITE B)

SCALE: 3/16" = 1'-0"

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O (772) 220-4141
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n2 architecture + design

STATE OF FLORIDA
NICOLE L. NORTON
AR91827
REGISTERED ARCHITECT

Electronic Seal
This item has been electronically signed and sealed by Nicole L. NORTON, RA. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Indiantown Government Offices
15516 SW Osceola Street
Indiantown, FL 34956
Brian T. Green, Facilities Supervisor
(772) 567-8296

Rev. #	Date
1	Client Revs 30-Jan-26

Project Number	25-0997
Status	CD
Issue date	02-Sept-25
Sheet	P2.1

Plumbing Plan + Notes

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: February 12, 2026

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: ORDINANCE NO. 01-2026 - AN ORDINANCE OF THE VILLAGE OF INDIANTOWN, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TOTALING 5,722.30 +/-ACRES IN SIZE, LOCATED NORTH AND SOUTH OF SW KANNER HIGHWAY AND WEST OF WARFIELD BLVD, AND IMMEDIATELY SOUTH OF THE EXISTING BOUNDARIES OF THE VILLAGE OF INDIANTOWN, PARCEL IDS 32-39-38-001-006-00000-7, 32-39-38-001-012-00000-5, 32-39-38-001-018-00001-1, 32-39-38-001-024-00010-8, 32-39-38-001-029-00010-7, 32-39-38-001-034-00011-6, 32-39-38-001-039-00001-7, 09-40-38-000-000-00030-1, 03-40-38-000-000-00050-9, 10-40-38-000-000-00020-1, 15-40-38-000-000-00010-2, 22-40-38-000-000-00010-8, 27-40-38-000-000-00010-7, 11-40-38-000-000-00020-9, 14-40-38-000-000-00010-5, 23-40-38-000-000-00010-6, 26-40-38-000-000-00010-9, 03-40-38-000-000-00011-0, WHICH PROPERTY IS CONTIGUOUS TO THE VILLAGE OF INDIANTOWN IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES, AND OTHER CONTROLLING LAW; REDEFINING THE BOUNDARIES OF THE VILLAGE OF INDIANTOWN TO INCLUDE SAID PROPERTY; PROVIDING FOR LEGAL DESCRIPTION AND A MAP; PROVIDING FOR IMPLEMENTATION AND NOTICE TO APPROPRIATE AGENCIES; AND PROVIDING FOR FINDINGS, CONFLICTS, NON-CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

SUMMARY OF ITEM: Florida Power and Light (“Applicant”) is seeking approval of a Voluntary Annexation of 18 contiguous parcels of land into the Village of Indiantown.

FISCAL IMAPCT STATEMENT: See attached Staff Report.

RECOMMENDATION: Staff recommends approval of the Voluntary Annexation.

PREPARED BY: Deanna Freeman DATE: 02/05/26

ATTACHMENTS:
Description
A. ANX VC Staff Report.pdf
B. VOI Ordinance No. 01-2026 & exhibits.pdf
C. ANX Presentation VC2.pdf
D. ANX Application.pdf
E. Noticing.pdf
F. ANX Notice to MC .pdf
G. Newspaper AD.pdf

Village of Indiantown
Village Council
Staff Report
Project Parrot

SECTION A: APPLICATION INFORMATION

Application Number	ANX 25-001 Project Parrot
Hearing Date	February 12, 2026
Property Owner/	Florida Power & Light Company Pamela M. Rauch, VP of External Affairs & Economic Development 700 Universe Blvd., Juno Beach, FL, 33408 NextEra Energy, Inc. 700 Universe Blvd., Juno Beach, FL, 33408
Applicant	Timothy Oliver, VP of FP&L Development, 700 Universe Blvd., Juno Beach, FL, 33408
Applicant Representative	Brian Nolan, AICP, ASLA, Lucido & Associates 701 SE Ocean Blvd, Stuart, FL, 34994
Village Coordinator	Deanna Freeman, Community & Economic Development Director

SECTION B: PROJECT DESCRIPTION/DETAILS

Applicant Request

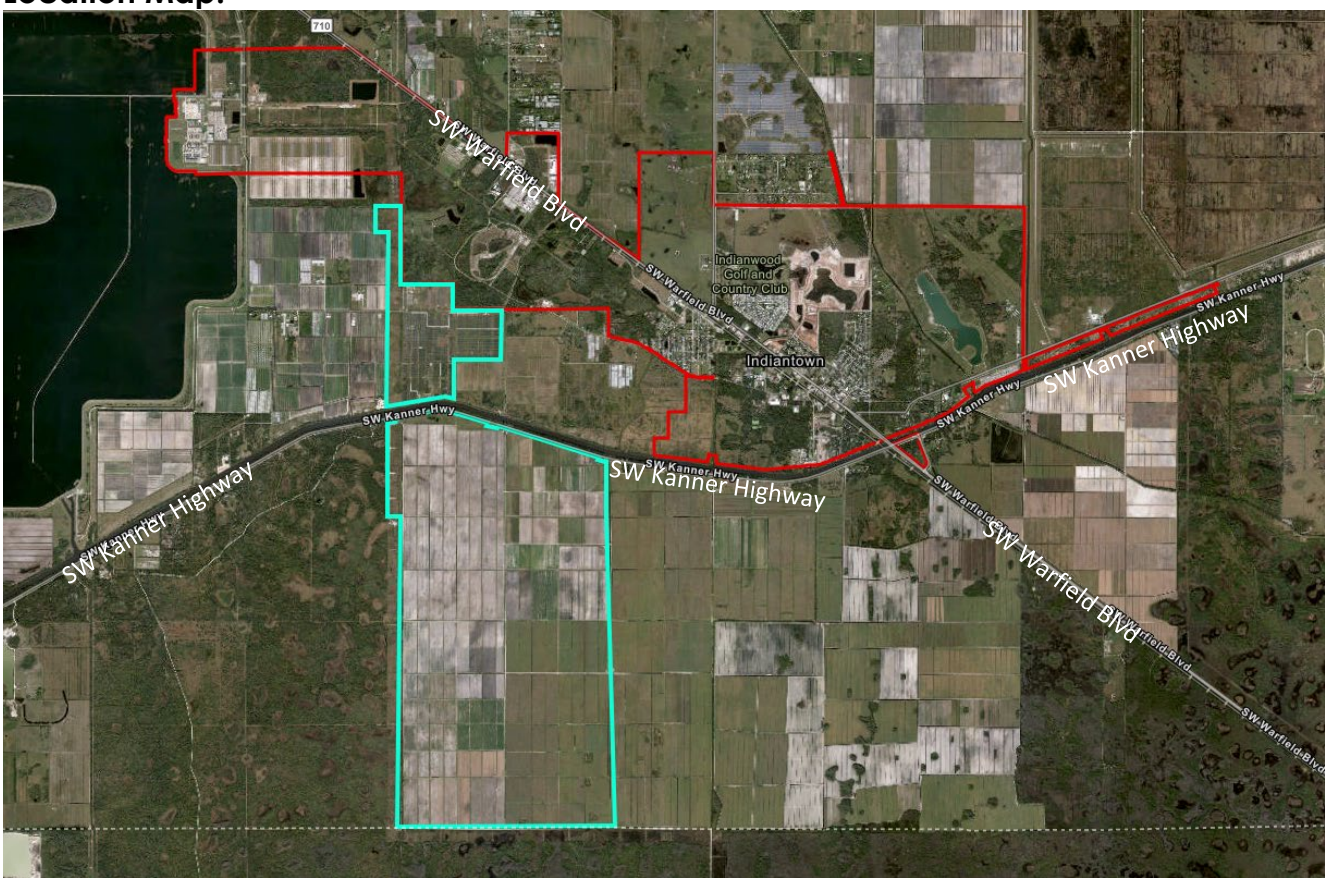
APPLICATION NO: ANX 25-001, REQUEST FOR APPROVAL OF ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TOTALING +/- 5,722.30-ACRES IN SIZE, LOCATED NORTH AND SOUTH OF SW KANNER HIGHWAY AND WEST OF SW WARFIELD BOULEVARD, AND IMMEDIATELY SOUTH OF THE EXISTING BOUNDARIES OF THE VILLAGE OF INDIANTOWN.

Florida Power and Light ("Applicant") are seeking a recommendation of approval from the Planning, Zoning and Appeals Board ("PZAB") for a Voluntary Annexation of 18 contiguous parcels of land into the Village of Indiantown. The request is pursuant to Land Development Regulation Sec. 12-3. Annexation/contraction applications and the 2023 Florida Statutes Chapter 171.044.

Property Information

Location: The approximately +/- 5,722.30-acres subject property is located north of SW Kanner Highway and west of SW Warfield Boulevard, and immediately south and west of the existing boundaries of the Village of Indiantown.

Location Map:



Legal Description: Refer to the attached exhibit.

Parcel ID Numbers: Refer to the attached exhibit and following table summary:

Parcel Number	Acreage	Use Code/Property Classification
32-39-38-001-006-00000-7	40.57	9100 Utility Gas Electric Telep
32-39-38-001-012-00000-5	21.21	9100 Utility Gas Electric Telep
32-39-38-001-018-00001-1	21.21	9100 Utility Gas Electric Telep
32-39-38-001-024-00010-8	19.25	9100 Utility Gas Electric Telep
32-39-38-001-029-00010-7	30.18	9100 Utility Gas Electric Telep
32-39-38-001-034-00011-6	10.6	9100 Utility Gas Electric Telep
32-39-38-001-039-00001-7	37	9100 Utility Gas Electric Telep
09-40-38-000-000-00030-1	75	5300 - 5300 Cropland Soil Cpcty CLIII
03-40-38-000-000-00050-9	2.0949	5300 - 5300 Cropland Soil Cpcty CLIII
10-40-38-000-000-00020-1	622.3	5300 - 5300 Cropland Soil Cpcty CLIII
22-40-38-000-000-00010-8	641	5300 - 5300 Cropland Soil Cpcty CLIII
27-40-38-000-000-00010-7	641	5300 - 5300 Cropland Soil Cpcty CLIII
11-40-38-000-000-00020-9	451.1	5300 - 5300 Cropland Soil Cpcty CLIII
14-40-38-000-000-00010-5	641	5300 - 5300 Cropland Soil Cpcty CLIII
23-40-38-000-000-00010-6	642	5300 - 5300 Cropland Soil Cpcty CLIII
26-40-38-000-000-00010-9	642	5300 - 5300 Cropland Soil Cpcty CLIII
03-40-38-000-000-00011-0	505.06	9100 Utility Gas Electric Telep
15-40-38-000-000-00010-2	641	5300 - 5300 Cropland Soil Cpcty CLIII

SECTION C: VILLAGE REVIEWERS

The following reviewers, as Development Review Colleagues, have reviewed the request for a voluntary annexation into the Village. At the time the report was completed, all reviewers had completed their reviews and had no outstanding issues requiring a response from the applicant in relation to the applicant's request.

- **Village Engineer & Traffic Reviewer:** Tom Jensen, P.E., Kimley-Horn, Inc., Village Engineer 561-248-5967 tom.jensen@kimley-horn.com
- **Planning, Landscape & Procedural Reviewer:** Deanna Freeman, Community & Economic Development Director 772-597-8269 dfreeman@indiantownfl.gov
- **CED Office Coordinator:** Lucia Mendoza, 772-597-8299 lmendoza@indiantownfl.gov
- **Public Works & Utilities Reviewer:** Pat Nolan, Public Works & Utilities Director
- 772-341-3098 pnolan@indiantownfl.gov
- **Village Surveyor:** Ricky Barnes, PSM, Village Surveyor 863-484-8324 Ricky Barnes ricky.barnes@bsmsurvey.com
- **Traffic Consultant Reviewer:** Bryan G. Kelley, P.E. VP, Simmons & White, Inc. bryan@simmonsandwhite.com
- **Fire Reviewer:** Douglas V Killane III, Fire Marshal 772-288-5633 dkillane@martin.fl.us
- **Legal Reviewer:** Wade Vose, Village Attorney 407-645-3735 ext. 1020 wvose@indiantownfl.gov

SECTION D: APPLICATION THRESHOLDS & MATERIALS SUBMITTED

In accordance with the provisions of LDR Chapter 11. Reviewers and Decision makers, the Voluntary Annexation application requires review and recommendation by the Development Review Colleagues (DRC), a recommendation by the Planning, Zoning & Appeals Board (PZAB) as a public hearing, and the review and decision making by the Village Council at two separate public hearings ahead of the draft Ordinance being signed and recorded.

The application has followed public noticed procedures in accordance with the provisions and requirements of 2023 Florida Statutes Chapter 171.044., including correctly noticing Martin County at least 10 days prior to the required newspaper advertisements, and two consecutive weeks in the newspaper ahead of the Village Council public hearing.

Application Materials Submittals Include:

1. Annexation Application.
2. Development application.
3. Parcel ID Numbers.
4. Legal Description.
5. Deeds.
6. Narrative & Justification Statement.
7. Surrounding Land Uses & Zoning Analysis.
8. Maps.
9. Survey of Property to be Annexed.

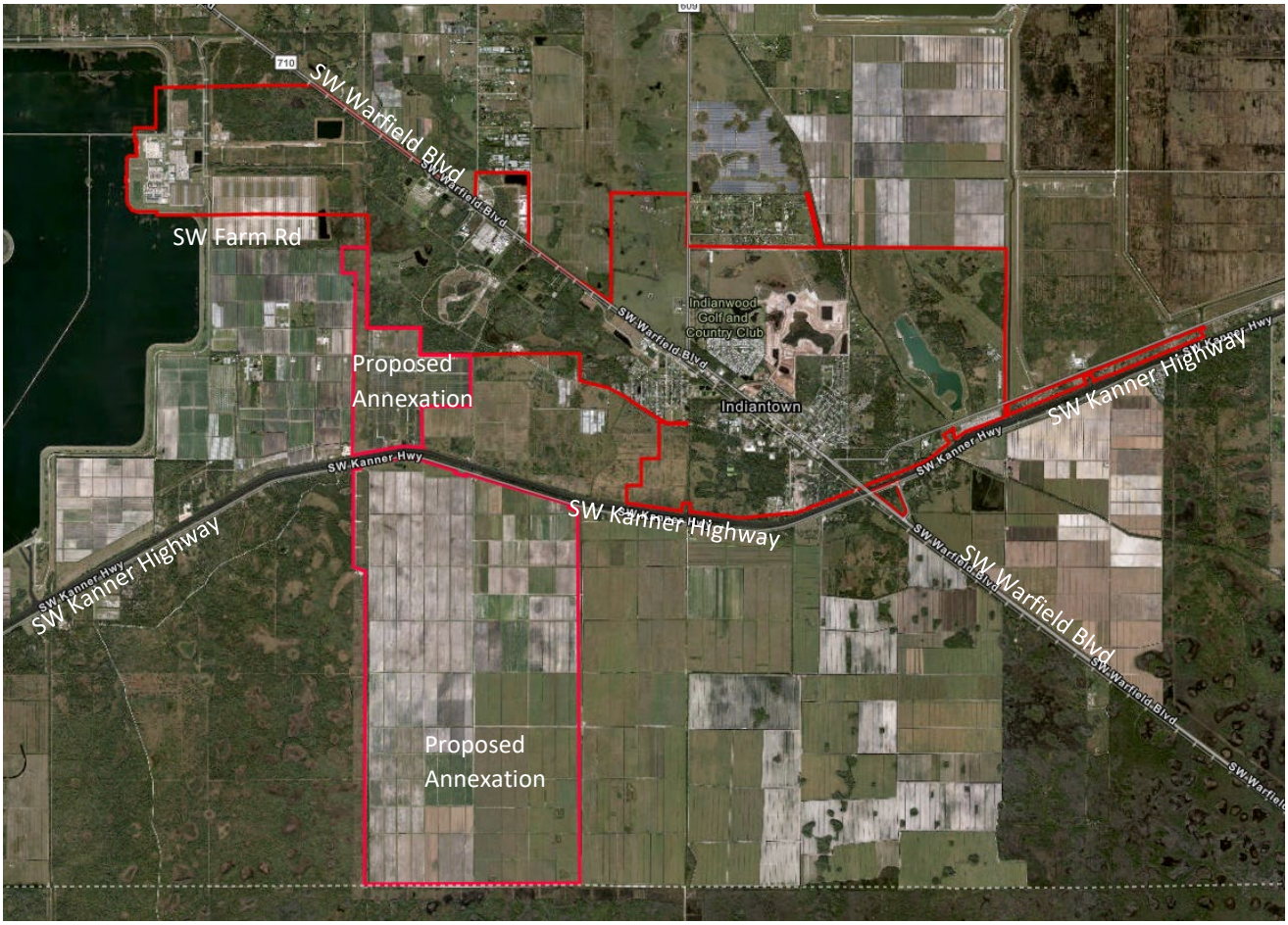
SECTION E: LOCATION AND SITE INFORMATION

Subject Property Parcel Size: +/- 5,722.30-acres

Parcel Ownership: The property is owned by Florida Power & Light as applicant for the voluntary annexation of eighteen contiguous parcels of land into the Village of Indiantown.

Existing conditions/use: The applicant has confirmed the property is mostly active and vacant agricultural uses, with the parcels of along the western edge of the proposed annexation containing power transmission infrastructure, and the northern parcels containing solar power generation facilities. The property lies within Martin County jurisdiction, contiguous and abutting the existing boundary of the Village of Indiantown to the west. No buildings exist on the subject property.

Municipal Boundary Map & Proposed Expansion:

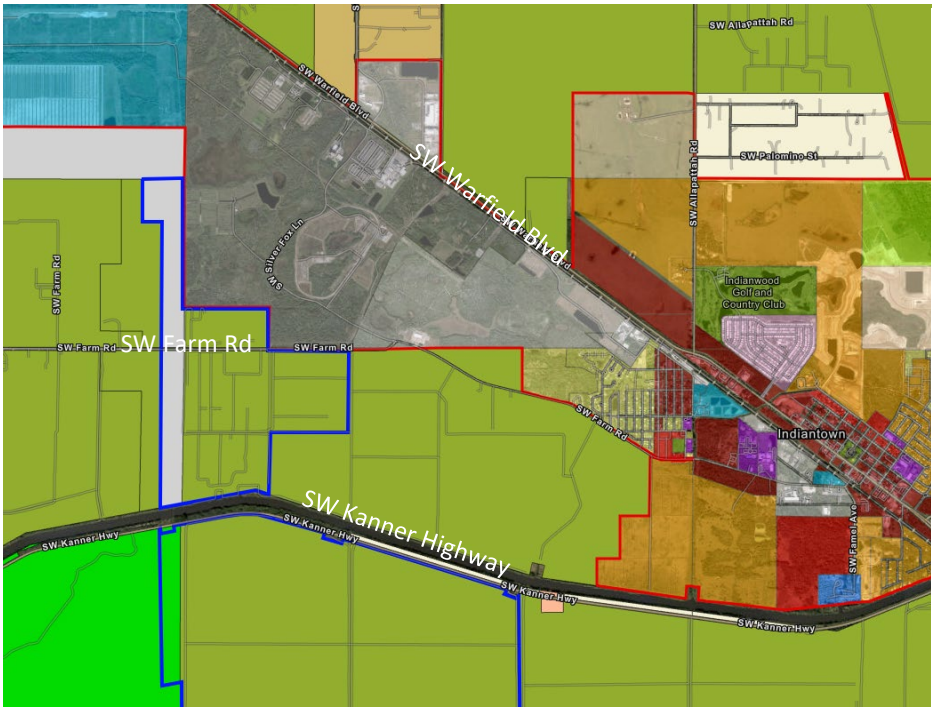


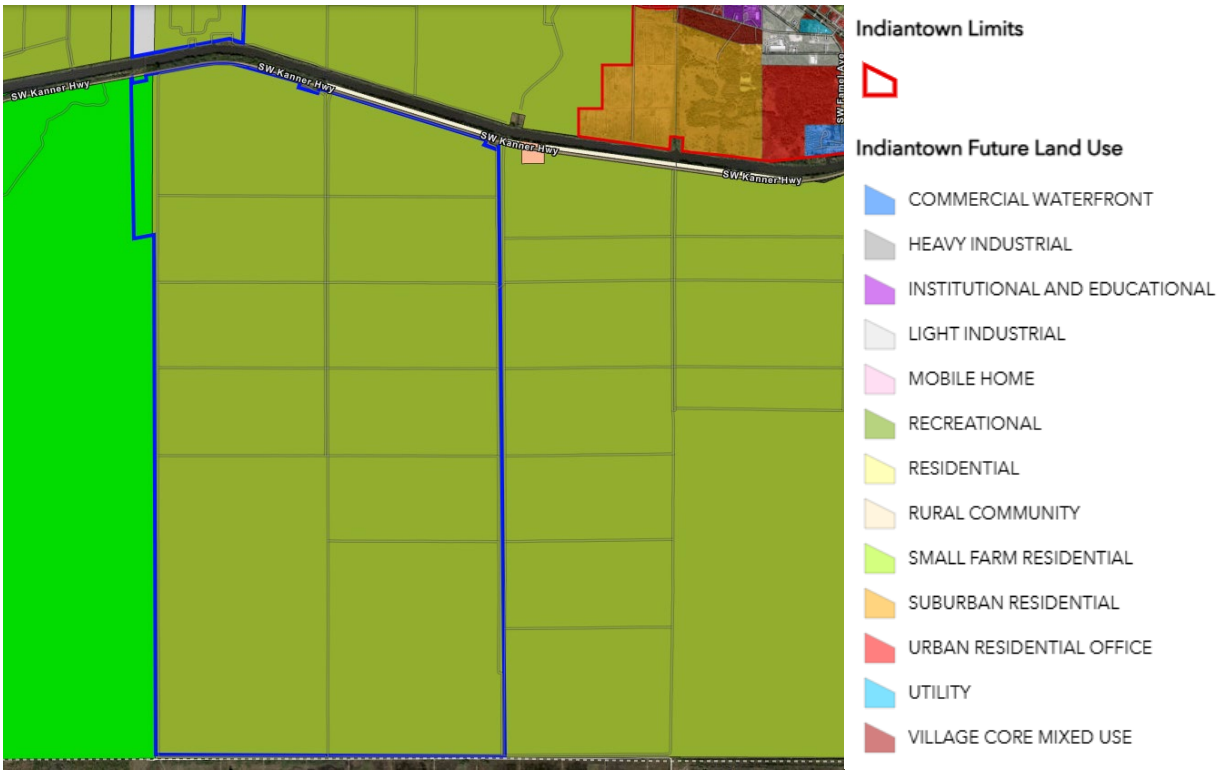
Future Land Use & Zoning

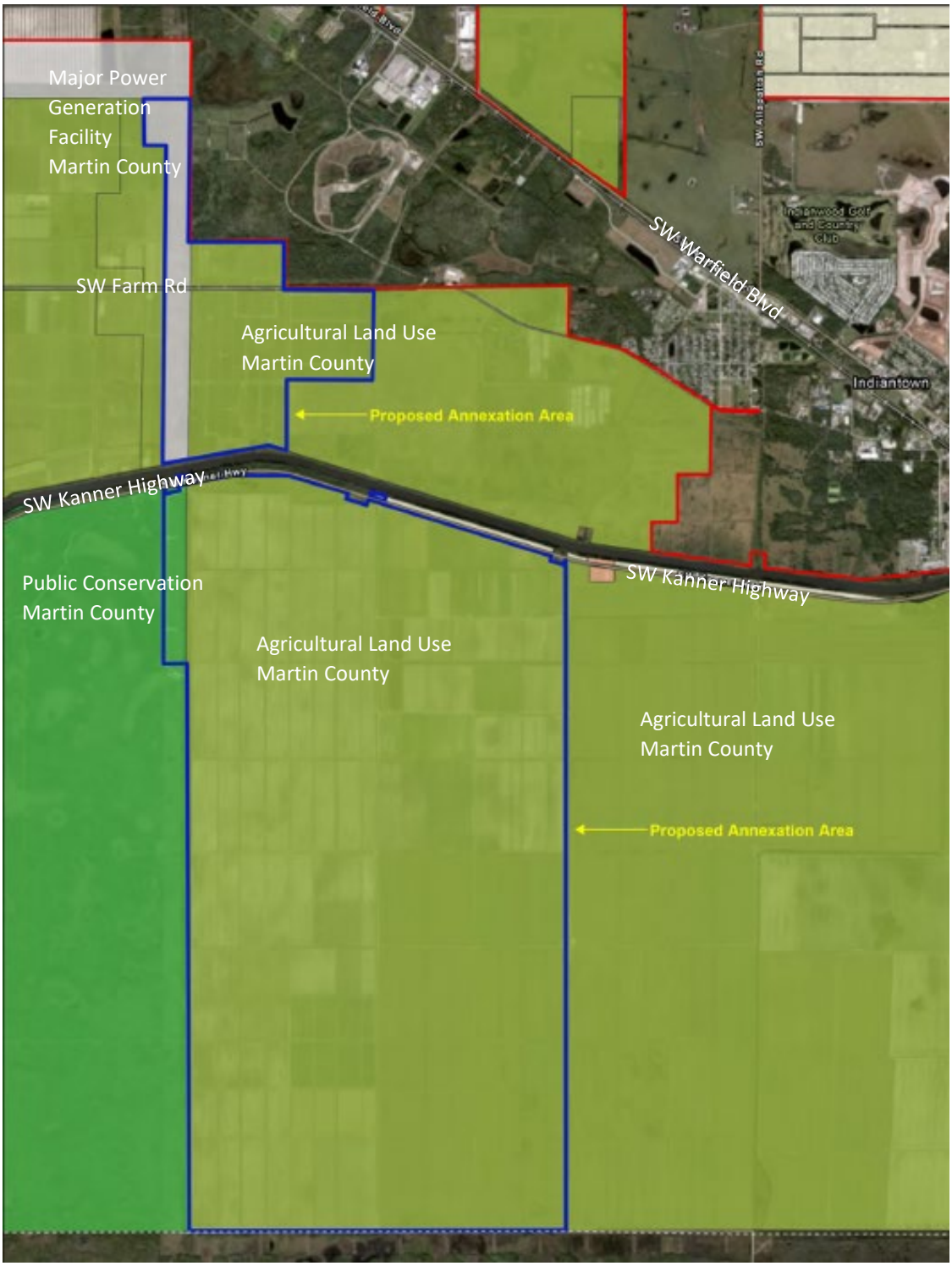
The subject property has a Martin County Future Land Use designation Agricultural, Public Utilities - Major Power Generation Facilities, and Institutional Development – Public Conservation. A request to amend the future land use map designation from Martin County Agricultural, Public Utilities - Major Power Generation Facilities, and Institutional Development – Public Conservation to an appropriate Village of Indiantown land use designation is required following any approval of the concurrent request for a Voluntary Annexation into the Village. The property currently is zoned A-2, Agriculture. This is an old category C Martin County zoning district, inconsistent with the future land uses currently designated on the subject property.

The applicant has concurrent applications filed with the Village of Indiantown for a Large-Scale future land use amendment to Light Industrial, consistent with property to the northeast of the subject property, and Heavy Industrial to the immediate north. A request to change the zoning from A-2, Agriculture to a Planned Unit Development to accommodate a phased project and timetable for development.

Current Future Land Use Martin County: Agricultural, Conservation, & Major Power Generation Facility.



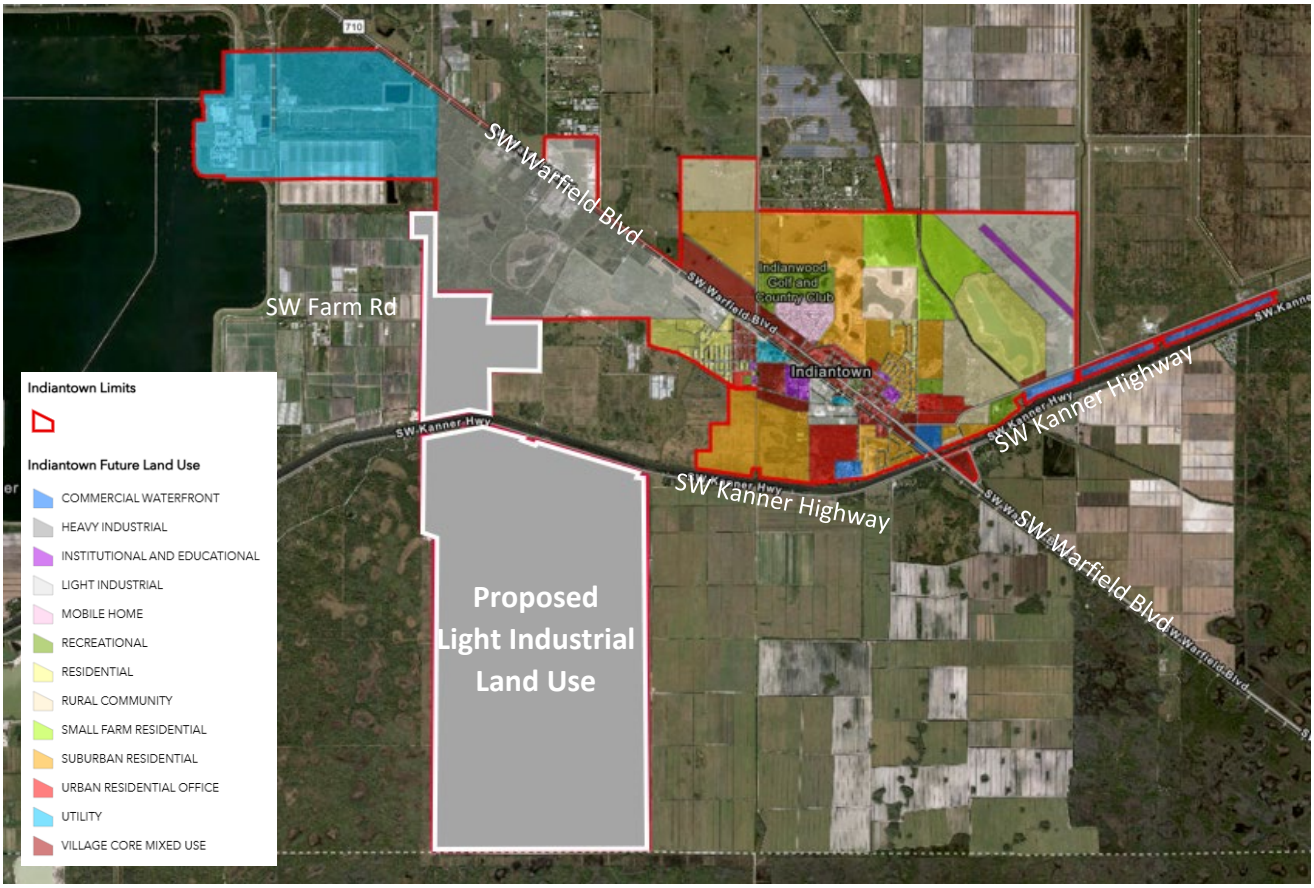



Major Power Generation Facility Martin County
SW Farm Rd
Agricultural Land Use Martin County
Proposed Annexation Area
SW Warfield Blvd
Indiantown
SW Kanner Highway
SW Kanner Highway
Public Conservation Martin County
Agricultural Land Use Martin County
Agricultural Land Use Martin County
Proposed Annexation Area
Indiantown Limits
Future Landuse
Agricultural Ranchette
Agricultural
Public Conservation Area
Estate Density -up to 2 UPA
No Data (May Include Incorporated Area)
Major Power Generation Facility
Rural Density -up to 0.5 UPA

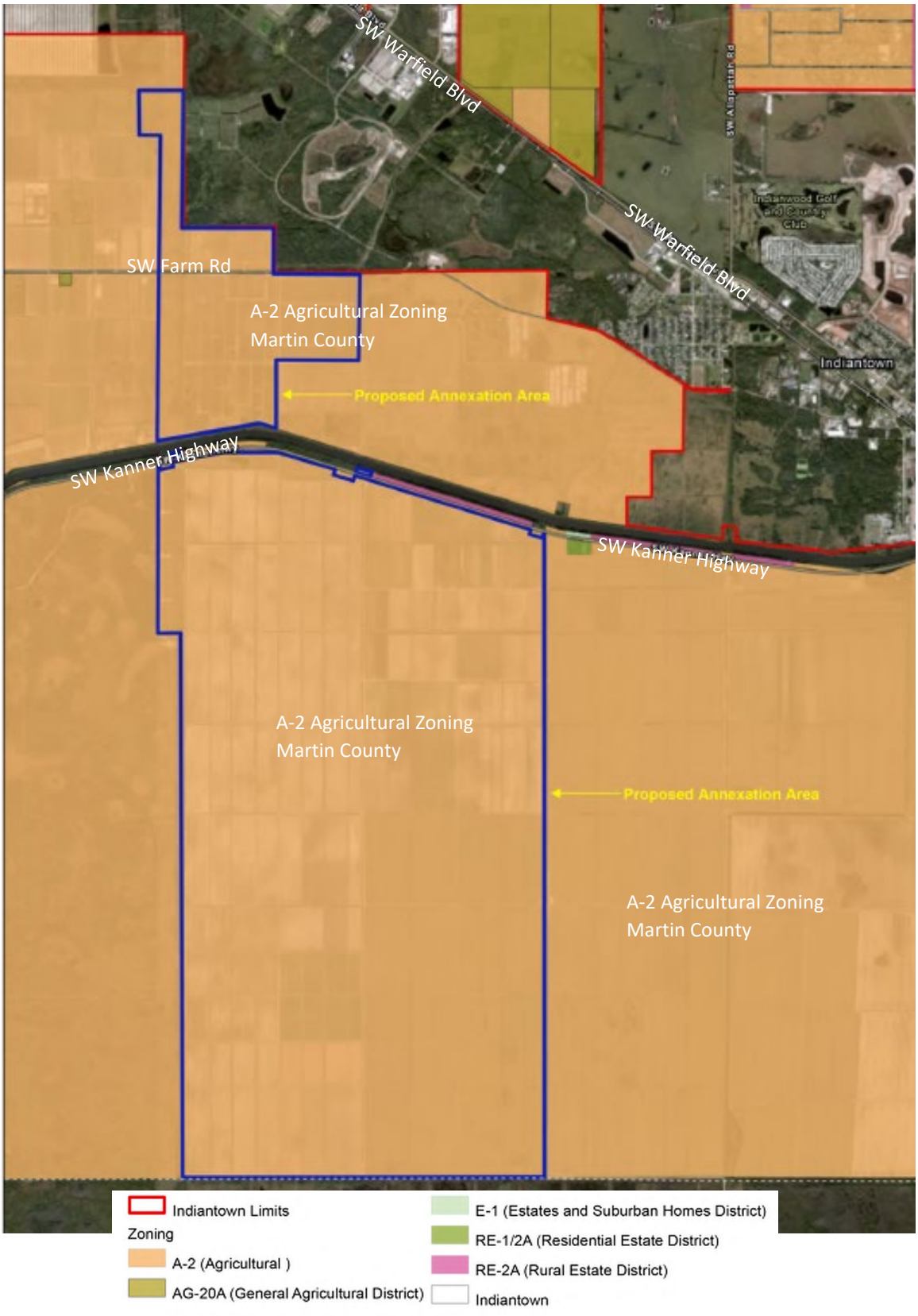
Palm Beach County – Land Use Map Extract: Property has a land use designation of Conservation and is used as conservation and recreational lands owned by SFWMD.



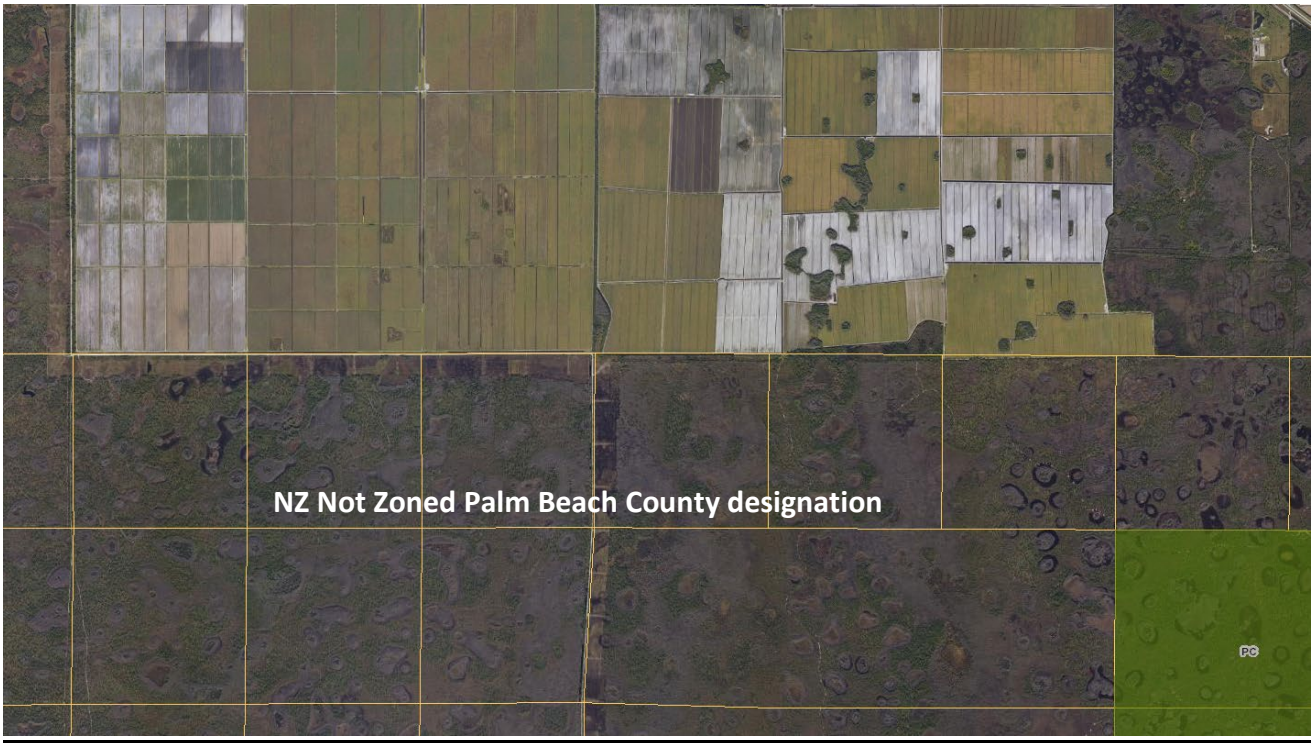
Proposed Future Land Use: Light Industrial



Existing Zoning Martin County jurisdiction: A-2, Agricultural category c zoning district



Existing Zoning Palm Beach County jurisdiction: NZ – Not zoned – unincorporated designation – Palm Beach County.



SECTION F: PLANNING ANALYSIS

Planning Analysis

This section of the report provides planning analysis on consistency with Chapters 163 and 171 Florida State Statutes, consistency with the Village of Indiantown Comprehensive Plan, and compliance with the land development regulations.

The property the subject of the request for Voluntary Annexation is contiguous to the Village of Indiantown's municipal boundaries, is compact, with no enclaves being created because of the annexation request.

"Contiguous" means that a substantial part of a boundary of the territory sought to be annexed by a municipality is coterminous with a part of the boundary of the municipality.

Summary of Staff response: The subject property is contiguous to the Village boundary along its northern border. With the lands south of SW Kanner Highway and the St. Lucie Canal not constituting any separation in planning terms when considering annexing a property.

"Compactness" means concentration of a piece of property in a single area and precludes any action which would create enclaves, pockets, or finger areas in

serpentine patterns. Any annexation proceeding in any county in the state shall be designed in such a manner as to ensure that the area will be reasonably compact.

Summary of Staff response: The subject property is a reasonably compact property where no enclaves, pockets, or finger areas will be created with the approval of the annexation.

Section 171.031(13), Florida Statutes, defines "enclave" for purposes of Chapter 171, Florida Statutes, the Municipal Annexation or Contraction Act. It provides that "enclave" means:

"(a) Any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality; or
(b) Any unincorporated improved or developed area that is enclosed within and bounded by a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality."

Summary of Staff response: The proposed annexation will not create any parcels completely bounded on all sides by a single municipality. No developed areas will be enclosed within and bounded by a single municipality or obstructed by a natural or manmade obstacle that prevents passage of vehicles to the property except through the municipality. The existence of right-of-way does not prevent the lands from being contiguous.

Surrounding Land Use, Zoning & Existing Use:

The property is mostly active and vacant agricultural uses, with the parcels of along the western edge of the proposed annexation containing power transmission infrastructure, and the northern parcels containing solar power generation facilities. No buildings exist on the subject property.

The following table provides a more detailed breakdown of existing use, land use and zoning of properties within proximity to the subject property.

Direction	Future Land Use	Zoning	Existing Use
Site:	Major Power Generation Facility. Conservation. Agricultural – Martin County.	A-2, Agricultural, Martin County.	Power transmission infrastructure. Solar power generation facilities – FP&L. Agricultural and vacant agricultural lands.
North:	Power Generation uses – Martin County. Heavy Industrial & Light Industrial – Village of Indiantown. Agricultural – Martin County.	A-2, Agricultural, Martin County. Heavy Industrial & Light Industrial – Village of Indiantown.	FP&L multiple utility uses. Silver Fox – vacant industrial lands. Co-gen property. Cal-Maine Food facility – food manufacturing facility. I-Town Rail & Commerce – industrial park and former juice plant facility. Venture Industrial Park.
East:	Power Generation uses. Agricultural. Martin County.	A-2, Agricultural, Martin County.	Solar Energy FP&L. Agricultural Uses.
South:	Conservation – Palm Beach County.	Not zoned – unincorporated designation – Palm Beach County.	Conservation lands – Palm Beach County jurisdiction.
West:	Power Generation uses Conservation – Martin County.	A-2, Agricultural, Martin County.	SFWMD – conservation lands Agricultural Use.

Approval Evaluation Criteria

This application was reviewed by staff for compliance with the Village Comprehensive Plan Policy IC1.1.25 regarding noticing Martin County in accordance with Florida State Chapter 171.044. The request for Voluntary Annexation into the Village of Indiantown also satisfies the requirements of Policy IC1.1.26 – as a property contiguous to the Village's boundaries. The proposed annexation offers the Village of Indiantown the opportunity to unify the community and improve the quality of life for new and existing residents through the provision of additional lands to accommodate additional industrial development opportunities within the Village.

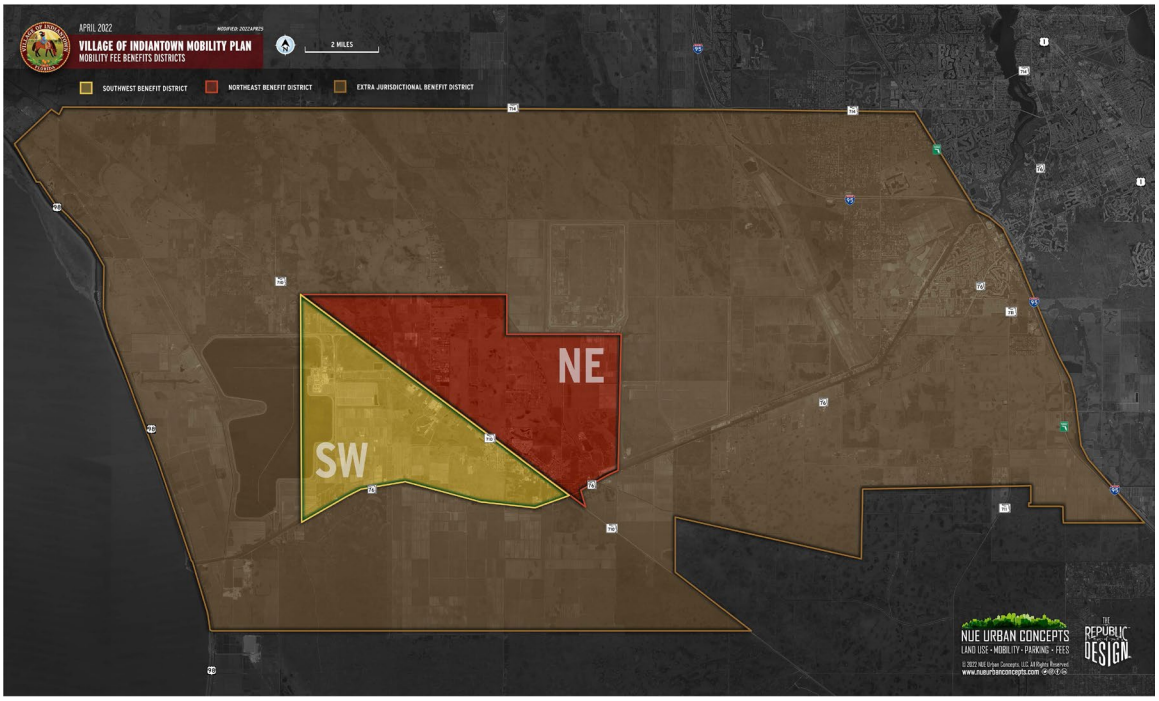
Land Development Regulations (LDRs), and Sec. 12-3. Annexation/contraction applications and the 2023 Florida Statutes Chapter 171.044.

LDR Sec. 12-3. Annexation/contraction applications.
For any annexation or contraction proposed by either the Village or owner(s) of real property in an unincorporated area which is contiguous to the Village the process and procedures found in F.S. ch. 171 — Local Government Boundaries Part 1 — Municipal Annexation or Contraction shall apply.

Summary of Staff response: The annexation has been reviewed in accordance with LDR Sec. 12-3. It has been found to be contiguous to the Village and consistent with F.S. ch. 171. The Applicant has satisfied the requirements of the LDR provisions and Florida State Statute Chapter 171.044.

LDR Sec. 8-2.11. Mobility Fee Benefit Districts.

(c) Mobility fee benefit districts are established northeast and southwest of SR 710 and shall extend to municipal boundaries on either side of SR 710. Geographic boundaries of the mobility fee benefit districts may expand or contract due to annexation or de-annexations.



Summary of Staff response: The annexation request will provide an opportunity to expand the geographic boundaries of the mobility fee district to include the additional lands to be within Village of Indiantown municipal boundaries. Adding opportunity to collect mobility fees and invest these funds back into improvements within the Village to benefit the existing and growing community.

Comprehensive Plan Policies:

Policy IC1.1.25 : The Village shall notify Martin County of proposed annexations as required by F.S. ch. 171.

Summary of Staff response: Staff has prepared notice to Martin County in accordance with the requirements of Comprehensive Plan Policy IC1.1.25 and F.S. ch. 171.

Policy IC1.1.26: The Village of Indiantown shall pursue annexation of lands located within unincorporated Martin County that are contiguous to the Village's boundaries. Emphasis shall be placed upon areas that will produce revenue surplus and ensure future fiscal solvency. Said annexation efforts shall seek to unify the community and improve the quality of life for the new and existing residents of the Village of Indiantown.

Summary of Staff response: The voluntary annexation request to include lands within unincorporated Martin County is contiguous to Village of Indiantown boundaries. The financial analysis has identified the positive fiscal benefits of adding the 5,722.30-acres of lands to within the Village of Indiantown's jurisdiction from a tax revenue and opportunity to expand the economic and employment base within the area. The opportunities to utilize additional revenues generated from the annexation, including taking the property out of agricultural tax exemption status with Martin County Tax collector and Property Appraiser current tax code classifications as agricultural, will provide significant additional revenue for the Village of Indiantown and Martin County. Impact fee/mobility fees to be collected from future use and development of the subject property will provide additional revenues to put back into infrastructure and services for Village residents and community wide.

The requested annexation also offers the Village the opportunity to allow annexation in an area that has established industrial areas abutting the subject property currently within its jurisdiction. Bringing in the unincorporated area under Village of Indiantown rules, while ensuring orderly expansion. To the immediate south and west of the subject property are lands designated Conservation within Martin County and Palm Beach County jurisdictions. These adjacent lands provide a clear distinction between urban and rural areas in relation to the Village of Indiantown's potential for growth. As a Voluntary Annexation request, the Village also can proactively manage and control impact of any new development on the subject property. The Village will be able to collect tax revenues and impact fees/mobility fees to offset the costs of expanding infrastructure that will be necessary to accommodate the growth.

Public Services & Facilities Analysis

Public services and facilities will be required to be available to serve the needs of the subject properties as part of the site plan review stage in the process. The applicant has addressed such provisions in their annexation narrative justification statement. Confirming the parcels may be initially served by on-site well and septic or a private

water and sewer treatment facility until such time as central services are made available. Staff have reviewed the applicant's intent and concurs that any future development application for site plan approval may likely initially include well and septic service provisions. However, when water and wastewater services are available to serve the subject property within the next few years, the property owners would be required to connect to the Village water and sewer service provisions.

The following is offered as additional information pertaining to capacity consideration regarding mandatory facilities:

Water & Sewer: The Village of Indiantown owns and operates the existing water and sewer plants located within the Village. Any future development on the subject property would require the applicant to commit to connecting to water and sewer as part of a site plan review and approval process. If a site plan application is submitted for the subject property water capacity issues would need to be addressed with provision for well water ahead of any expansions and improvements having been completed to the Village of Indiantown water treatment facilities.

Drainage: Review of soil maps, environmental considerations, and future design and development considerations were undertaken by Village Staff. Further extensive reviews and recommendations would be made by staff regarding proposed infrastructure, ensuring compliance with finished floor elevations, and other applicable local and state statutes at the site plan stage in the development of the property.

Transportation: The subject property is located on SW Kanner Highway, SR-76. The applicant provided a Traffic Study, reviewed, and accepted by staff as part of the review process. This confirmed the proposed land use amendment is not expected to result in any negative impacts to the area and no roadway improvements are required. Based on the Traffic Consultant's analyses conducted for each of the planning horizons (short-range and long-range), all significantly impacted links are projected to operate acceptably in 2031 and 2045 with the proposed FLU change and voluntary restriction. Therefore, the traffic associated with the proposed FLU change meets the requirements of the Village of Indiantown, Florida.

A more detailed review at the site plan stage would require specific numbers and data based on the actual development proposed. Impact and Mobility fee assessments will be applied to any future site plan proposal.

Sanitary Sewer Services: The Village owns and operates a Water Wastewater Treatment Plant within the Village's jurisdiction. Any existing and future use of the existing plant provisions will be reviewed and approved by the Village as part of a site plan review process. Construction plans will be required to be provided at the site plan stage in the review process to make a determination on accommodating any development proposed on the subject property.

Waste Management Services: Current and future capacity is served by Okeechobee landfill, which has 150-year capacity.

Stormwater Management: No objections at the policy review analysis stage. Any future development will be subject to detailed stormwater management plans, civil plans, and will be required to be designed and constructed in accordance with Florida State Statutes regarding finished floor elevations and stormwater events.

Parks – The proposed annexation into the Village of Indiantown provides access to parks within the jurisdiction, in addition to the developed active parklands within Martin County. The proposed annexation will not lead to an increase in residents as the proposed land use amendment is to a Light Industrial designation.

Fire Rescue: Provided by Martin County in accordance with an Interlocal Agreement with provision made to the Village. This agreement will remain in effect when the property is developed with impact and mobility fees being calculated to take into account any increase in service requirements. At the site plan stage in the review process the applicant will be required to accommodate any fire suppression needs to address life safety matters.

Schools: A School Impact Assessment will not be required as no residential units proposed. This would be submitted and reviewed as part of the site plan review process with any applicable impact fees being required to be paid to the Martin County School District at the building permit phase in the permit.

Beaches: The levels of service will remain dependent on calculations provision for the Village as part of Martin County.

Libraries: The levels of service will remain dependent on calculations provision for the Village as part of Martin County.

Electrical and Natural Gas: The location is adjacent to major transmission lines. A substation is intended to be constructed by FPL as phase one of the development of the subject property. This will ensure the availability of high-demand service necessary for industrial operations on the remaining phases of the project.

Financial Feasibility

Financial feasibility analysis has also been undertaken to assess the proposed annexation of the +/- 5,722.30-acre subject property. The current taxable value of the property is $7.9M. Should the application for annexation be approved, and future development on the land occur, the property could create a new source of ad-valorem tax revenue annually to the Village of Indiantown, depending on the millage rate per year, which is currently 1.8250. The expected tax revenue increase to the entire annexation area would be $469,944 (based upon the value of $45K/acre) if the annexation is approved.

By concentrating industrial development in areas such as the subject property, the amendment promotes the efficient and cost-effective provision of public infrastructure and services, which benefits the Village community at large by avoiding the need for new, redundant infrastructure elsewhere while generating additional tax revenue to be then reinvested to make much needed improvements elsewhere within the Village.

SECTION G: CONCLUSION & RECOMMENDATIONS

Recommendations:

The annexation has been reviewed in accordance with LDR Sec. 12-3. It has been found to be contiguous to the Village and consistent with F.S. ch. 171. The Applicant has satisfied the requirements of the LDR provisions and Florida State Statute Chapter 171.044.

Staff recommend approval of the Voluntary Annexation. The PZAB as the Local Planning Agency (LPA) recommended approval at a public hearing January 7, 2026. A recommendation of approval was provided by Village Council at the first public hearing on January 8, 2026, for consideration of the request for Voluntary Annexation. The February 12, 2026, public hearing before Village Council is the required final consideration of the applicant's request for a Voluntary Annexation.

Attachments

Attachment A – Application Materials.
Attachment B – Draft Ordinance.
Attachment C – Public Notice Ad.
Attachment D – Public Notice Mail Out Letters & Posted Signage.
Attachment E – Copy of Certified Notice to Martin County Board of County Commissioners.

VILLAGE OF INDIANTOWN, FLORIDA

ORDINANCE NO. 01-2026

AN ORDINANCE OF THE VILLAGE OF INDIANTOWN, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TOTALING 5,722.30 +/- ACRES IN SIZE, LOCATED NORTH AND SOUTH OF SW KANNER HIGHWAY AND WEST OF WARFIELD BLVD, AND IMMEDIATELY SOUTH OF THE EXISTING BOUNDARIES OF THE VILLAGE OF INDIANTOWN, PARCEL IDS 32-39-38-001-006-00000-7, 32-39-38-001-012-00000-5, 32-39-38-001-018-00001-1, 32-39-38-001-024-00010-8, 32-39-38-001-029-00010-7, 32-39-38-001-034-00011-6, 32-39-38-001-039-00001-7, 09-40-38-000-000-00030-1, 03-40-38-000-000-00050-9, 10-40-38-000-000-00020-1, 15-40-38-000-000-00010-2, 22-40-38-000-000-00010-8, 27-40-38-000-000-00010-7, 11-40-38-000-000-00020-9, 14-40-38-000-000-00010-5, 23-40-38-000-000-00010-6, 26-40-38-000-000-00010-9, 03-40-38-000-000-00011-0, WHICH PROPERTY IS CONTIGUOUS TO THE VILLAGE OF INDIANTOWN IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES, AND OTHER CONTROLLING LAW; REDEFINING THE BOUNDARIES OF THE VILLAGE OF INDIANTOWN TO INCLUDE SAID PROPERTY; PROVIDING FOR LEGAL DESCRIPTION AND A MAP; PROVIDING FOR IMPLEMENTATION AND NOTICE TO APPROPRIATE AGENCIES; AND PROVIDING FOR FINDINGS, CONFLICTS, NON-CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Florida Power & Light Company, owner of the property described and depicted in Exhibit "A" and Exhibit "B" attached hereto ("Subject Property") has petitioned the Village of Indiantown, pursuant to Section 171.044, Florida Statutes, for voluntary annexation of the Subject Property into the municipal limits of the Village of Indiantown; and

WHEREAS, Village staff have reviewed and recommended approval of the annexation of the Subject Property to the Village Council of the Village of Indiantown, and has accomplished all actions required under applicable Florida law; and

WHEREAS, the Village Council, upon the recommendation of Village staff and the Village Attorney, has determined that all of the Subject Property proposed to be annexed into the Village of Indiantown is within an unincorporated area of Martin County, is reasonably compact and contiguous to the corporate boundaries of the Village of Indiantown, and has further determined that the annexation of the Subject Property will not result in the creation of any enclave, and that the annexation of the Subject Property otherwise fully complies with the requirements of applicable Florida law; and

WHEREAS, the Village Council has taken all actions in accordance with the requirements and procedures mandated by Florida law with respect to the annexation of the Subject Property; and

WHEREAS, the Village Council, in the exercise of its legislative discretion, hereby determines that it is to the advantage of the Village of Indiantown and in the best interests of the health, peace, safety, and general welfare of the residents, businesses, and property owners of the Village to annex the Subject Property; and

WHEREAS, the provisions of Section 166.031(3), Florida Statutes, provide that a municipality may, by ordinance and without referendum, redefine its boundaries to include only those lands previously annexed and shall file said redefinition with the Florida Department of State; and

WHEREAS, the provisions of Section 171.091, Florida Statutes, provide as follows:

> Recording.—Any change in the municipal boundaries through annexation or contraction shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within 30 days. A copy of such revision must be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

and

WHEREAS, the metes and bounds legal description and the map attached hereto as Exhibits "A" and "B", respectively, show, describe, and depict the Subject Property which is hereby annexed into the Village of Indiantown.

NOW, THEREFORE, BE IT ORDAINED 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. ANNEXATION OF SUBJECT PROPERTY AND CHANGE OF VILLAGE BOUNDARIES. The Subject Property, as defined herein, is hereby annexed into and made a part of the Village of Indiantown pursuant to the voluntary annexation provisions of Section 171.044, Florida Statutes, and other controlling law. The Village boundaries are hereby changed and redefined to include the Subject Property.

SECTION 3. EFFECT OF ANNEXATION. Upon this Ordinance becoming effective, the property owners of the Subject Property shall be entitled to all the rights and privileges and immunities as are from time-to-time granted to property owners of the Village of Indiantown as further provided in Chapter 171, Florida Statutes, and shall further be subject to the responsibilities of ownership as may from time-to-time be determined by the governing authority of the Village of Indiantown and the provisions of said Chapter 171, Florida Statutes.

SECTION 4. IMPLEMENTATION. The Village Manager, or designees, shall ensure that the Subject Property annexed by this Ordinance is incorporated into the Village of Indiantown Comprehensive Plan, the Official Zoning Map of the Village of Indiantown, and the map of the Village Limits of the Village of Indiantown in an expeditious manner. The Village Manager, or designees, are hereby authorized and directed to legally describe and map the revised Village Limits of the Village of Indiantown and to take any and all appropriate actions or propose actions to the Village Council as may be authorized in accordance with controlling law.

SECTION 5. NOTICE TO APPROPRIATE AGENCIES. Within seven (7) days after the adoption of this Ordinance, the Village Clerk shall file a copy of said Ordinance with the Clerk of the Circuit Court (Land Records/Recording), with the Chief Administrative Officer of Martin County (the County Administrator), with the Florida Department of State, with the Office of Economic and Demographic Research (along with a statement specifying the population census effect and the affected land area), and with such other agencies and entities as may be required by law or otherwise desirable.

SECTION 6. SEVERABILITY. The provisions of this Ordinance 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 Ordinance 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 Ordinance shall be null and void, and shall be deemed severed, and a separate, distinct, and independent provision from the remaining provisions of this Ordinance, 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 Ordinance, which shall remain in full force and effect. This Ordinance shall be construed in a manner to accomplish, to the greatest extent legally possible, the purposes of this Ordinance as expressed herein.

SECTION 7. NON-CODIFICATION. The provisions of this Ordinance shall not be codified, but the annexed Subject Property shall be incorporated and included in all appropriate maps of the Village Limits of the Village of Indiantown by the Village Manager, or designee, and the Village Manager, or designee, is hereby directed to take any and all appropriate actions relative to the land use planning documents of the Village pertaining to the Subject Property annexed pursuant to this Ordinance.

SECTION 8. CONFLICTS. All ordinances and parts of ordinances and all resolutions and parts of resolutions in conflict herewith, are hereby repealed.

SECTION 9. EFFECTIVE DATE. This Ordinance shall take effect immediately upon adoption.

PASSED on first reading on the _____ day of _____, 20_____.

ADOPTED on second reading on the _____ day of _____, 20_____.

ATTEST:

_____
LaRhonda McBride
Village Clerk

Village of Indiantown, Florida

_____
Carmine Dipaolo
Mayor

REVIEWED FOR FORM
AND CORRECTNESS:

_____

Wade C. Vose, Esq.
Village Attorney

EXHIBIT

A

LEGAL DESCRIPTION

TRACT 1

PORTIONS OF SECTIONS 33 AND 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST, BEING PARCELS 4 THROUGH 8 AS DESCRIBED IN CORRECTIVE SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 3058, PAGE 348 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°00'06" EAST ON THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 4001.08 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF (S-1/2) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST; THENCE NORTH 89°39'07" EAST ON SAID NORTH LINE, A DISTANCE OF 2648.77 FEET TO A POINT ON THE EAST LINE OF SAID SOUTH ONE-HALF (S-1/2) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 34; THENCE SOUTH 00°00'20" WEST ON SAID EAST LINE, A DISTANCE OF 1278.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW FARM ROAD (100.00 FEET RIGHT-OF-WAY); THENCE SOUTH 89°31'57" WEST ON SAID NORTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2648.64 FEET; THENCE SOUTH 89°56'59" WEST ON SAID NORTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST, A DISTANCE OF 700.00 FEET TO A POINT ON A LINE 700.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 33; THENCE NORTH 00°00'06" WEST ON SAID PARALLEL LINE, A DISTANCE OF 3948.75 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ON-QUARTER (NE-1/4) OF SAID SECTION 33; THENCE SOUTH 89°45'33" WEST ON SAID SOUTH LINE, A DISTANCE OF 624.97 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF SECTION 33; THENCE NORTH 00°02'09" WEST ON SAID WEST LINE, A DISTANCE OF 1332.22 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 33; THENCE NORTH 89°41'45" EAST ON SAID NORTH LINE, A DISTANCE OF 1325.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,924,301 S.F.± OR 181.92 ACRES MORE OR LESS.

TOGETHER WITH:

TRACT 2

PARCELS 1 THROUGH 3 AND PARCELS 9 THROUGH 13 AS DESCRIBED IN CORRECTIVE SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 3058, PAGE 348

OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA LYING IN SECTIONS 3 AND 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°56'59" WEST ALONG THE NORTH LINE OF SECTION 4 TO A POINT ON THE WEST LINE OF THE EAST 700 FEET OF SAID SECTION, A DISTANCE OF 700.06 FEET, THENCE PARALLEL WITH THE AFOREMENTIONED EAST LINE OF SECTION 4 SOUTH 00°43'40" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD (100.00 FEET RIGHT-OF-WAY) AND THE POINT OF BEGINNING; THENCE FROM SAID BEGINNING, NORTH 89°56'59" EAST ON SAID SOUTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 700.06 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°31'57" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2552.68 FEET; THENCE SOUTH 00°39'21" WEST, A DISTANCE OF 96.02 FEET; THENCE NORTH 89°31'57" EAST, A DISTANCE OF 192.04 FEET TO A POINT 96.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF (E-1/2) OF SAID SECTION 3; THENCE SOUTH 00°39'21" WEST, A DISTANCE OF 4437.31 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT AT WHICH THE RADIUS POINT BEARS SOUTH 09°18'48" WEST, THENCE WESTERLY ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 4020.62 FEET THROUGH A CENTRAL ANGLE OF 19°58'53" AN ARC DISTANCE OF 1402.15 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79°19'55" WEST, A DISTANCE OF 2096.50 FEET (THE LAST TWO COURSES BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL) TO A POINT ON A LINE 700.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 04, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°43'40" EAST ON SAID PARALLEL LINE, A DISTANCE OF 4915.02 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD AND THE POINT OF BEGINNING;

CONTAINING 1,548,839.09 S.F.± OR 366.13 ACRES MORE OR LESS.

TOGETHER WITH

TRACT 3

A TRACT OF LAND LYING IN THE NORTH HALF (1/2) OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (1/4) OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00 DEGREES 39

MINUTES 21 SECONDS WEST ON THE WEST LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING; THENCE, NORTH 89 DEGREES 31 MINUTES 57 SECONDS EAST ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD, A DISTANCE OF 2,506.20 FEET; THENCE, LEAVING SAID SW RIGHT-OF-WAY OF SW FARM ROAD, SOUTH 00 DEGREES 39 MINUTES 21 SECONDS WEST ON A LINE PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 2,526.84 FEET TO AN INTERSECTION WITH THE LINE AT 45 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4); THENCE, SOUTH 89 DEGREES 42 MINUTES 36 SECONDS WEST ON SAID LINE AT 45.00 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 2,410.05 FEET TO AN INTERSECTION WITH A LINE 96.00 FEET EAST OF, AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER (1/4); THENCE, NORTH 00 DEGREES 39 MINUTES 21 SECONDS EAST PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 2,423.35 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 57 SECONDS WEST ON A LINE 96.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY OF SW FARM ROAD, A DISTANCE OF 192.04 FEET; THENCE, NORTH 00 DEGREES 39 MINUTES 21 SECONDS EAST PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 96.02 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD; THENCE, NORTH 89 DEGREES 31 MINUTES 57 SECONDS EAST ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD, A DISTANCE OF 96.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,098,401.87 S.F.± OR 140.00 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 2:

PORTIONS OF SECTION 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST, LYING BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 47 AND THE SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT, AS RECORDED IN PLAT BOOK 2 AT PAGE 35, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SPILLWAY "D", AS SHOWN ON SHEET 3, OF THE AFORESAID PLAT OF THE ST. LUCIE CANAL; THENCE RUN SOUTH 73 DEGREES 07 MINUTES 38 SECONDS EAST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET: THENCE RUN SOUTH 16 DEGREES 52 MINUTES 22 SECONDS

WEST, FOR A DISTANCE OF 133.00 FEET; THENCE RUN NORTH 73 DEGREES 07 MINUTES 38 SECONDS WEST, ALONG THE SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET; THENCE RUN NORTH 16 DEGREES 52 MINUTES 22 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID SPILLWAY "D", FOR A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 57,196.65 SQUARE FEET OR 1.31 ACRES

TOGETHER WITH

PARCEL 3

A PARCEL OF LAND LYING IN SECTION 9 TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST, BEING ALSO THE NORTHWEST CORNER OF SECTION 10, SAID CORNER BEING MARKED BY A 4" X 4" CONCRETE MONUMENT AS SHOWN ON CERTIFIED CORNER RECORD NUMBER 092879; THENCE SOUTH 00°04'04" EAST, ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 128.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, BEING A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY; THENCE SOUTH 79°19'55" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 275.28 FEET TO THE INTERSECTION WITH THE EAST LINE OF SPILLWAY "C", ST. LUCIE CANAL, AS RECORDED IN PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 10°40'05" WEST, ALONG SAID EAST LINE, A DISTANCE OF 133.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID ST. LUCIE CANAL; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 263.75 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 9; THENCE NORTH 89°56'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 35.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 38,147.76 S.F.± OR 0.88 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 4

A PARCEL OF LAND LYING WITHIN A PORTION OF SECTIONS 3, 4, 9, 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST AND ALL OF SECTIONS 14, 15, 22, 23, 26 AND 27,

TOWNSHIP 40 SOUTH, RANGE 38 EAST. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY THAT INTERSECTS THE EAST LINE OF SAID SECTION 9; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1276.15 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 10, BEING ALSO THE SOUTH LINE OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY FLORIDA; THENCE CONTINUE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 136.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'47" FOR A DISTANCE OF 1257.72 FEET TO THE INTERSECTION WITH A LINE THAT IS 15.13 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 00°39'18" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 43.10 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 3 SAID POINT IS SOUTH 89°43'51" WEST, A DISTANCE OF 2640 FEET, AS MEASURED ALONG SAID SOUTH LINE, FROM THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 89°43'51" EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, BEING ALSO THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 232.99 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET, A CHORD WHICH BEARS SOUTH 75°30'59" EAST, WITH A CHORD DISTANCE OF 322.03 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 4°53'43" FOR A DISTANCE OF 322.13 FEET; THENCE SOUTH 73°07'29" EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1390.76 FEET TO THE WESTERLY LINE OF SPILLWAY "D" AS SHOWN ON THE DEPARTMENT OF THE ARMY, OKEECHOBEE WATERWAY, FLORIDA ST. LUCIE CANAL PORTION, SURVEY FOR LOCATION OF RIGHTS-OF-WAY SHEET 3 OF 53, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA ; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "D"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "D", A DISTANCE OF 600.00 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "D"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SAID SPILLWAY "D", A DISTANCE OF 167.00 FEET TO THE INTERSECTION WITH

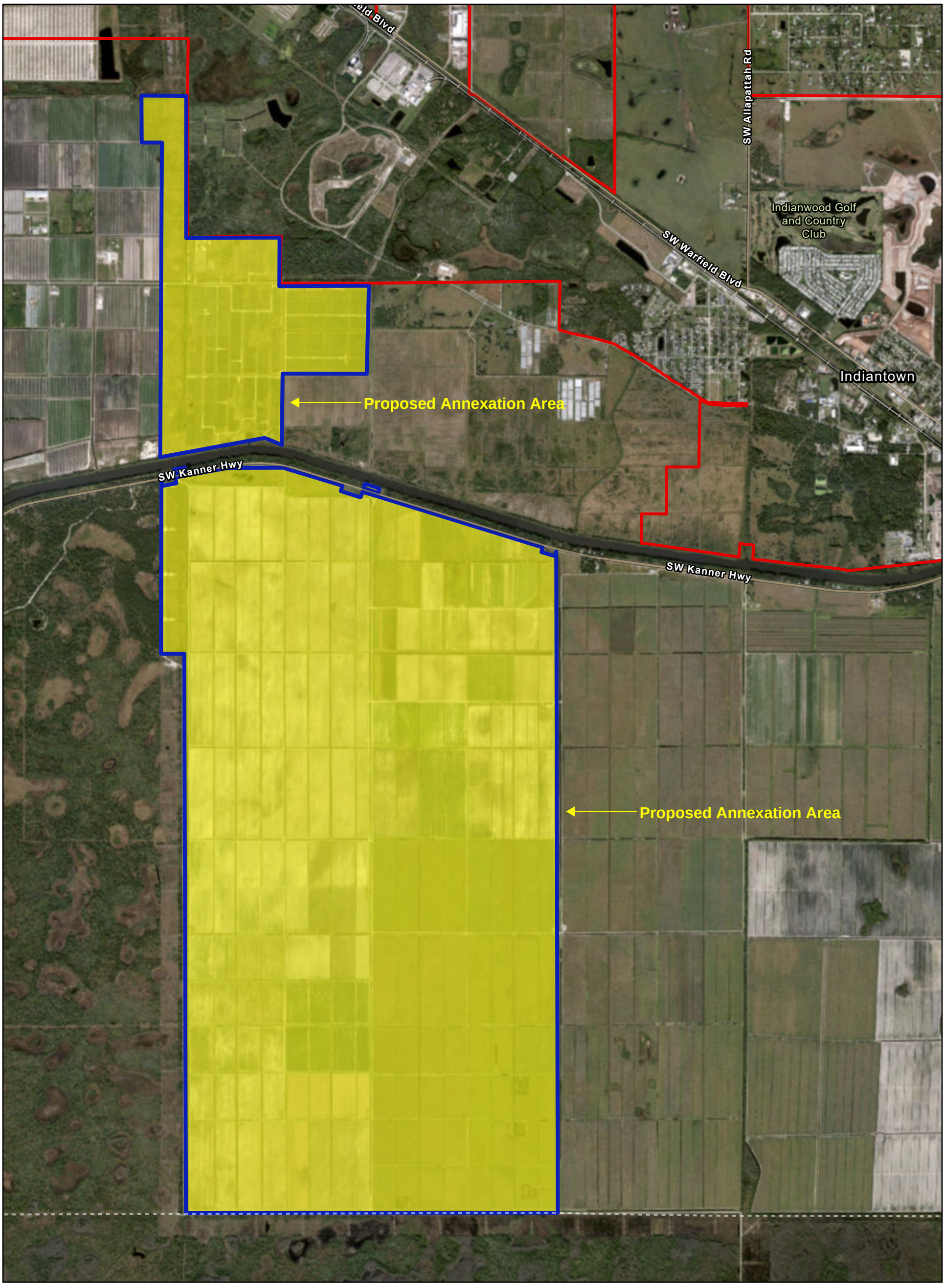
SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE SOUTH 73°07'29" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 5388.76 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SPILLWAY "E", AS RECORDED IN SAID PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "E"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "E", A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF SPILLWAY "E"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SPILLWAY "E", A DISTANCE OF 146.90 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°37'52" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2929.39 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 11 BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 00°32'21" EAST, ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 5298.88 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 14 BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 00°18'31" EAST, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 23, A DISTANCE OF 2639.65 FEET TO THE EAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 23 BEING ALSO THE NORTHEAST CORNER OF SECTION 26; THENCE SOUTH 00°04'00" WEST ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 26, A DISTANCE OF 2639.58 FEET TO THE EAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 26; THENCE SOUTH 00°04'42" WEST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 26, A DISTANCE OF 2639.58 FEET TO THE SOUTHEAST TO THE SOUTHEAST CORNER OF SAID SECTION 26, BEING ALSO THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°48'33" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 5311.60 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26, BEING ALSO THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°36'28" WEST, ALONG THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 5300.26 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 00°19'09" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE 2636.48 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 00°19'27" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 2636.60 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27, BEING ALSO THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°19'56" WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 5319.39 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22, BEING ALSO THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 40 SOUTH, RANGE 38

EAST; THENCE NORTH 00°31'20" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2657.77 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 00°31'08" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2656.26 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15, BEING ALSO THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 40 EAST, THENCE SOUTH 89°35'56" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 661.84 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST QUARTER OF THE EAST HALF OF SAID SECTION 9; THENCE NORTH 00°07'11" WEST, ALONG SAID WEST LINE, A DISTANCE OF 4926.81 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.79 FEET TO THE INTERSECTION OF THE WEST LINE OF SPILLWAY "C" AS RECORDED IN SAID PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 10°40'05" EAST, ALONG SAID WEST LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH LINE OF SAID SPILLWAY "C", A DISTANCE OF 400.19 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 10°40'05" WEST, ALONG THE EAST LINE OF SAID SPILLWAY "C", A DISTANCE OF 167.00 FEET TO THE INTERSECTION OF THE SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 256.57 FEET TO THE EAST LINE OF SAID SECTION 9, BEING ALSO THE WEST LINE OF SAID SECTION 10 AND THE POINT OF BEGINNING.

CONTAINING 5,032.06 ACRES MORE OR LESS

TOTAL ACERAGE: 5722.30 ACRES MORE OR LESS.

Location Map



11/19/2025, 2:39:21 PM

Indiantown Limits

1:36,112

0 0.33 0.65 1.3 mi

0 0.5 1 2 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

EXHIBIT B

Printed using Village of Indiantown online mapping resource

Project Parrot
Florida Power & Light

Voluntary Annexation

No. ANX 25-001

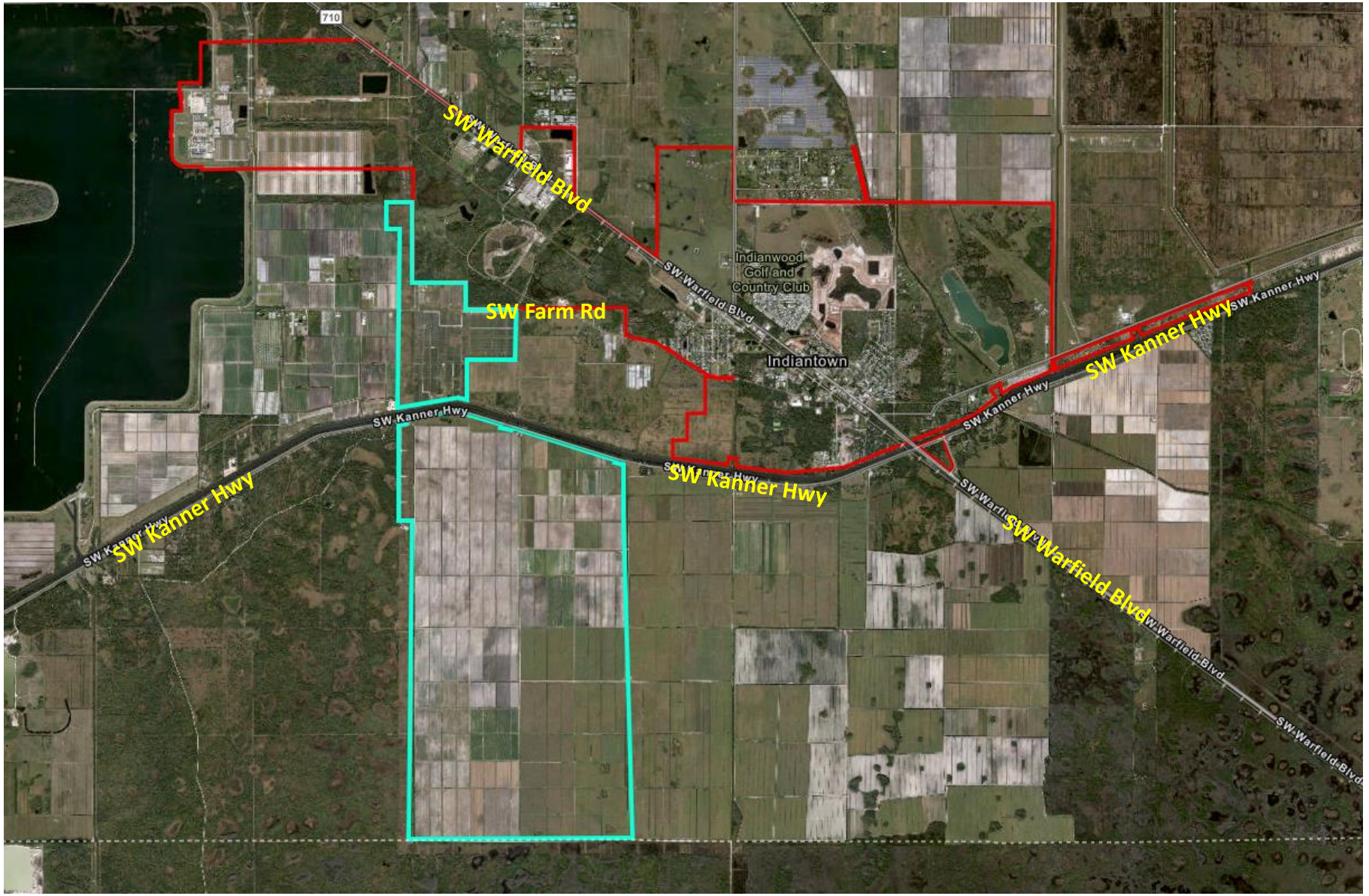
Village of Indiantown, Florida

Village Council Meeting 2-12-2026

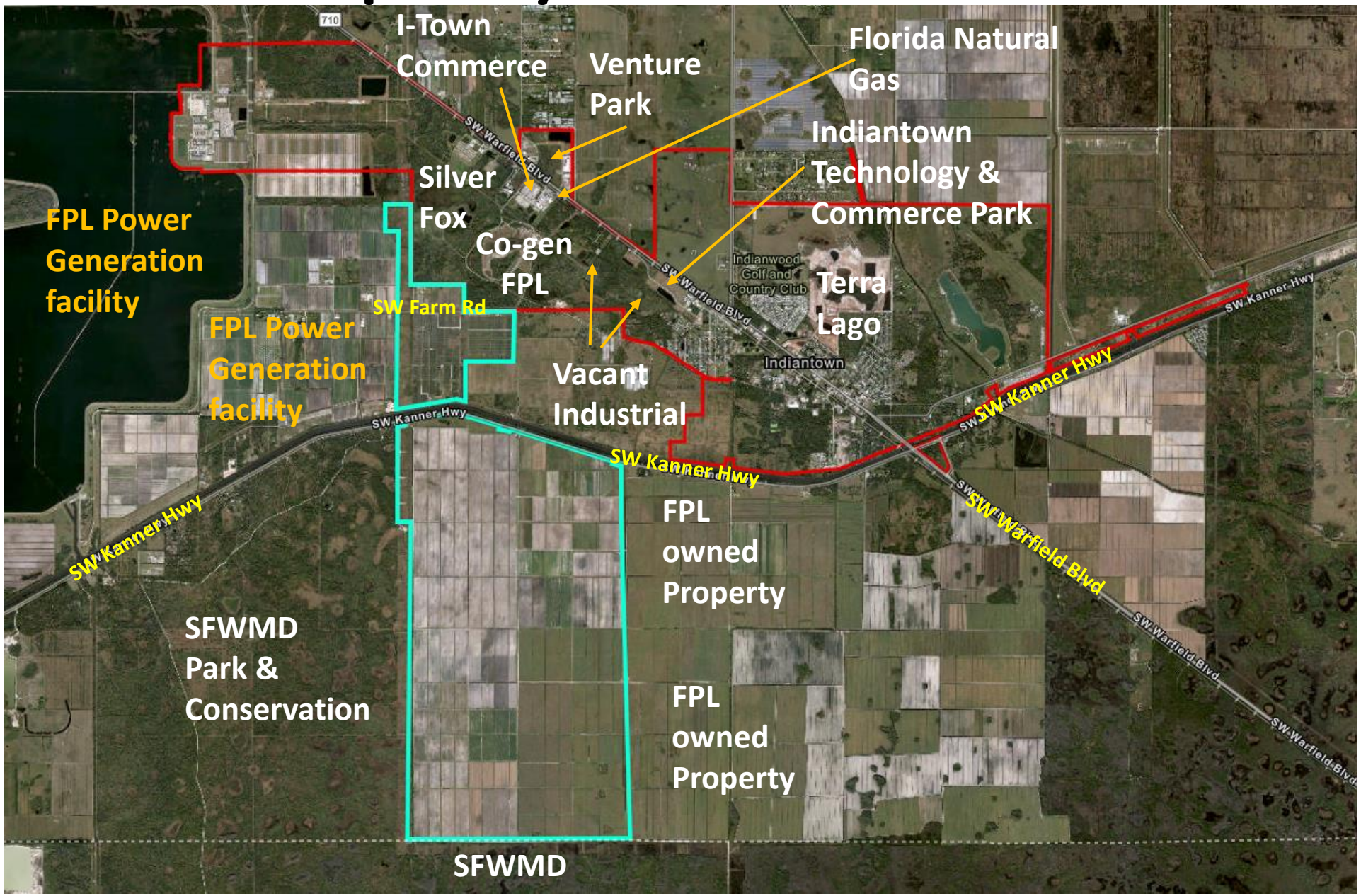
Applicant Request

Applicant request by Florida Power & Light Company for approval of approval of annexing by voluntary petition 5,722.30 +/- acre property, located north and south of SW Kanner Highway and west of SW Warfield Boulevard, and immediately south of the existing boundaries of the Village of Indiantown.

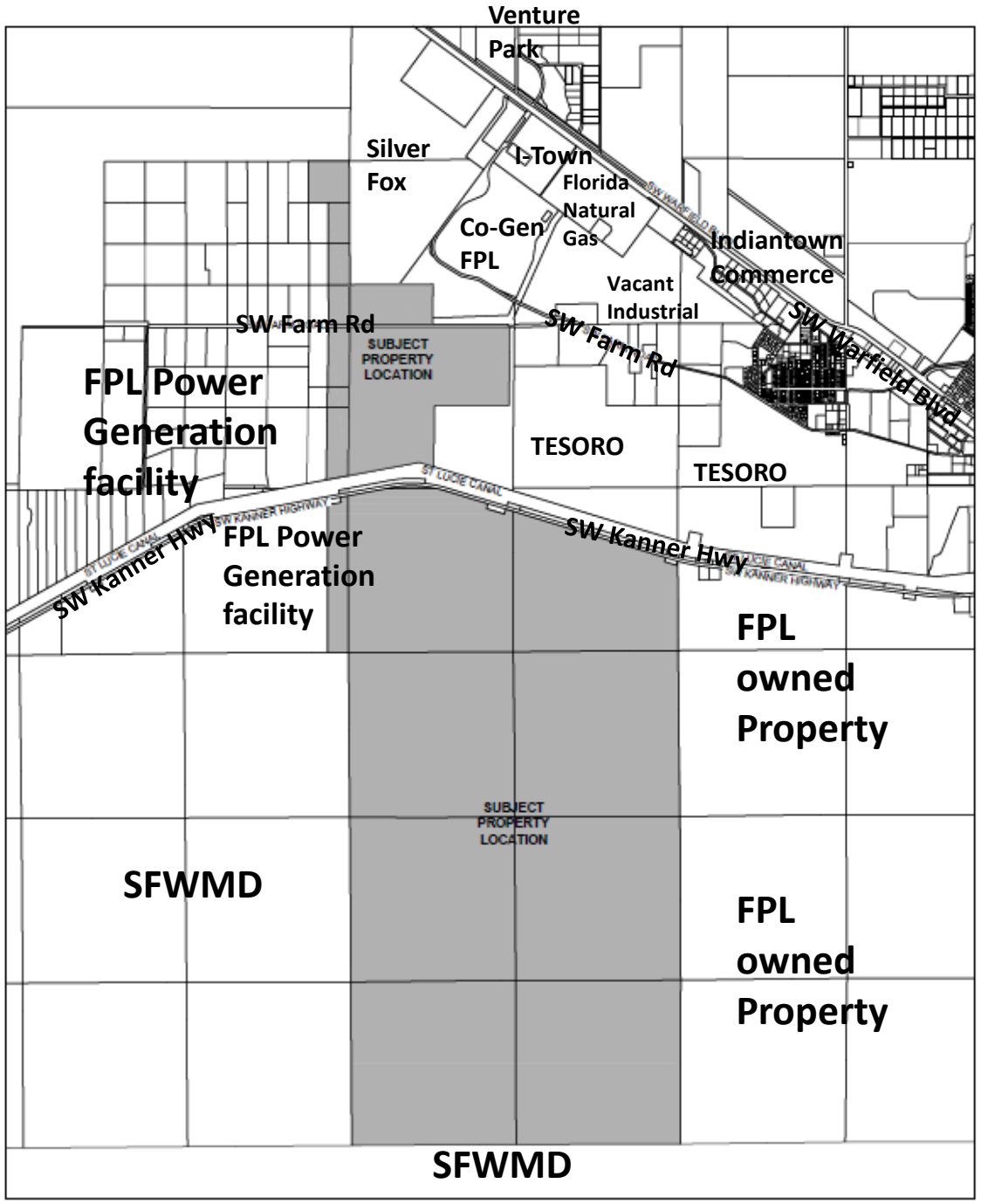
Property Location



Property Location

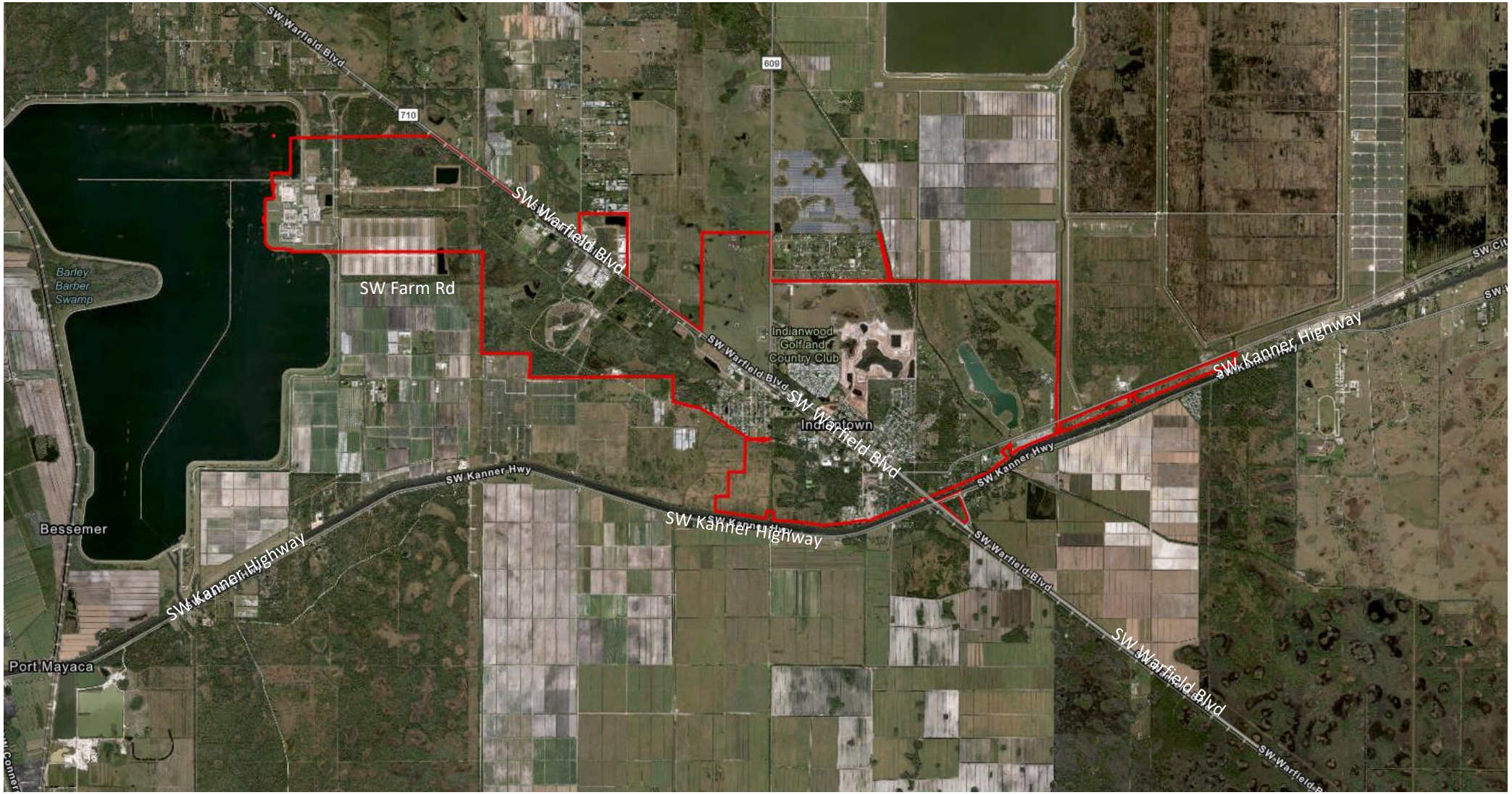


Property Location

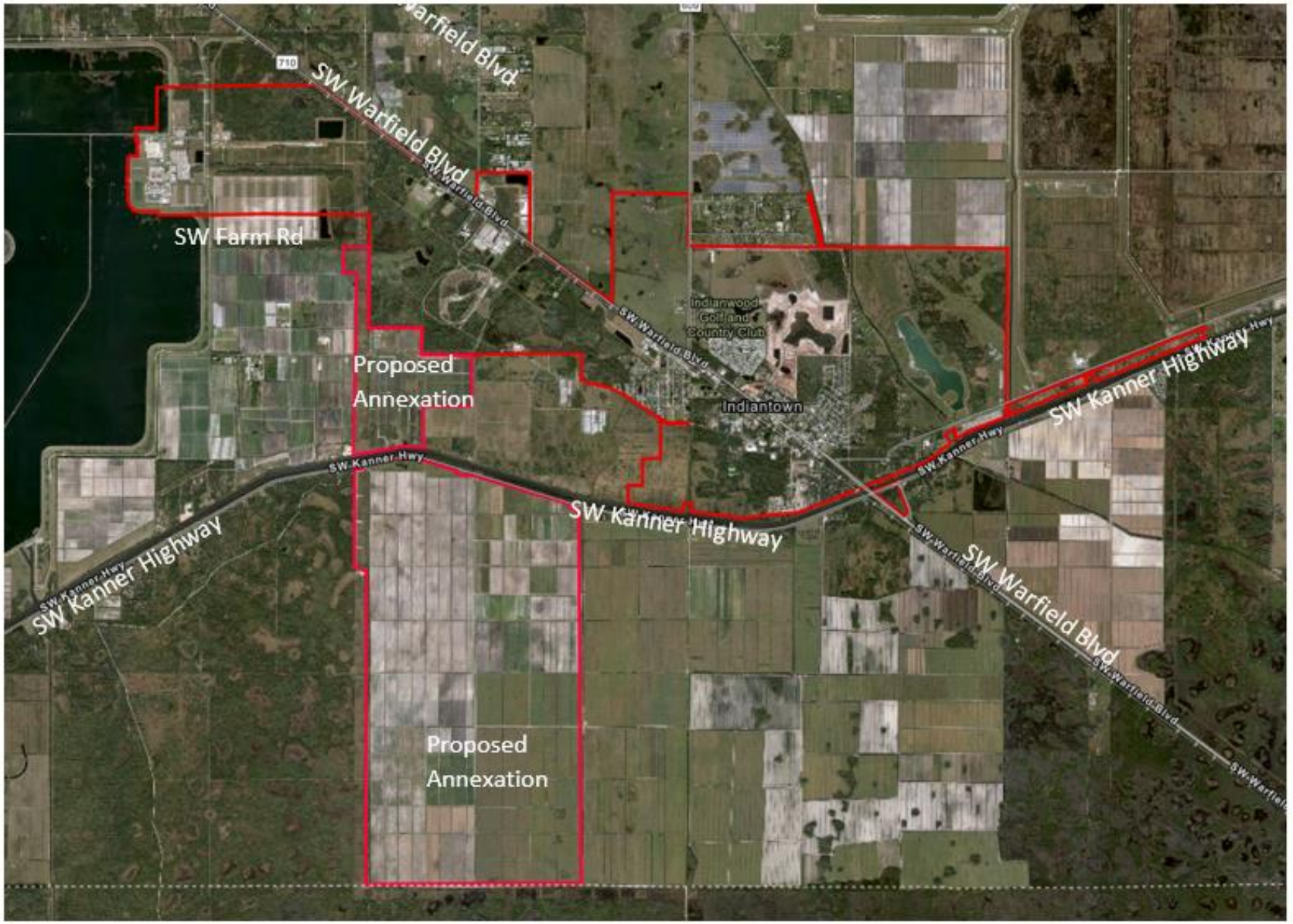


LOCATION MAP
(INTENDED DISPLAY SCALE: 1"=3000')

Municipal Boundary - Existing



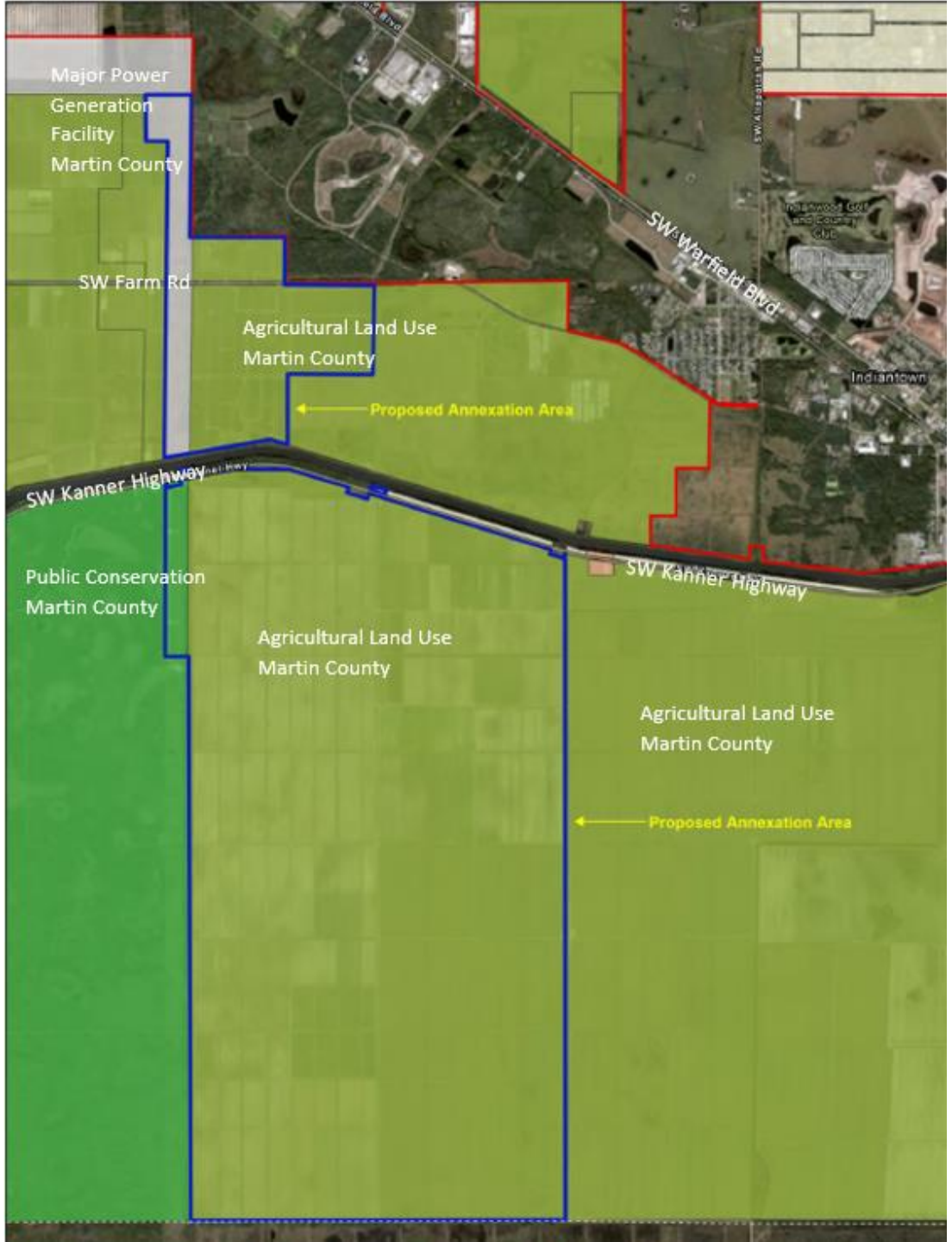
Municipal Boundary - Proposed



Existing Land Use - Village



Existing Land Use – Martin County

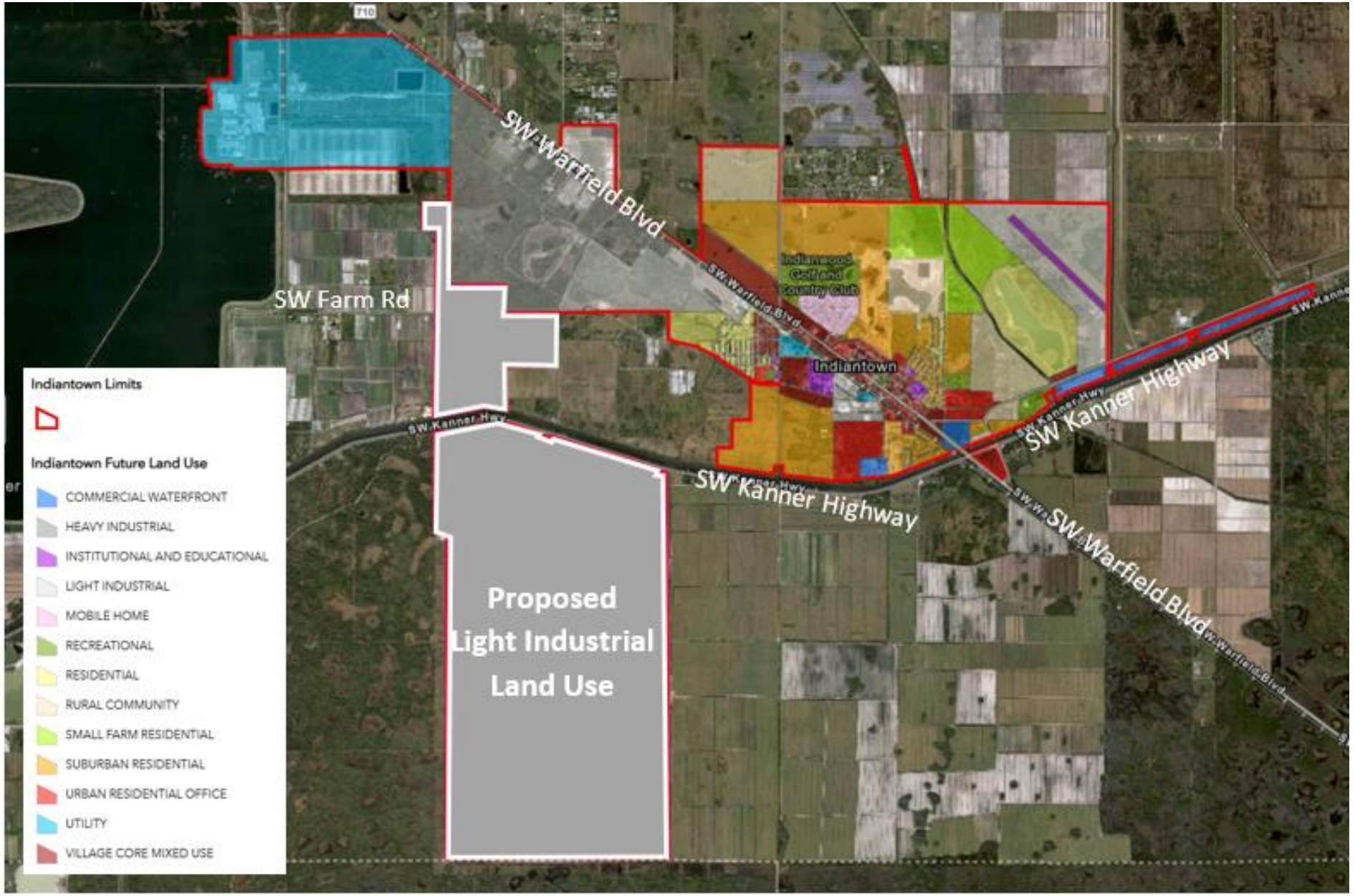


Indiantown Limits

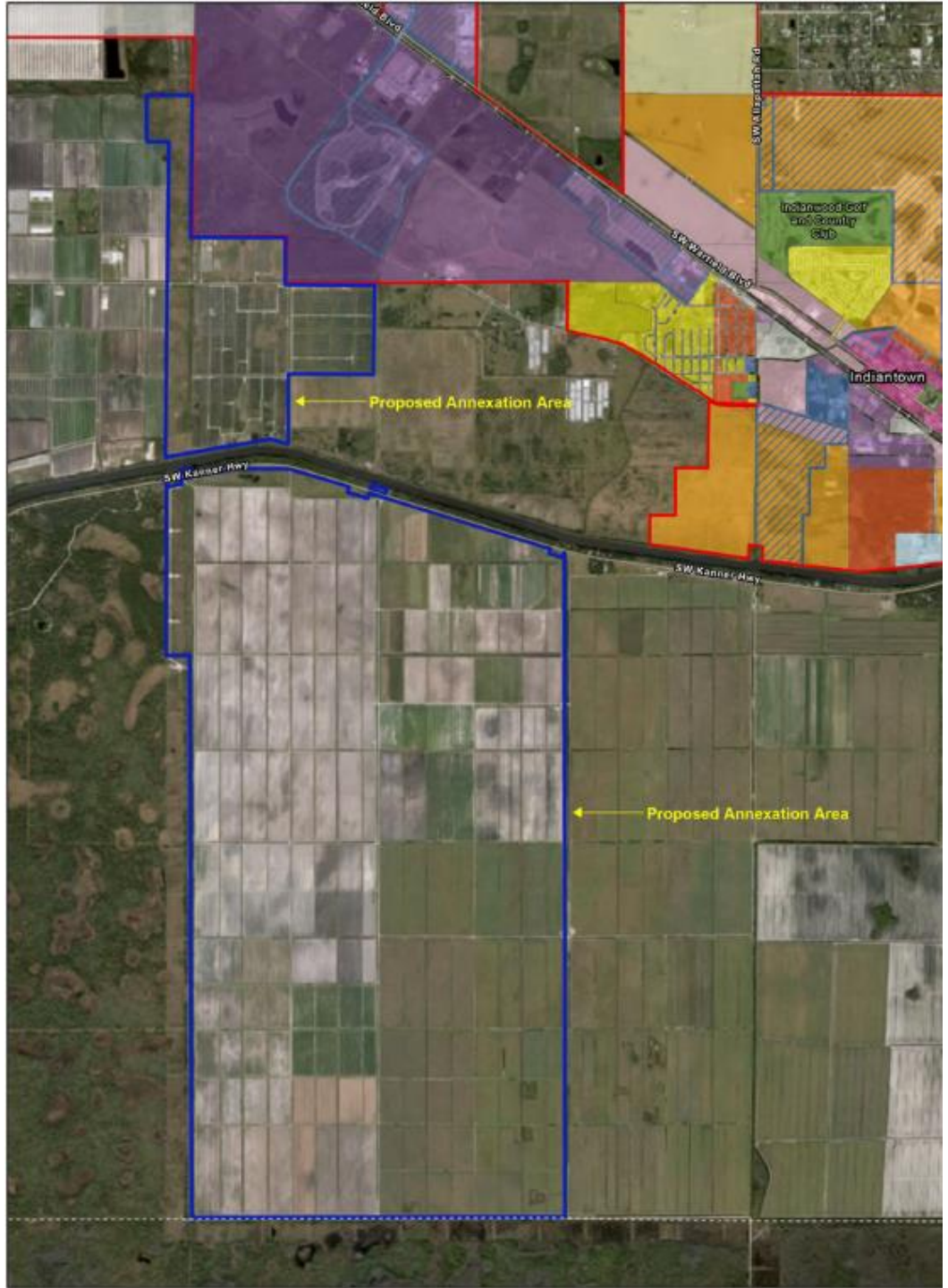
Future Landuse

- Agricultural Ranchette
- Agricultural
- Public Conservation Area
- Estate Density -up to 2 UPA
- No Data (May Include Incorporated Area)
- Major Power Generation Facility
- Rural Density -up to 0.5 UPA

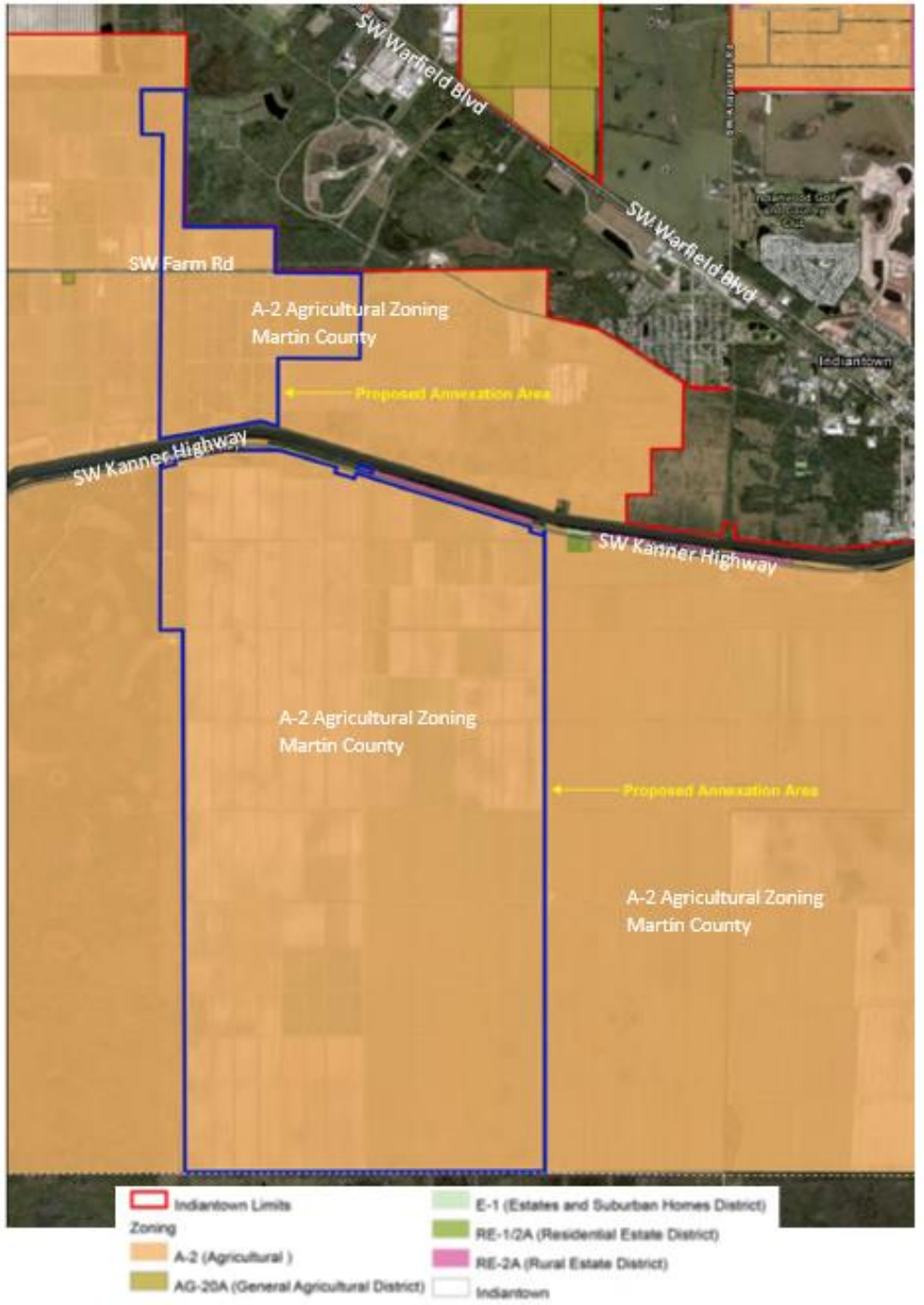
Proposed Land Use



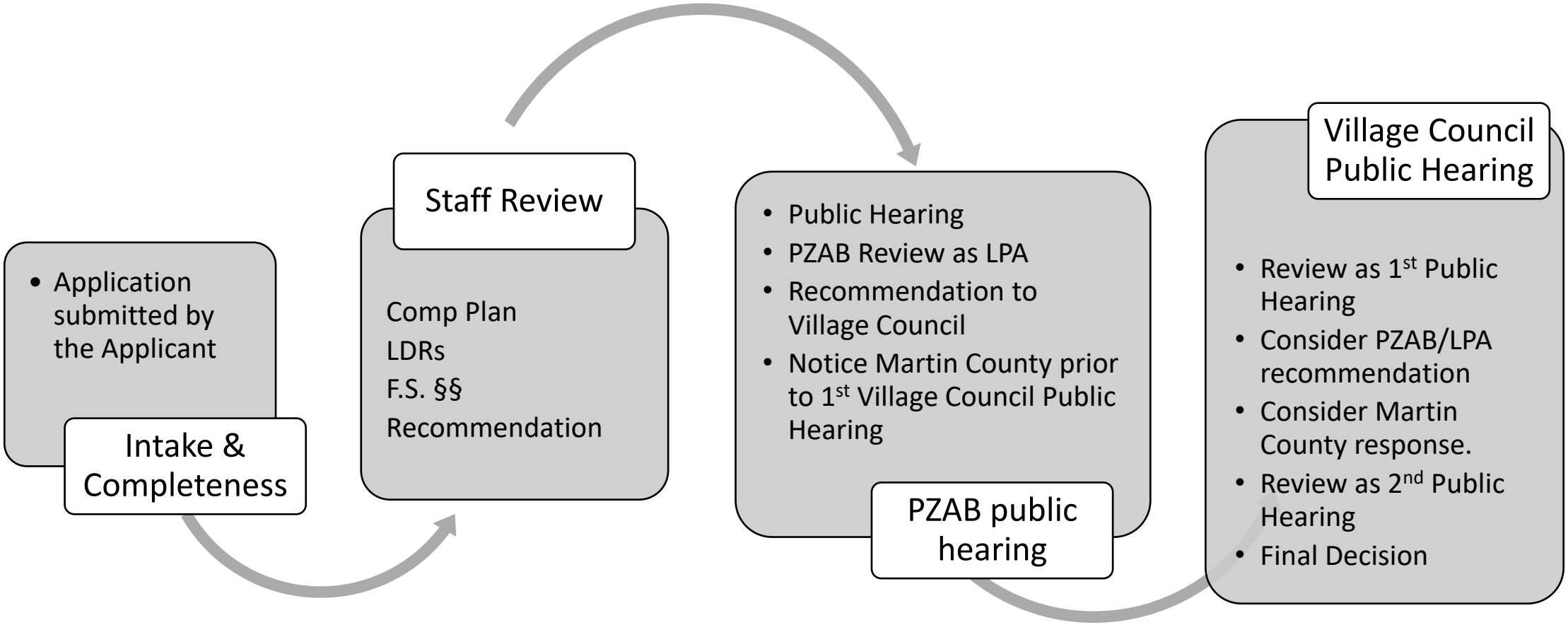
Existing Zoning – Village of Indiantown



Existing Zoning – Martin County



Voluntary Annexation Review Process



Voluntary Annexation Review

Village Comprehensive Plan Policy IC1.1.25 & Florida State Statutes Chapter 171.044.

The request for Voluntary Annexation into the Village of Indiantown satisfies the requirements of Policy IC1.1.26 – as a property contiguous to the Village's boundaries.

The Applicant has satisfied the requirements of the LDR provisions and Florida State Statute Chapter 171.044. and Land Development Regulations (LDRs), and Sec. 12-3. Annexation/contraction applications.

Recommendations

Village Staff recommends:

Approval of Application No. ANX-25-00 for the Voluntary Annexation subject to the review and recommendation by the PZAB as the LPA, ahead of consideration before Village Council as two separate public hearings.

PZAB met as the LPA on 1-7-2026 and recommended approval.

Village Council 1st Public hearing 1-8-2026 recommended approval.

Village Council 2nd Public hearing 2-12-2026 require final decision of the request for the Voluntary Annexation.

QUESTIONS?

lucido & associates

Via Hand Delivery

TRANSMITTAL

December 18, 2025

Mrs. Deanna Freeman, Community & Economic Development Director
Village of Indiantown
15516 SW Osceola Street, Ste. B
Indiantown, FL 34956

Re: Project Parrot Post-Completeness Review Submittal – Voluntary Annexation Request
Village's Reference Number: ANX-25-0001
Our Reference Number: 25-210

Dear Mrs. Freeman,

We are in receipt of your Completeness Review letter dated November 25, 2025, wherein you stated that the Application as submitted was deemed "complete" and requested one (1) hardcopy of the digitally transmitted documents to be provided to the Village. Additionally, an invoice for review fees associated with the Application was also received on the same day; such invoice totaled $1,950.00. With that, please find enclosed herewith the following:

1. Application Fee Check in the amount of $1,950.00;
2. Application for Annexation;
3. Development Application;
4. List of Parcel Identification Numbers;
5. Legal Description (.pdf)

5a. Legal Description (.docx)

6. Recorded Property Deed #1
7. Recorded Property Deed #2
8. Narrative and Justification Statement;
9. Description of Surrounding Land Uses and Zoning;
10. Location Map;
11. Existing Future Land Use (Village);
12. Existing Zoning (Village);
13. Existing Future Land Use (County);
14. Existing Zoning (County);
15. Proposed Future Land Use (Village);
16. Proposed Zoning (Village), and;
17. Boundary Survey (Signed & Sealed).

We appreciate the opportunity to provide with the above plans and documents and look forward to your Completeness Review memo. Please do not hesitate to contact me directly with any questions or concerns you may have.

Respectfully,



Brian Nolan, AICP, ASLA
Partner

lucido & associates

Hand Delivery

TRANSMITTAL

November 25, 2025

Mrs. Lucia Mendoza, Office Coordinator
Community Development Department
Village of Indiantown
15516 SW Osceola Street, Ste. B
Indiantown, FL 34956

Re: Project Parrot Completeness Review Fee – Annexation
Our Reference Number: 25-210

Dear Mrs. Mendoza,

Please find enclosed herewith a **Completeness Review fee check in the amount of $290.00** to accompany the digital submittal of the above referenced Application.

Please do not hesitate to contact me directly with any questions or concerns you may have.

Respectfully,

Brian Nolan, AICP, ASLA
Partner

lucido & associates

Via Email: *lmendoza@indiantownfl.gov*

TRANSMITTAL

November 25, 2025

Mrs. Deanna Freeman, Community & Economic Development Director
Village of Indiantown
15516 SW Osceola Street, Ste. B
Indiantown, FL 34956

Re: Project Parrot Completeness Review Submittal – Voluntary Annexation Request
Our Reference Number: 25-210

Dear Mrs. Freeman,

On behalf of Florida Power & Light, it is with great pleasure that we present to you the proposed Project Parrot Annexation Request. Please find attached herewith the following applications, documents, and plans (enumerated to match digital file naming) for Completeness Review:

1. Annexation Application Package – Combined;
2. Application for Annexation;
3. Development Application;
4. List of Parcel Identification Numbers;
5. Legal Description (.pdf)

5a. Legal Description (.docx)

6. Recorded Property Deed #1
7. Recorded Property Deed #2
8. Narrative and Justification Statement;
9. Description of Surrounding Land Uses and Zoning;
10. Location Map;
11. Existing Future Land Use (Village);
12. Existing Zoning (Village);
13. Existing Future Land Use (County);
14. Existing Zoning (County);
15. Proposed Future Land Use (Village);
16. Proposed Zoning (Village), and;
17. Boundary Survey.

Additionally, the Completeness Review Fee check in the amount of $290.00 will be hand delivered under separate cover.

We appreciate the opportunity to provide with the above plans and documents and look forward to your Completeness Review memo. Please do not hesitate to contact me directly with any questions or concerns you may have.

Respectfully,



Brian Nolan, AICP, ASLA
Partner

ANNEXATION AND INITIAL ZONING APPLICATION

APPLICATION FOR ANNEXATION AND INITIAL ZONING

Development Services – Planning Division
15516 SW Osceola St. | Indiantown, FL 34956
Phone: (772)597-8269

Received Date – Office Use Only

PROJECT NAME: Project Parrot

PROPERTY LOCATION: North and south side of SW Kanner Hwy, west of Warfield Blvd. - see attached location map.

PROPERTY TAX ID. NO(S):

See attached

- LEGAL DESCRIPTION: ALL APPLICATIONS FOR SUBDIVISION OR SITE PLAN REVIEW MUST PROVIDE THREE (3) EXECUTED, CERTIFIED AND SEALED BOUNDARY SURVEYS FOR THE SUBJECT PARCEL, WHICH SHALL INCLUDE A METES-AND-BOUNDS LEGAL DESCRIPTION. ATTACH SURVEY WITH FULL LEGAL DESCRIPTION AS EXHIBIT.

PRESENT ZONING: A-2

PRESENT DESIGNATION ON FUTURE LAND USE MAP: Power Generation, Conservation, Agricultural

DEVELOPMENT HISTORY/OTHER INFORMATION: As more specifically described in the attached documents, much of the subject land is agricultural land, with the parcels along the western edge of the proposed annexation area containing power transmission infrastructure, and the northern parcels containing solar power generation facilities.

ACREAGE: 5,700 (+/-) # OF LOTS: N/A ZONING REQUESTED: Planned Unit Development

APPLICANT'S NAME: Timothy Oliver - VP of FP&L Development (Florida Power & Light Company)

APPLICANT'S ADDRESS: 700 Universe Blvd., Juno Beach, FL 33408

TELEPHONE NUMBER: (561) 762.8489 E-MAIL ADDRESS: timothy.oliver@fpl.com

OWNER OF RECORD: Florida Power & Light Company

ANNEXATION AND INITIAL ZONING APPLICATION

OWNER'S ADDRESS: 700 Universe Blvd., Juno Beach, FL 33408

PHONE NUMBER: 561.762.8489

NUMBER OF EXISTING BUILDINGS AND EXISTING LAND USE OF THE SUBJECT PARCEL:

No buildings exist upon the subject. Use of the subject is active and vacant agricultural uses with the parcels along the western edge of the proposed annexation area containing power transmission infrastructure and parcels in the northern portion consisting of solar power generation facilities.

HOW WILL THE FOLLOWING ESSENTIAL SERVICES BE PROVIDED?

A. POTABLE WATER: Village of Indiantown or on-site

B. WASTEWATER TREATMENT: Village of Indiantown or on-site

C. STORMWATER MANAGEMENT: Will meet applicable criteria at time of development

D. RECREATION: Not Applicable; no residential units are proposed

E. SCHOOLS AND PROJECTED NUMBER OF SCHOOL AGE CHILDREN:
Proposed Future Land Use of LI and Zoning of PUD will not result in any impacts to schools.
APPLICATION MADE TO MCPS? Not Applicable

F. TRANSPORTATION: (A traffic study may be required.)

Transportation will be analyzed as applicable to future land entitlement application(s)

- APPLICANT SHALL SUBMIT WITH APPLICATION FULLY EXECUTED AND NOTARIZED ANNEXATION LAND USE AMENDMENT AND ZONING **HOLD HARMLESS AGREEMENT**.
- APPLICANT SHALL SUBMIT AN OWNER'S AFFIDAVIT WITH APPLICATION.
- PROPERTY SURVEY DATED WITHIN THE LAST SIX MONTHS.
- SUBMIT A NARRATIVE RESPONSE TO *F.S. 171.043, CHARACTER OF THE AREA TO BE ANNEXED; 171.062 EFFECTS OF ANNEXATIONS OR CONTRACTIONS.*
- INCOMPLETE APPLICATIONS WILL BE DEEMED INSUFFICIENT AND MAY BE REJECTED WITHOUT REFUND OF THE APPLICATION FEE. THE VILLAGE MAY REQUIRE ADDITIONAL INFORMATION IF IN THE VILLAGE'S SOLE DISCRETION ADDITIONAL INFORMATION (INCLUDING, BUT NOT LIMITED TO, TRAFFIC STUDIES) IS NEEDED IN ORDER TO EVALUATE THE APPLICATION FOR COMPLIANCE WITH THE VILLAGE OF INDIANTOWN COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS.

ANNEXATION, LAND USE AMENDMENT, & ZONING APPLICATION

- **APPLICANT SHALL PAY SUCH ADDITIONAL DEVELOPMENT REVIEW FEES AS MAY BE REQUIRED BY THE LAND DEVELOPMENT REGULATION**. "REVIEW COSTS" SHALL MEAN AND REFER TO THE COSTS AND EXPENSES INCURRED BY THE VILLAGE IN CONNECTION WITH THE REVIEW AND PROCESSING OF AN APPLICATION, INCLUDING BUT NOT LIMITED TO VILLAGE ATTORNEY'S FEES AND COSTS AND LEGAL, CONSULTANT AND ENGINEERING FEES AND COSTS, AND ALL ADVERTISING COSTS; PROVIDED, HOWEVER, THAT REVIEW COSTS SHALL NOT, INCLUDE (I) THE COST OF VILLAGE STAFF FROM TIME DEDICATED TO THE REVIEW AND PROCESSING AN APPLICATION, AND (II) VILLAGE ATTORNEY, LEGAL, CONSULTANT AND ENGINEERING FEES AND COSTS INCURRED BY THE VILLAGE IN REVIEWING AND PROCESSING AN APPLICATION WHICH ARE EXPRESSLY INCLUDED WITHIN THE FLAT FEE PURSUANT TO THE PROVISIONS OF CHAPTER 12 OF THE LAND DEVELOPMENT REGULATION.

- BY SIGNING THIS APPLICATION, I AM PROVIDING MY WRITTEN CONSENT FOR THE SUBJECT PROPERTY TO BE ASSESSED FOR ANY AND ALL VILLAGE--WIDE NON--AD VALOREM ASSESSMENTS LEVIED BY THE VILLAGE OF INDIANTOWN AS OF THE DATE THIS PROPERTY IS ANNEXED INTO THE VILLAGE'S BOUNDARIES.

- I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AT THE TIME OF APPLICATION:

Timothy Oliver 11/21/25

APPLICANT SIGNATURE DATE

NOTARIZATION

STATE OF FLORIDA /COUNTY OF PALM BEACH

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

this 21ST day of NOVEMBER, 2025, by TIMOTHY OLIVER (name of person acknowledging)

Angela Smith

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

NOTARY PUBLIC STATE OF FLORIDA
ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

Personally Known X OR Produced Identification N/A Type of Identification Produced N/A

ANNEXATION, LAND USE AMENDMENT, & ZONING APPLICATION

AGENT AUTHORIZATION FORM

Parcel Id(s) See attached Parcel ID memo

Subject Site Address Unaddressed. North and south side of Kanner Hwy., west of Warfield Blvd.

Property Owner Florida Power & Light Company

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

Brian Nolan, AICP, ASLA (Contractor / Agent), of Lucido & Associates (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 701 SE Ocean Blvd., Stuart, FL 34994

Business Phone 772.220.2100 Mobile

E-mail bnolan@lucidodesign.com

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

Pamela Rauch
Owner Signature

Agent Signature (to accept authorization)

STATE OF FLORIDA:
COUNTY OF PALM BEACH

Sworn and subscribed before me this 24th day of NOVEMBER, 2025.

Angela Smith
Signature of Notary Public
Notary Public for the State of Florida

NOTARY PUBLIC STATE OF FLORIDA
ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

My Commission Expires
JUNE 5, 2025

ANNEXATION, LAND USE AMENDMENT, & ZONING APPLICATION

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), Pamela Rauch, 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.

Pamela Rauch
Signature and Date

Signature and Date

Sworn to and subscribed to before me this 24th day of NOVEMBER, 2025

Notary Public Angela Smith

Commission Expires JUNE 5, 2026

NOTARY PUBLIC STATE OF FLORIDA
ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

ANNEXATION, LAND USE AMENDMENT, & ZONING APPLICATION

CORPORATION AFFIDAVIT

(I/WE), Pamela Rauch, being first duly sworn, depose and say that (I am/We are) the ☐ President ☒ Vice-President ☐ Secretary ☐ Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the ☒ owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing.

Florida Power & Light Company
Name of Corporation

Attest: _____

Pamela Rauch
Authorized Signature

Vice President
Office Held

(Corp. Seal)

Sworn to and subscribed to before me this 24th day of November, 2025

Notary Public Angela Smith

ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

Commission Expires June 5, 2026

NOT APPLICABLE

ANNEXATION, LAND USE AMENDMENT, & ZONING APPLICATION

PARTNERSHIP AFFIDAVIT

(I/WE),_____ , 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.

_____
Name of Partnership

By_____ _____%

By _____ _____%

By _____ _____%

By _____ _____%

_____
Signature

STATE OF FLORIDA:
COUNTY OF_____

Sworn and subscribed before me this _____ day of _____, 20_____.___

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

My Commission Expires

_____

ANNEXATION, LAND USE AMENDMENT, & ZONING APPLICATION

ATTORNEY AFFIDAVIT

I, Robert S. Raynes Jr., being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Signature

STATE OF FLORIDA:
COUNTY OF Martin

Sworn and subscribed before me this 24th day of November 20 25.

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

My Commission Expires
9.16.2028

KIM M. BOYLE
MY COMMISSION # HH 576475
EXPIRES: September 16, 2028

ANNEXATION, LAND USE AMENDMENT, & ZONING APPLICATION

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.

Florida Power & Light Company
Corporation Name

Name, Address and Office	Percentage of stock
NextEra Energy, Inc.	100%
700 Universe Blvd., Juno Beach, FL 33408	
(Publicly owned and traded on the New York	
Stock Exchange. NYSE Symbol: NEE)	

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

NOT APPLICABLE

ANNEXATION, LAND USE AMENDMENT, & ZONING APPLICATION

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
_____	_____
_____	_____
_____	_____
_____	_____

_____
Signature

STATE OF FLORIDA:
COUNTY OF_____

Sworn and subscribed before me this _____ day of _____, 20_____.___

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

My Commission Expires

_____

ANNEXATION, LAND USE AMENDMENT, & ZONING APPLICATION

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**. [Sec. 12-2(8) Cost Recovery.]

Please type or print the following:

Date: 11/4/2025

Full Name: Timothy Oliver - VP of FP&L Development

Current Address: 700 Universe Blvd. City: Juno Beach

State: Florida Zip: 33408

Telephone Number (561) 762 8489 Email: timothy.oliver@fpl.com

Signature

STATE OF FLORIDA:
COUNTY OF PALM BEACH

Sworn and subscribed before me this 4th day of NOVEMBER, 2025.

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

ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

My Commission Expires
JUNE 5, 2026

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 Timothy Oliver, 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: AX-_____

Application Number: RZ-_____

Application Number: CP-_____

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). ☑ Please refer to the appropriate Submittal Checklist for all additional documents, in conjunction with this application, due at time of first submittal.	Main Project Application No. Escrow No.	Application Received Date

2 APPLICATION TYPE (Check all the applicable development applications)

	Abandonment/Vacation of Right-of-Way or Easement	X	Land Use Plan Map Amendment
	Administrative Variance		Major Site Plan / Site Plan Amendment
	Alcohol Beverage License		Minor Administrative Site Plan / Site Plan Amendment
X	Annexation or Contraction		Minor Site Plan/ Site Plan Amendment
	Appeal	X	Planned Development
	Conditional Use		Plat / Plat Exemption / Plat Waiver
	Comprehensive Plan Text Amendment		Research
	Dedication of Right-of-Way or Easement	X	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):

See attached Parcel ID memo.

Development / Project Name	Project Parrot
Development / Project Address	Unaddressed. North and south side of Kanner Hwy., west of Warfield Blvd.
Valuation of Proposed Development	
Current Use(s) of Property	Agricultural; solar power generation; electric transmission
Proposed Use(s) of Property	Light Industrial
Residential Use(s) / Unit Type(s)	Not Applicable
Number of Residential Units	Not Applicable
Non-residential Total Building Gross SF	
Site Area (SF & Acres)	5,700 ac. (+/-)

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: Brian Nolan, AICP, ASLA	Company: Lucido & Associates
Telephone No.: 772.220.2100	E-mail: bnolan@lucidodesign.com
Select Title: Planner / Architect / Landscape Architect / Engineer / **Land Use Attorney** / Other:	
Name: Robert S. Raynes, Jr. / Christen Spake	Company: Gunster
Telephone No.: 772.288.1980	E-mail: rraynes@gunster.com / cspake@gunster.com
Select Title: Planner / Architect / Landscape Architect / **Engineer** / Land Use Attorney / Other:	
Name: Armando Lopez, P.E.	Company: Kimley-Horn
Telephone No.: 305.535.7764	E-mail: armando.lopez@kimley-horn.com
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other: **Surveyor**	
Name: Lee Reumann, PSM	Company: Culpepper & Terpening, Inc.
Telephone No.: 772.464.3537	E-mail: lreumann@ct-eng.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:

4 PROPERTY OWNER INFORMATION	
Name: Pamela M. Rauch - VP Florida Power & Light Corporation	Signature: Pamela Rauch
Telephone No.: 561.762.8489	E-mail: timothy.oliver@fpl.com (Timothy Oliver - VP FP&L Development)
Address: 700 Universe Blvd., Juno Beach, FL 33408	

NOTARIZATION

STATE OF FLORIDA /COUNTY OF PALM BEACH

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

this 24th day of NOVEMBER, 2025, by PAMELA RAUCH (name of person acknowledging)

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

NOTARY PUBLIC STATE OF FLORIDA
ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

Personally Known X OR Produced Identification N/A Type of Identification Produced N/A

AGENT AUTHORIZATION FORM

Parcel Id(s) See attached Parcel ID memo.

Subject Site Address Unaddressed. North and south side of Kanner Hwy., west of Warfield Blvd.

Property Owner Florida Power & Light

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

Brian Nolan, AICP, ASLA (Contractor / Agent), of Lucido & Associates (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 701 SE Ocean Blvd., Stuart, FL 34994

Business Phone 772.220.2100 Mobile

E-mail bnolan@lucidodesign.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 24th day of NOVEMBER, 2025.

Signature of Notary Public
Notary Public for the State of Florida

ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

My Commission Expires
JUNE 5, 2026

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), Pamela Rauch, 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.

Pamela Rauch
Signature and Date

Signature and Date

Sworn to and subscribed to before me this 24th day of NOVEMBER, 2025

Notary Public Angela Smith

ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

Commission Expires JUNE 5, 2026

CORPORATION AFFIDAVIT

(I/WE), Pamela Rauch, being first duly sworn, depose and say that (I am/We are) the ☐ President ☒ Vice-President ☐ Secretary ☐ Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the ☒ owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing.

Florida Power & Light Company
Name of Corporation

Attest: _____

Pamela Rauch
Authorized Signature

Vice President
Office Held

(Corp. Seal)

Sworn to and subscribed to before me this 24th day of NOVEMBER, 2025

Notary Public Angela Smith

ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

Commission Expires JUNE 5, 2026

ANNEXATION, LAND USE AMENDMENT, & ZONING APPLICATION

ATTORNEY AFFIDAVIT

I, Robert S. Raynes Jr., being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Signature

STATE OF FLORIDA:
COUNTY OF Martin

Sworn and subscribed before me this 24th day of November, 20 25.

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

My Commission Expires
9.16.2028

KIM M. BOYLE
MY COMMISSION # HH 576475
EXPIRES: September 16, 2028

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.

Florida Power & Light Company
Corporation Name

Name, Address and Office	Percentage of stock
NextEra Energy, Inc.	100%
700 Universe Blvd., Juno Beach, FL 33408	
(Publicly owned and traded on the New York	
Stock Exchange. NYSE Symbol: NEE)	

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

NOT APPLICABLE

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
_____	_____
_____	_____
_____	_____
_____	_____

_____
Signature

STATE OF FLORIDA:
COUNTY OF_____

Sworn and subscribed before me this _____ day of _____, 20_____.___

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

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: 11/4/2025

Full Name: Timothy Oliver - VP of FP&L Development

Current Address: 700 Universe Blvd. City: Juno Beach

State: Florida Zip: 33408

Telephone Number (561) 762 8489 Email: timothy.oliver@fpl.com

Signature

STATE OF FLORIDA:
COUNTY OF PALM BEACH

Sworn and subscribed before me this 4th day of NOVEMBER, 2025.

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

ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

My Commission Expires
JUNE 5, 2026

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 Timothy Oliver, 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: _____

Project Parrot
Annexation, Future Land Use Map Amendment, Planned Unit Development

Parcel Identification Numbers

323938001006000007

323938001012000005

323938001018000011

323938001024000108

323938001029000107

323938001034000116

323938001039000017

094038000000000301

034038000000000509

104038000000000201

154038000000000102

224038000000000108

274038000000000107

114038000000000209

144038000000000105

234038000000000106

264038000000000109

034038000000000110

AS-SURVEYED LEGAL DESCRIPTION

TRACT 1

PORTIONS OF SECTIONS 33 AND 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST, BEING PARCELS 4 THROUGH 8 AS DESCRIBED IN CORRECTIVE SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 3058, PAGE 348 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°00'06" EAST ON THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 4001.08 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF (S-1/2) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST; THENCE NORTH 89°39'07" EAST ON SAID NORTH LINE, A DISTANCE OF 2648.77 FEET TO A POINT ON THE EAST LINE OF SAID SOUTH ONE-HALF (S-1/2) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 34; THENCE SOUTH 00°00'20" WEST ON SAID EAST LINE, A DISTANCE OF 1278.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW FARM ROAD (100.00 FEET RIGHT-OF-WAY); THENCE SOUTH 89°31'57" WEST ON SAID NORTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2648.64 FEET; THENCE SOUTH 89°56'59" WEST ON SAID NORTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST, A DISTANCE OF 700.00 FEET TO A POINT ON A LINE 700.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 33; THENCE NORTH 00°00'06" WEST ON SAID PARALLEL LINE, A DISTANCE OF 3948.75 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ON-QUARTER (NE-1/4) OF SAID SECTION 33; THENCE SOUTH 89°45'33" WEST ON SAID SOUTH LINE, A DISTANCE OF 624.97 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF SECTION 33; THENCE NORTH 00°02'09" WEST ON SAID WEST LINE, A DISTANCE OF 1332.22 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 33; THENCE NORTH 89°41'45" EAST ON SAID

NORTH LINE, A DISTANCE OF 1325.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,924,301 S.F.± OR 181.92 ACRES MORE OR LESS.

TOGETHER WITH:

TRACT 2

PARCELS 1 THROUGH 3 AND PARCELS 9 THROUGH 13 AS DESCRIBED IN CORRECTIVE SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 3058, PAGE 348 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA LYING IN SECTIONS 3 AND 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°56'59" WEST ALONG THE NORTH LINE OF SECTION 4 TO A POINT ON THE WEST LINE OF THE EAST 700 FEET OF SAID SECTION, A DISTANCE OF 700.06 FEET, THENCE PARALLEL WITH THE AFOREMENTIONED EAST LINE OF SECTION 4 SOUTH 00°43'40" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD (100.00 FEET RIGHT-OF-WAY) AND THE POINT OF BEGINNING; THENCE FROM SAID BEGINNING, NORTH 89°56'59" EAST ON SAID SOUTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 700.06 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°31'57" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2552.68 FEET; THENCE SOUTH 00°39'21" WEST, A DISTANCE OF 96.02 FEET; THENCE NORTH 89°31'57" EAST, A DISTANCE OF 192.04 FEET TO A POINT 96.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF (E-1/2) OF SAID SECTION 3; THENCE SOUTH 00°39'21" WEST, A DISTANCE OF 4437.31 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT AT WHICH THE RADIUS POINT BEARS SOUTH 09°18'48" WEST, THENCE WESTERLY ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 4020.62 FEET THROUGH A CENTRAL ANGLE OF 19°58'53" AN ARC DISTANCE OF 1402.15 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79°19'55" WEST, A DISTANCE OF 2096.50 FEET (THE LAST TWO COURSES BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL)

TO A POINT ON A LINE 700.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 04, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°43'40" EAST ON SAID PARALLEL LINE, A DISTANCE OF 4915.02 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD AND THE POINT OF BEGINNING;

CONTAINING 1,548,839.09 S.F.± OR 366.13 ACRES MORE OR LESS.

TOGETHER WITH

TRACT 3

A TRACT OF LAND LYING IN THE NORTH HALF (1/2) OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (1/4) OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00 DEGREES 39 MINUTES 21 SECONDS WEST ON THE WEST LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING; THENCE, NORTH 89 DEGREES 31 MINUTES 57 SECONDS EAST ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD, A DISTANCE OF 2,506.20 FEET; THENCE, LEAVING SAID SW RIGHT-OF-WAY OF SW FARM ROAD, SOUTH 00 DEGREES 39 MINUTES 21 SECONDS WEST ON A LINE PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 2,526.84 FEET TO AN INTERSECTION WITH THE LINE AT 45 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4); THENCE, SOUTH 89 DEGREES 42 MINUTES 36 SECONDS WEST ON SAID LINE AT 45.00 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 2,410.05 FEET TO AN INTERSECTION WITH A LINE 96.00 FEET EAST OF, AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER (1/4); THENCE, NORTH 00 DEGREES 39 MINUTES 21 SECONDS EAST PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 2,423.35 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 57 SECONDS WEST ON A LINE 96.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY OF SW FARM ROAD, A DISTANCE OF 192.04 FEET; THENCE, NORTH 00 DEGREES 39 MINUTES 21 SECONDS EAST PARALLEL WITH SAID WEST LINE OF THE

NORTHEAST QUARTER (1/4), A DISTANCE OF 96.02 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD; THENCE, NORTH 89 DEGREES 31 MINUTES 57 SECONDS EAST ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD, A DISTANCE OF 96.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,098,401.87 S.F.± OR 140.00 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 2:

PORTIONS OF SECTION 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST, LYING BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 47 AND THE SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT, AS RECORDED IN PLAT BOOK 2 AT PAGE 35, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SPILLWAY "D", AS SHOWN ON SHEET 3, OF THE AFORESAID PLAT OF THE ST. LUCIE CANAL; THENCE RUN SOUTH 73 DEGREES 07 MINUTES 38 SECONDS EAST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET: THENCE RUN SOUTH 16 DEGREES 52 MINUTES 22 SECONDS WEST, FOR A DISTANCE OF 133.00 FEET; THENCE RUN NORTH 73 DEGREES 07 MINUTES 38 SECONDS WEST, ALONG THE SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET; THENCE RUN NORTH 16 DEGREES 52 MINUTES 22 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID SPILLWAY "D", FOR A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 57,196.65 SQUARE FEET OR 1.31 ACRES

TOGETHER WITH

PARCEL 3

A PARCEL OF LAND LYING IN SECTION 9 TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST,

BEING ALSO THE NORTHWEST CORNER OF SECTION 10, SAID CORNER BEING MARKED BY A 4" X 4" CONCRETE MONUMENT AS SHOWN ON CERTIFIED CORNER RECORD NUMBER 092879; THENCE SOUTH 00°04'04" EAST, ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 128.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, BEING A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY; THENCE SOUTH 79°19'55" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 275.28 FEET TO THE INTERSECTION WITH THE EAST LINE OF SPILLWAY "C", ST. LUCIE CANAL, AS RECORDED IN PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 10°40'05" WEST, ALONG SAID EAST LINE, A DISTANCE OF 133.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID ST. LUCIE CANAL; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 263.75 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 9; THENCE NORTH 89°56'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 35.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 38,147.76 S.F.± OR 0.88 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 4

A PARCEL OF LAND LYING WITHIN A PORTION OF SECTIONS 3, 4, 9, 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST AND ALL OF SECTIONS 14, 15, 22, 23, 26 AND 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY THAT INTERSECTS THE EAST LINE OF SAID SECTION 9; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1276.15 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 10, BEING ALSO THE SOUTH LINE OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY FLORIDA; THENCE CONTINUE NORTH 79°19'55" EAST,

ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 136.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'47" FOR A DISTANCE OF 1257.72 FEET TO THE INTERSECTION WITH A LINE THAT IS 15.13 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 00°39'18" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 43.10 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 3 SAID POINT IS SOUTH 89°43'51" WEST, A DISTANCE OF 2640 FEET, AS MEASURED ALONG SAID SOUTH LINE, FROM THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 89°43'51" EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, BEING ALSO THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 232.99 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET, A CHORD WHICH BEARS SOUTH 75°30'59" EAST, WITH A CHORD DISTANCE OF 322.03 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 4°53'43" FOR A DISTANCE OF 322.13 FEET; THENCE SOUTH 73°07'29" EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1390.76 FEET TO THE WESTERLY LINE OF SPILLWAY "D" AS SHOWN ON THE DEPARTMENT OF THE ARMY, OKEECHOBEE WATERWAY, FLORIDA ST. LUCIE CANAL PORTION, SURVEY FOR LOCATION OF RIGHTS-OF-WAY SHEET 3 OF 53, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA ; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "D"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "D", A DISTANCE OF 600.00 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "D"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SAID SPILLWAY "D", A DISTANCE OF 167.00 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE SOUTH 73°07'29" EAST, ALONG SAID

SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 5388.76 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SPILLWAY “E”, AS RECORDED IN SAID PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 16°52'31” WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY “E”; THENCE SOUTH 73°07'29” EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY “E”, A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF SPILLWAY “E”; THENCE NORTH 16°52'31” EAST, ALONG THE EASTERLY LINE OF SPILLWAY “E”, A DISTANCE OF 146.90 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°37'52” EAST, ALONG SAID EAST LINE, A DISTANCE OF 2929.39 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 11 BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 00°32'21” EAST, ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 5298.88 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 14 BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 00°18'31” EAST, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 23, A DISTANCE OF 2639.65 FEET TO THE EAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 23; THENCE SOUTH 00°18'15" WEST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 23, A DISTANCE OF 2638.91 TO THE SOUTHEAST CONER OF SAID SECTION 23, BEING ALSO THE NORTHEAST CORNER OF SECTION 26; THENCE SOUTH 00°04'00” WEST ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 26, A DISTANCE OF 2639.58 FEET TO THE EAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 26; THENCE SOUTH 00°04'42” WEST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 26, A DISTANCE OF 2639.58 FEET TO THE SOUTHEAST TO THE SOUTHEAST CORNER OF SAID SECTION 26, BEING ALSO THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°48'33” WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 5311.60 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26, BEING ALSO THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°36'28” WEST, ALONG THE SOUTH LINE OF SAID

SECTION 27, A DISTANCE OF 5300.26 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 00°19'09" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE 2636.48 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 00°19'27" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 2636.60 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27, BEING ALSO THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°19'56" WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 5319.39 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22, BEING ALSO THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°31'20" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2657.77 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 00°31'08" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2656.26 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15, BEING ALSO THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 40 EAST, THENCE SOUTH 89°36'03" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 661.99 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST QUARTER OF THE EAST HALF OF SAID SECTION 9; THENCE NORTH 00°07'11" WEST, ALONG SAID WEST LINE, A DISTANCE OF 4926.81 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.79 FEET TO THE INTERSECTION OF THE WEST LINE OF SPILLWAY "C" AS RECORDED IN SAID PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 10°40'05" EAST, ALONG SAID WEST LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH LINE OF SAID SPILLWAY "C", A DISTANCE OF 400.19 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 10°40'05" WEST, ALONG THE EAST LINE OF SAID SPILLWAY "C", A DISTANCE OF 167.00 FEET TO THE INTERSECTION OF THE SAID SOUTH

RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 256.57 FEET TO THE EAST LINE OF SAID SECTION 9, BEING ALSO THE WEST LINE OF SAID SECTION 10 AND THE POINT OF BEGINNING.

CONTAINING 5,032.06 ACRES MORE OR LESS

TOTAL ACREAGE: 5722.30 ACRES MORE OR LESS.

Recorded in Martin County, FL 5/13/2019 2:19 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $52.50
CFN#2753993 BK 3058 PG 348 PAGE 1 of 6

This instrument prepared by or under the supervision of
(and after recording should be returned to):

Seth Sheitelman, Esq.
Florida Power & Light Company
700 Universe Boulevard (LAW/JB)
Juno Beach, Florida 33408

Parcel I.D. No.: 03-40-38-000-000-00021-0;
03-40-38-000-000-00020-6; 03-40-38-000-000-00030-4;
03-40-38-000-000-00040-2; 32-39-38-001-039-00001-7;
32-39-38-001-034-00011-6; 32-39-38-001-029-00010-7;
34-39-38-000-000-00020-3; 32-39-38-001-024-00010-8;
32-39-38-001-018-00001-1; 32-39-38-001-012-00000-5;
32-39-38-001-006-00000-7; and a portion of 03-40-38-000-000-00010-8

(Space Reserved for Clerk of Court)

NOTE TO CLERK: THIS CORRECTIVE SPECIAL WARRANTY DEED IS BEING RECORDED FOR THE PURPOSE OF CORRECTING THE LEGAL DESCRIPTION AS SHOWN IN THE ORIGINAL SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 2975, PAGE 1715, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, CFN#2679177, AND ALL DOCUMENTARY STAMP TAXES HAVE BEEN PAID IN CONNECTION WITH THE RECORDING OF THAT DEED. IN THIS REGARD, NO DOCUMENTARY STAMP TAXES ARE DUE HEREON.

CORRECTIVE SPECIAL WARRANTY DEED

THIS CORRECTIVE SPECIAL WARRANTY DEED is made effective as of the 16th day of February, 2018 by Tesoro Groves Limited Partnership, a Delaware limited partnership ("**Grantor**"), whose mailing address is 3602 Colonial Court, Ft. Myers, Florida 33913, to Florida Power & Light Company, a Florida corporation ("**Grantee**"), whose mailing address is 700 Universe Boulevard, Juno Beach, Florida 33408, Attn: Corporate Real Estate Department. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, personal representatives, and assigns.

W I T N E S S E T H:

GRANTOR, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's successors and/or assigns forever, the following described land situate and being in Martin County, Florida ("**Property**"), to wit:

SEE ATTACHED EXHIBIT A.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year of closing and subsequent years which are not yet due and payable; (b) zoning, restrictions, prohibitions and other requirements imposed by governmental authority, (c) restrictions and matters appearing on the plat or otherwise common to the subdivision, and (d) all covenants, conditions, restrictions, rights of way, limitations, easements and similar matters of record, if any, but this reference shall not operate to reimpose same.

Copy Copy Copy

THIS CONVEYANCE is further subject to the restrictive covenant set forth on Exhibit B attached hereto and by this reference expressly made a part hereof.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property to Grantee; and, that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

[SIGNATURE ON FOLLOWING PAGE.]

Copy Copy Copy

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Grantor:

Tesoro Groves Limited Partnership,
a Delaware limited partnership

By: Tesoro Groves Management, L.L.C.,
a Delaware limited liability company,
its general partner

By: KR Florida Operations, LLC,
a Delaware limited liability company,
its manager

Sign: _____
Print: MITCH HUTCHCRAFT

Sign: _____
Print: JEFF KRUEGER

Name: Charles W. Lucas, President

STATE OF FLORIDA)
) SS:
COUNTY OF LEE)

The foregoing instrument was acknowledged before me this 25 day of APRIL, 2019, by Charles W. Lucas, as President of KR Florida Operations, LLC, a Delaware limited liability company, as manager of Tesoro Groves Management, L.L.C., a Delaware limited liability company, as general partner of Tesoro Groves Limited Partnership, a Delaware limited partnership on behalf of the company as manager of the general partner of the partnership. He is personally known to me or produced _____ as identification.

[NOTARIAL SEAL]

Notary Public State of Florida
Bettina Thompson
My Commission GG 316512
Expires 03/31/2023

Notary: _____
Print Name: BETTINA THOMPSON
Notary Public, State of FLORIDA
My commission expires: 3/31/2023

Copy Copy Copy

Exhibit A

Legal Description

Parcel 1:

The West 15 acres of that part of the Southwest one-quarter (1/4) of Section 3, Township 40 South, Range 38 East, Martin County, Florida lying North of the Northerly right of way of the St. Lucie Canal.

Parcel 2:

All that part of the Southwest one-quarter (1/4) of Section 3, Township 40 South, Range 38 East, Martin County, Florida, lying North of the Northerly right of way of the St. Lucie Canal; less and excepting the West 15 acres thereof.

Parcel 3:

The West 96 feet of the East 1/2 of Section 3, Township 40 South, Range 38 East, Martin County, Florida, lying North of the Northerly right of way of the St. Lucie Canal, Martin County, Florida, less and excepting the North 50 feet thereof for County Road right of way.

Parcel 4:

The NE 1/4 of the NE 1/4 of Section 33, Township 39 South, Range 38 East, Martin County, Florida.

Parcel 5:

The East 700 feet of the Southeast quarter (SE 1/4) of the Northeast quarter (NE 1/4) of Section 33, Township 39 South, Range 38 East, Martin County, Florida.

Parcel 6:

The East 700 feet of the NE 1/4 of the SE 1/4 of Section 33, Township 39 South, Range 38 East, Martin County, Florida.

Parcel 7:

The East 700 feet of the SE 1/4 of the SE 1/4 of Section 33, Township 39 South, Range 38 East, Martin County, Florida.

Parcel 8:

South 1/2 of Southwest 1/4 (Less all Road Rights of Ways), Section 34, Township 39 South, Range 38 East, Martin County, Florida.

Parcel 9:

The East 700 feet of the Northeast quarter (NE 1/4) of the Northeast quarter (NE 1/4) of Section 4, Township 40 South, Range 38 East, Martin County, Florida.

Copy Copy Copy

Parcel 10:

The East 700 feet of the North half (N 1/2) of the Southeast quarter (SE 1/4) of the Northeast quarter (NE 1/4) of Section 4, Township 40 South, Range 38 East, Martin County, Florida.

Parcel 11:

The East 700 feet of the following described property:

Beginning at the Southeast corner of the NE 1/4 of Section 4, Township 40 South, Range 38 East, Thence proceed North 0 degrees 53 minutes 27 seconds East along the East line of Section 4 for 647.89 feet to a point; Thence proceed North 89 degrees 24 minutes 33 seconds West for 272.77 feet to a concrete monument, Thence continue North 89 degrees 24 minutes 33 seconds West for 508.63 feet to a concrete monument, Thence North 89 degrees 24 minutes 33 seconds West for 509.33 feet to a concrete monument, Thence continue North 89 degrees 24 minutes 33 seconds West to the West line of the East 1/2 of the NE 1/4 of Section 4, Thence proceed South along the West line of the East 1/2 of the NE 1/4 to the South line of the NE 1/4, Thence proceed East along the South line of the NE 1/4 to the Southeast corner of the NE 1/4 to the Point of Beginning.

Parcel 12:

The East 700 feet of the East 1/2 of the Southeast 1/4 of Section 4, Township 40 South, Range 38 East, Martin County, Florida, lying North of St. Lucie Canal.

Parcel 13:

Northwest 1/4 of Section 3, Township 40 South, Range 38 East, (Less the North 50 feet thereof), Martin County, Florida.

Less and Except:

The North 146.00 feet of the West 96.00 feet of the West One-Half (W 1/2) of the Northeast One-Quarter (NE 1/4) of Section 3, Township 40 South, Range 38 East, Martin County, Florida, together with The North 146.00 feet of the East 96.00 feet of the East One-Half (E 1/2) of the Northwest One-Quarter (NW 1/4) of Section 3, Township 40 South, Range 38 East, Martin County, Florida, less the North 50.00 feet for Right-of-Way of SW Farm Road and being more particularly described as follows:

Commence at the Northwest corner of the Northeast One-Quarter (NE 1/4) of Section 3, Township 40 South, Range 38 East; thence South 00°39'21" West on the West line of said Northeast One-Quarter (NE 1/4), a distance of 50.01 feet to the Point of Beginning; thence North 89°31'57" East on the South Right-of-Way of SW Farm Road, a distance of 96.02 feet; thence South 00°39'21" West on a line 96.00 feet East of and parallel with said West line of the Northeast One-Quarter (NE 1/4), a distance of 96.02 feet; thence South 89°31'57" West on a line 146.00 feet South of and parallel with the North line of Section 3, Township 40 South, Range 38 East, a distance of 192.04 feet; thence North 00°39'21" East Parallel with the said West line of the Northeast One-Quarter (NE 1/4), a distance of 96.02 feet , thence North 89°31'57" East on the South Right-of-Way of Said SW Farm Road, a distance of 96.02 feet to the Point of Beginning.

Said Parcel Contains 18,436 square feet, more or less.

Bearings are based on the North line of Section 3, Township 40 South, Range 38 East, having a bearing of North 89°31'57" East.

Copy Copy Copy

Exhibit B

Restrictive Covenant

In consideration of the conveyance made in this Corrective Special Warranty Deed, to which this restrictive covenant ("**Restrictive Covenant**") is attached, Grantor hereby establishes, declares and prescribes that the Property shall be owned, held, transferred and conveyed subject to this Restrictive Covenant, which shall apply to and be a covenant running with the land; Grantee, its successors and assignees, and every owner, present or past of the Property or any part thereof, including any purchaser at a judicial sale (by acceptance of a deed therefor, whether or not it shall be so expressed in such deed of conveyance) hereby covenants and agrees to covenant, to comply with, abide and be bound by the following Restrictive Covenant:

1. The Property shall not be used for a land fill, solid waste facility or any similar use, for surface application of sludge or waste, an animal slaughtering facility, swine, cattle, or other animal breeding facility.

2. These restrictions shall be enforceable by all available legal and equitable means by Grantor, its successors and such of its assignees to which Grantor specifically assigns its rights hereunder in a written instrument.

3. Violation or breach of any restriction, covenant, condition, obligation, reservation, right, power or charge herein set forth shall give the affected party, in addition to all other remedies, the right to proceed at law or in equity to compel compliance with the terms of such violated or breached covenant, condition, obligation, reservation, right, power or charge, and to prevent the violation or breach thereof; and the expenses of such litigation (inclusive of any such expenses incurred at all appellate levels), including, without limitation, reasonable attorneys' and paralegals' fees, shall be borne by the party losing such litigation.

4. The term of these Restrictive Covenants shall be for thirty (30) years, commencing from February 16, 2018, the date the initial Special Warranty Deed was recorded in the Public Records of Martin County, Florida and automatically terminating on the thirtieth (30th) anniversary of such date.

Copy Copy Copy

Recorded in Martin County, FL 5/26/2023 8:21 AM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $95.00Deed Tax: $653,795.10
CFN#3018281 BK 3376 PG 2547 PAGE 1 of 11

This instrument prepared by or under the supervision of
(and after recording should be returned to):

Seth S. Sheitelman, Esq.
Florida Power & Light Company
700 Universe Boulevard (Law/JB)
Juno Beach, Florida 33408

Parcel I.D. Nos.: 03-40-38-000-000-00050-9; a portion of 07-40-39-000-000-00040-1;
09-40-38-000-000-00030-1; 10-40-38-000-000-00020-1;
11-40-38-000-000-00020-9; 12-40-38-000-000-00050-0;
13-40-38-000-000-00010-7; 14-40-38-000-000-00010-5;
15-40-38-000-000-00010-2; 18-40-39-000-000-00010-4;
22-40-38-000-000-00010-8; 23-40-38-000-000-00010-6;
24-40-38-000-000-00010-4; 25-40-38-000-000-00010-1;
26-40-38-000-000-00010-9; and 27-40-38-000-000-00010-7 (Space Reserved for Clerk of Court)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective as of the 26th day of May, 2023, by Tesoro Groves Limited Partnership, a Delaware limited partnership ("**Grantor**"), whose mailing address is Three Riverway, Suite 1600, Houston, Texas 77056, to Florida Power & Light Company, a Florida corporation ("**Grantee**"), whose mailing address is 700 Universe Boulevard, Juno Beach, Florida 33408, Attention: Corporate Real Estate Department. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, personal representatives, and assigns.

W I T N E S S E T H:

GRANTOR, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's successors and/or assigns forever, the following described land situate and being in Martin County, Florida ("**Property**"), to wit:

SEE ATTACHED EXHIBIT A.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year of closing and subsequent years which are not yet due and payable; (b) zoning, restrictions, prohibitions and other requirements imposed by governmental authority, (c) restrictions and matters appearing on the plat or otherwise common to the subdivision, and (d) all covenants, conditions, restrictions, rights of way, limitations, easements and similar matters of record, if any, but this reference shall not operate to reimpose same.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property to Grantee; and, that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

[Signature and acknowledgement appear on following page.]

Certified Copy

Recorded in Martin County, FL 5/26/2023 8:21 AM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $95.00Deed Tax: $653,795.10
CFN#3018281 BK 3376 PG 2547 PAGE 1 of 11

This instrument prepared by or under the supervision of
(and after recording should be returned to):

Seth S. Sheitelman, Esq.
Florida Power & Light Company
700 Universe Boulevard (Law/JB)
Juno Beach, Florida 33408

Parcel I.D. Nos.: 03-40-38-000-000-00050-9; a portion of 07-40-39-000-000-00040-1;
09-40-38-000-000-00030-1; 10-40-38-000-000-00020-1;
11-40-38-000-000-00020-9; 12-40-38-000-000-00050-0;
13-40-38-000-000-00010-7; 14-40-38-000-000-00010-5;
15-40-38-000-000-00010-2; 18-40-39-000-000-00010-4;
22-40-38-000-000-00010-8; 23-40-38-000-000-00010-6;
24-40-38-000-000-00010-4; 25-40-38-000-000-00010-1;
26-40-38-000-000-00010-9; and 27-40-38-000-000-00010-7 (Space Reserved for Clerk of Court)

Certified Copy

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective as of the 26th day of May, 2023, by Tesoro Groves Limited Partnership, a Delaware limited partnership ("**Grantor**"), whose mailing address is Three Riverway, Suite 1600, Houston, Texas 77056, to Florida Power & Light Company, a Florida corporation ("**Grantee**"), whose mailing address is 700 Universe Boulevard, Juno Beach, Florida 33408, Attention: Corporate Real Estate Department. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, personal representatives, and assigns.

W I T N E S S E T H:

GRANTOR, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's successors and/or assigns forever, the following described land situate and being in Martin County, Florida ("**Property**"), to wit:

SEE ATTACHED EXHIBIT A.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year of closing and subsequent years which are not yet due and payable; (b) zoning, restrictions, prohibitions and other requirements imposed by governmental authority, (c) restrictions and matters appearing on the plat or otherwise common to the subdivision, and (d) all covenants, conditions, restrictions, rights of way, limitations, easements and similar matters of record, if any, but this reference shall not operate to reimpose same.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property to Grantee; and, that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

[Signature and acknowledgement appear on following page.]

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Grantor:

Tesoro Groves Limited Partnership, a Delaware limited partnership

By: Tesoro Groves Management, L.L.C., a Delaware limited liability company, its general partner

By: KR Florida Operations, LLC, a Delaware limited liability company, its manager

Sign: Katrina Papetti
Print: Katrina Papetti

Sign: Lori A. Frances
Print: Lori A. Frances

By: M.A. H
Name: MITCHEL A HUTCHCRAFT
Its: VP

Copy Copy Copy

ACKNOWLEDGEMENT

STATE OF TEXAS)
) SS:
COUNTY OF HARRIS)

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, this 22 day of May, 2023, by MITCHEL A. HUTCHCRAFT, as VICE PRESIDENT of KR Florida Operations, LLC, a Delaware limited liability company, as manager of Tesoro Groves Management, L.L.C., a Delaware limited liability company, as general partner of Tesoro Groves Limited Partnership, a Delaware limited partnership, on behalf of the company as manager of the company as general partner of the partnership. He is ☑ personally known to me or ☐ produced _____ as identification.

[NOTARIAL SEAL]

CHEREESA M. WILLIAMS
My Notary ID # 7352134
Expires December 28, 2025

Notary: Chereesa M Williams
Print Name: CHEREESA M WILLIAMS
Notary Public, State of Texas
My commission expires: 12-28-25

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

DIVISION 1

PARCEL 1:

NOT INCLUDED

PARCEL 2:

ALL OF SECTION 18; ALL OF THE SOUTH ONE-HALF OF SECTION 7, LESS THAT PART OF THE SE 1/4 LYING NORTH OF THE ST. LUCIE CANAL AND LESS THAT PART OF THE NE 1/4 OF SW 1/4 LYING NORTH OF THE ST. LUCIE CANAL, AND LESS THAT PART OF THE NW 1/4 OF THE SW 1/4 LYING NORTH OF THE ST. LUCIE CANAL, ALL IN TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA.

LESS AND EXCEPT

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE NORTH 00°20'02" EAST, ALONG THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 1052.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°57'02" WEST, A DISTANCE OF 1292.58 FEET; THENCE NORTH 00°19'46" EAST, A DISTANCE OF 649.50 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF STATE ROAD 76, AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 89060-2508, DATED AUGUST 15, 1985 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 6232.60 FEET, A CHORD WHICH BEARS NORTH 82°40'54" EAST, A CHORD DISTANCE OF 248.16 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 002°16'53", FOR A DISTANCE OF 248.18 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE ST. LUCIE CANAL ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 35 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 82°24'26" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 159.76 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID ST. LUCIE CANAL; THENCE NORTH 68°08'13" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 243.31 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID STATE ROAD 76 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 6232.60 FEET; A CHORD WHICH BEARS NORTH 74°47'13" EAST WITH A CHORD DISTANCE OF 688.09 FEET; THENCE ALONG SAID CURVE, AND SAID SOUTH RIGHT OF WAY LINE, THROUGH

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A CENTRAL ANGLE OF 006°19'43" FOR A DISTANCE OF 688.44 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 7; THENCE SOUTH 00°20'02" WEST, A DISTANCE OF 932.28 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PART OF SECTION 12 LYING SOUTH OF ST. LUCIE CANAL (LESS ROAD RIGHT-OF-WAY AND LESS THE SOUTH HALF OF THE SE 1/4 OF THE SW 1/4 OF THE NW 1/4, AND THE NORTH HALF OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 12); ALL OF SECTION 13; ALL OF SECTION 24; AND ALL OF SECTION 25; ALL BEING IN TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA.

LESS AND EXCEPT FROM PARCELS 1, 2 AND 3 ABOVE:

ALL PORTIONS OF THE ABOVE DESCRIBED PROPERTY LYING NORTH OF STATE ROAD 76 AND SOUTHERLY OF THE SOUTH RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL, EXCEPT AS IS SET FORTH IN EXHIBIT "B" TO WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 786, PAGE 1603, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, WHICH HEREAFTER DESCRIBED PROPERTY IS SPECIFICALLY INCLUDED IN AND MADE A PART OF THE PROPERTY HEREIN CONVEYED, AS FOLLOWS:

PARCEL 4:
A PORTION OF SECTION 12, TOWNSHIP 40 SOUTH, RANGE 38 EAST, AND A PORTION OF SECTION 7, TOWNSHIP 40 SOUTH, RANGE 39 EAST, LYING BETWEEN THE NORTHERLY RIGHT-OF -WAY LINE OF STATE ROAD NO. 76, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 47 AND SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT, AS RECORDED IN PLAT BOOK 2, PAGE 35, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF SPILLWAY "E", THENCE RUN S 73 DEGREES 07' 38" E, FOR A DISTANCE OF 402.09 FEET; THENCE RUN S 82 DEGREES 25' 01" E, FOR A DISTANCE OF 4796.70 FEET, (SAID LAST TWO COURSES BEING COINCIDENT WITH THE SAID SOUTHERLY RIGHT-OF-WAY) TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED:

THENCE CONTINUE SOUTH 82 DEGREES 25' 01" E, ALONG THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 335.86 FEET; THENCE RUN S 07 DEGREES 34' 59" W, FOR A DISTANCE OF 133.00 FEET; THENCE RUN N 82 DEGREES 25' 01" W ALONG THE SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 335.86 FEET; THENCE RUN N 07 DEGREES 34' 59" E, FOR A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

DIVISION 2

PARCEL 1:

ALL THAT PART LYING SOUTH OF THE ST. LUCIE CANAL OF SECTION 10 AND SECTION 11, THE EAST 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 9, AND THAT PART OF THE SW 1/4 OF SECTION 3, EXTENDING EASTWARD ALONG THE SOUTH BOUNDARY, NOT TO EXCEED 2640 FEET. ALL OF SECTIONS 14, 15, 22, 23, 26 AND 27, ALL IN TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA.
LESS AND EXCEPT ALL PORTIONS OF THE ABOVE DESCRIBED PROPERTY LYING NORTH OF THE SOUTHERLY LINE OF STATE ROAD 76 AND SOUTHERLY OF THE SOUTH RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL, EXCEPT AS SET FORTH IN EXHIBIT "B" TO WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 786, PAGE 1600, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, WHICH HEREAFTER DESCRIBED PROPERTY IS SPECIFICALLY INCLUDED IN AND MADE A PART OF THE PROPERTY HEREIN CONVEYED, AS FOLLOWS:

PORTIONS OF SECTIONS 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST, LYING BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 47 AND THE SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT, AS RECORDED IN PLAT BOOK 2, PAGE 35, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SPILLWAY "D", AS SHOWN ON SHEET 3, OF THE AFORESAID PLAT OF THE ST. LUCIE CANAL; THENCE RUN S 73 DEGREES 07' 38" E, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET; THENCE RUN S 16 DEGREES 52' 22" W FOR A DISTANCE OF 133.00 FEET; THENCE RUN N 73 DEGREES 07' 38" W ALONG SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET; THENCE RUN N 16 DEGREES 52' 22" E ALONG THE SOUTHEASTERLY LINE OF SAID SPILLWAY "D", FOR A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPT PARCEL CONVEYED TO FLORIDA POWER & LIGHT CO. BY WARRANTY DEED FROM GEORGE P. CAULKINS, JR. AND ELEANOR NEWMAN CAULKINS, HIS WIFE, DATED JULY 6, 1973, RECORDED IN OFFICIAL RECORDS BOOK 360, PAGE 1533, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AS FOLLOWS:

THE EAST 1/4 OF THE EAST 1/2, LESS THE EAST 40 FEET THEREOF, OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA.

PARCEL 2:

PORTIONS OF SECTION 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST, LYING BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 47

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AND THE SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT, AS RECORDED IN PLAT BOOK 2 AT PAGE 35, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SPILLWAY "D", AS SHOWN ON SHEET 3, OF THE AFORESAID PLAT OF THE ST. LUCIE CANAL; THENCE RUN SOUTH 73 DEGREES 07 MINUTES 38 SECONDS EAST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET: THENCE RUN SOUTH 16 DEGREES 52 MINUTES 22 SECONDS WEST, FOR A DISTANCE OF 133.00 FEET; THENCE RUN NORTH 73 DEGREES 07 MINUTES 38 SECONDS WEST, ALONG THE SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET; THENCE RUN NORTH 16 DEGREES 52 MINUTES 22 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID SPILLWAY "D", FOR A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THE EAST QUARTER (E 1/4) OF THE EAST ONE-HALF (E 1/2), LESS THE EAST 40 FEET THEREOF OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA.

THE ABOVE DIVISION 1 AND DIVISION 2 PARCELS ARE ALSO DESCRIBED AS:
A PARCEL OF LAND LYING WITHIN SECTIONS 7 AND 18, TOWNSHIP 40 SOUTH, RANGE 39 EAST AND SECTION 3; SECTIONS 9 THROUGH 15, AND SECTIONS 22 THROUGH 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY THAT INTERSECTS THE EAST LINE OF SAID SECTION 9; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1276.15 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 10, BEING ALSO THE SOUTH LINE OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY FLORIDA; THENCE CONTINUE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 136.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'47" FOR A DISTANCE OF 1257.72 FEET TO THE INTERSECTION WITH A LINE THAT IS 15.13' WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 00°39'18" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 43.10 FEET TO A POINT IN THE SOUTH LINE OF SAID SECTION 3 SAID POINT IS SOUTH 89°43'51" WEST, A DISTANCE OF 2640 FEET, AS MEASURED ALONG SAID SOUTH LINE, FROM THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 89°43'51" EAST, ALONG

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THE SOUTH LINE OF SAID SECTION 3, BEING ALSO THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 232.99 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET, A CHORD WHICH BEARS SOUTH 75°30'59" EAST, WITH A CHORD DISTANCE OF 322.03 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 4°53'43" FOR A DISTANCE OF 322.13 FEET; THENCE SOUTH 73°07'29" EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1390.76 FEET TO THE WESTERLY LINE OF SPILLWAY "D" AS SHOWN ON THE DEPARTMENT OF THE ARMY, OKEECHOBEE WATERWAY, FLORIDA ST. LUCIE CANAL PORTION, SURVEY FOR LOCATION OF RIGHTS-OF-WAY SHEET 3 OF 53, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA ; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "D"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "D", A DISTANCE OF 600.00 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "D"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SAID SPILLWAY "D", A DISTANCE OF 167.00 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE SOUTH 73°07'29" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 5388.76 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SPILLWAY "E", AS RECORDED IN SAID PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "E"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "E", A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF SPILLWAY "E"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SPILLWAY "E", A DISTANCE OF 167.33 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 5977.15 FEET, THE CHORD OF WHICH BEARS SOUTH 77°03'22" EAST, WITH A CHORD DISTANCE OF 694.48 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 6°39'39", FOR A DISTANCE OF 694.87 FEET TO THE INTERSECTION OF THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 401 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 00°25'18" EAST, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 457.41 FEET TO THE SOUTHWEST CORNER OF SAID DESCRIBED LANDS; THENCE NORTH 89°08'37" EAST, COINCIDENT WITH THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2899, PAGE 401 AND OFFICIAL RECORDS BOOK 2912, PAGE 2786, A DISTANCE OF 678.81 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED ON OFFICIAL RECORDS BOOK 2912, PAGE 2786; THENCE NORTH 00°13'17" WEST, COINCIDENT ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2912, PAGE 2786, A DISTANCE OF 352.74 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY; THENCE SOUTH 82°24'15" EAST, ALONG SAID SOUTH RIGHT-

OF-WAY LINE, A DISTANCE OF 3629.28 FEET TO A POINT OF INTERSECTION; THENCE SOUTH 82°24'26" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2339.97 FEET TO THE INTERSECTION WITH THE WEST LINE OF SPILLWAY "F", AS RECORDED IN SAID PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 07°35'34" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "F"; THENCE SOUTH 82°24'26" EAST, ALONG THE SOUTH LINE OF SAID SPILLWAY "F", A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "F", THENCE NORTH 07°35'34" EAST, ALONG THE EAST LINE OF SPILLWAY "F", A DISTANCE OF 157.00 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY; THENCE SOUTH 82°24'26" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 237.76 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 6232.60 FEET, A CHORD WHICH BEARS SOUTH 86°59'15" EAST, WITH A CHORD DISTANCE OF 995.34 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 9°09'35", FOR A DISTANCE OF 996.40 FEET TO THE INTERSECTION WITH THE WEST LINE OF A PARCEL OF LAND DESCRIBED AS DIVISION 1, PARCEL 1, AS RECORDED IN OFFICIAL RECORDS BOOK 1580, PAGE 1309 IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 00°19'46" WEST, ALONG SAID WEST LINE, A DISTANCE OF 483.92 FEET TO THE SOUTHWEST CORNER OF SAID DESCRIBED PARCEL; THENCE SOUTH 89°40'18" EAST, ALONG THE SOUTH LINE OF SAID DESCRIBED PARCEL, A DISTANCE OF 500.00 FEET TO THE SOUTHEAST CORNER OF SAID DESCRIBED PARCEL; THENCE SOUTH 00°19'46" WEST, ALONG THE SOUTH PROLONGATION OF THE EAST LINE OF SAID DESCRIBED PARCEL, A DISTANCE OF 128.85 FEET; THENCE SOUTH 89°57'02" EAST, A DISTANCE OF 1292.58 FEET TO THE INTERSECTION WITH THE EAST LINE OF SECTION 7, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE SOUTH 00°20'02" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1052.83 FEET TO THE SOUTHEAST SECTION CORNER OF SAID SECTION 7 AND BEING ALSO THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE SOUTH 00°13'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 18, A DISTANCE OF 2678.73 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 00°13'32" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 2679.04 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE NORTH 89°23'26" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 5197.01 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 18, BEING ALSO THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°00'48" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 2643.41 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 24; THENCE SOUTH 00°00'37" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 2643.41 FEET TO THE SOUTHEAST CORNER OF SECTION 24, BEING ALSO THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°37'32" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 2653.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 00°37'54" WEST, ALONG

THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 2652.45 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 89°23'59" WEST, ALONG THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 5309.73 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 25, BEING ALSO THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°48'33" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 5311.60 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26, BEING ALSO THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY , FLORIDA; THENCE SOUTH 89°36'28" WEST, ALONG THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 5300.26 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 00°19'09" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE 2636.48 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 00°19'27" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 2636.60 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27, BEING ALSO THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°19'56" WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 5319.39 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22, BEING ALSO THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°31'20" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2657.77 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 00°31'08" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2656.26 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15, BEING ALSO THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 40 EAST, THENCE NORTH 89°35'56" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 661.84 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST QUARTER OF THE EAST HALF OF SAID SECTION 9; THENCE NORTH 00°07'11" WEST, ALONG SAID WEST LINE, A DISTANCE OF 4926.81 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.79 FEET TO THE INTERSECTION OF THE WEST LINE OF SPILLWAY "C" AS RECORDED IN SAID PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 10°40'05" EAST, ALONG SAID WEST LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH LINE OF SAID SPILLWAY "C", A DISTANCE OF 400.19 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 10°40'05" WEST, ALONG THE EAST LINE OF SAID SPILLWAY "C", A DISTANCE OF 167.00 FEET TO THE INTERSECTION OF THE SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 256.57 FEET TO THE EAST LINE OF SAID SECTION 9, BEING ALSO THE WEST LINE OF SAID SECTION 10 AND THE POINT OF BEGINNING.

TOGETHER WITH

A PARCEL OF LAND LYING IN SECTION 9 TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST, BEING ALSO THE NORTHWEST CORNER OF SECTION 10, SAID CORNER BEING MARKED BY A 4" X 4" CONCRETE MONUMENT AS SHOWN ON CERTIFIED CORNER RECORD NUMBER 092879; THENCE SOUTH 00°04'04" EAST, ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 128.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, BEING A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY; THENCE SOUTH 79°19'55" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 275.28 FEET TO THE INTERSECTION WITH THE EAST LINE OF SPILLWAY "C", ST. LUCIE CANAL, AS RECORDED IN PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 10°40'05" WEST, ALONG SAID EAST LINE, A DISTANCE OF 133.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID ST. LUCIE CANAL; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 263.75 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 9; THENCE NORTH 89°56'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 35.80 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PARCEL OF LAND LYING IN SECTION 10 AND SECTION 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, LYING BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, BEING A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY; AND THE SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 84, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SPILLWAY "D" AS SHOWN ON SAID PLAT OF THE ST. LUCIE CANAL; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. LUCIE CANAL; THENCE SOUTH 16°52'31" WEST, A DISTANCE OF 133.00' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 76; THENCE NORTH 73°07'29" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 430.06 FEET TO A POINT ON THE EASTERLY LINE OF SAID SPILLWAY "D"; THENCE NORTH 16°52'31" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

Work Copy

A PARCEL OF LAND LYING IN A PORTION OF SECTION 12, TOWNSHIP 40 SOUTH, RANGE 38 EAST AND SECTION 7, TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA LYING BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, BEING A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY AND THE SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 84, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF SPILLWAY "E" AS SHOWN ON SAID PLAT OF ST. LUCIE CANAL; THENCE SOUTH 73°07'29" EAST, ALONG SOUTH RIGHT-OF-WAY LINE OF SAID ST. LUCIE CANAL, A DISTANCE OF 403.49 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 82°24'15" EAST, A DISTANCE OF 4572.39 FEET; THENCE SOUTH 82°24'26" EAST, A DISTANCE OF 220.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 82°24'26" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 335.86 FEET; THENCE SOUTH 07°35'34" WEST, A DISTANCE OF 133.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD 76; THENCE NORTH 82°24'26" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 335.86 FEET; THENCE NORTH 07°35'34" EAST, A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

Copy Copy Copy

Project Parrot
Annexation Narrative and Justification Statement

The Owner of the subject property is requesting the voluntary annexation of (17) contiguous parcels of land, totaling approximately 5,700 ac., into the municipal boundary of the Village of Indiantown, Martin County, FL. Such parcels are contiguous to the Village's municipal boundary, are compact, are not located within the municipal boundary of another municipality and will not create an enclave should the proposed voluntary annexation be adopted. The proposed annexation will provide for an orderly expansion of the Village's municipal boundary, and the proposed annexation is consistent with relevant Goals, Objectives, and Policies of the Village of Indiantown's Comprehensive Plan; including, Policies, *L4.1.1, L6.1.13, IC1.1.14,* and *IC1.1.26*. The proposed annexation will result in additional employment, investment, and economic development opportunities for the Village and an increase in property tax revenue upon development - a majority of the annexation area has an active agricultural use property tax exemption; however, upon development such land will be reassessed and applicable ad valorem taxes will be applied, thereby resulting in an increase in property tax revenue for the Village of Indiantown.

Some of the subject parcels are currently agricultural lands with electric transmission uses on the western edge and solar power generation in the northern portion of the subject. Subject parcels lie on the north and south side of Kanner Highway (SR 76) and are located west and south of the Village's urban core, adjacent to existing power generation facilities, agricultural uses and conservation lands. More specifically, power generation uses lie to the north, east and west of the northern extent of the proposed annexation area, with vacant agricultural and conservation lands lying east, west and south of the remainder of the subject.

Concurrent with the Annexation request is a request to amend the Future Land Use Map of the Village of Indiantown to assign the LI -Light Industrial Future Land Use classification to the subject parcels. As outlined in the Traffic Impact Analysis provided with the Future Land Use Map Amendment, such Light Industrial uses will be limited to 2,000,000 square feet. The northern extent of the proposed annexation area lies immediately adjacent to lands currently assigned the Village's Heavy Industrial classification and Martin County's Major Power Generation classification. Additionally, a concurrent request to assign the Planned Unit Development (PUD) zoning district to the annexation area will also be filed with the Village.

Proposed uses for the annexation area include, but are not limited to: data processing, storage, hosting and related services; information technology and related services; technology research and development and related services; power generation and energy storage; solar electric power generation; electric substations; water and wastewater facilities; agricultural uses and related services; supporting infrastructure, and other related uses to be determined and included in the proposed PUD.

Adequate services to support future development will be available or made available commensurate with development. The subject parcels may be initially served by on-site well and septic or a private water and sewer treatment facility (i.e., package plant) for a period when such facilities can accommodate development until such time municipal services are made available to the subject.

Project Parrot
Description of Surrounding Land Uses and Zoning

General Location and Description of Subject Parcels: Subject parcels front and lie on the north and south side of Kanner Highway (SR 76) approximately 3.5 miles southwest of the Village's urban core and approximately 6 miles east of Lake Okeechobee. The southern extent of the annexation area abuts the Martin/Palm Beach County line while the northern extent of the annexation area abuts and is contiguous to the municipal boundary of the Village of Indiantown. Subject parcels are assigned Martin County's Major Power Generation Facility Future Land Use classification and Agricultural zoning district with a majority of the land consisting of vacant and active agricultural uses and the northwestern portion consisting of electric transmission uses.

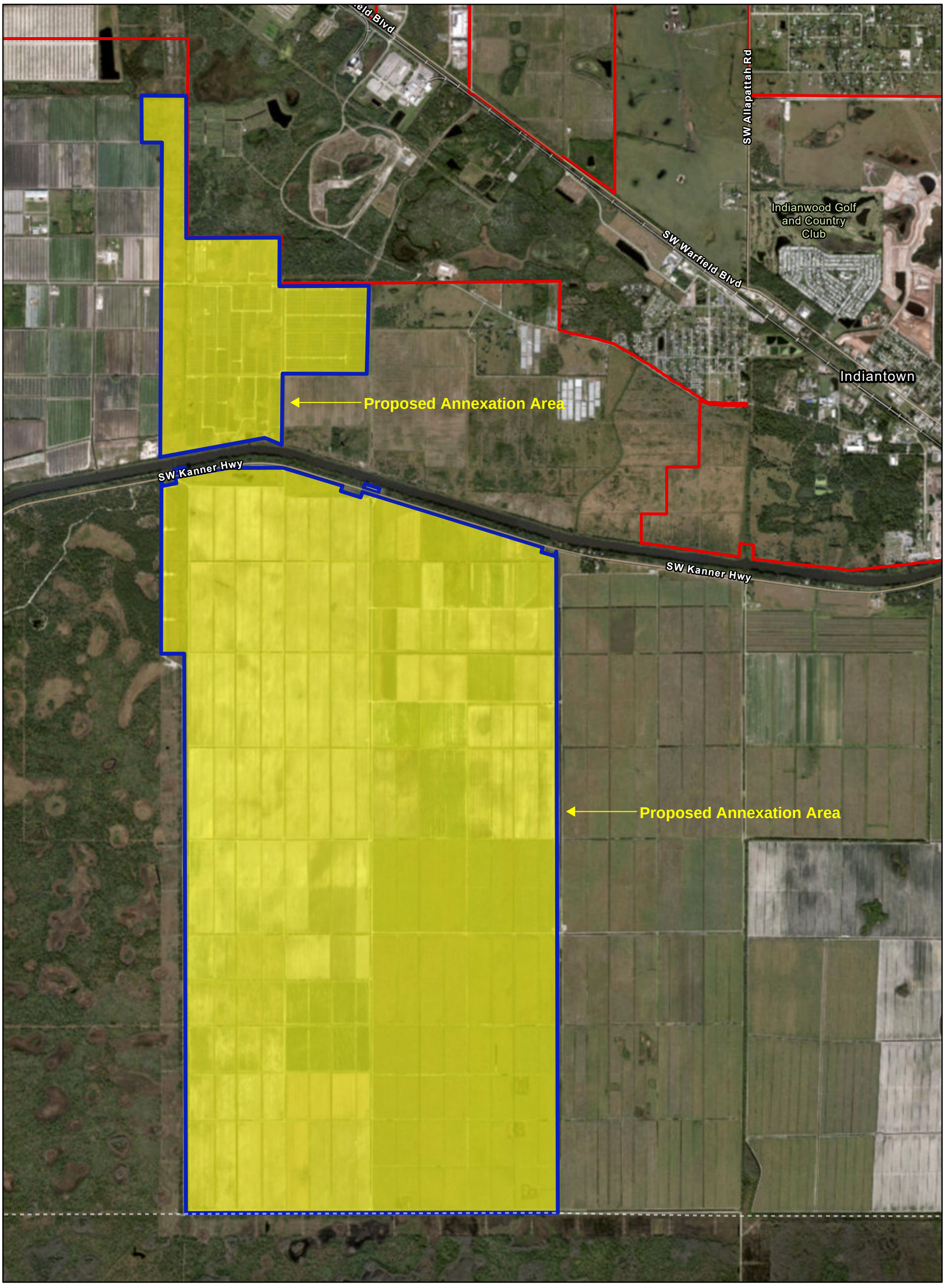
North: Power Generation and agricultural uses.

South: Conservation lands (Palm Beach County).

East: Solar energy and agricultural uses.

West: Conservation and agricultural uses.

Location Map



11/19/2025, 2:39:21 PM

Indiantown Limits

1:36,112

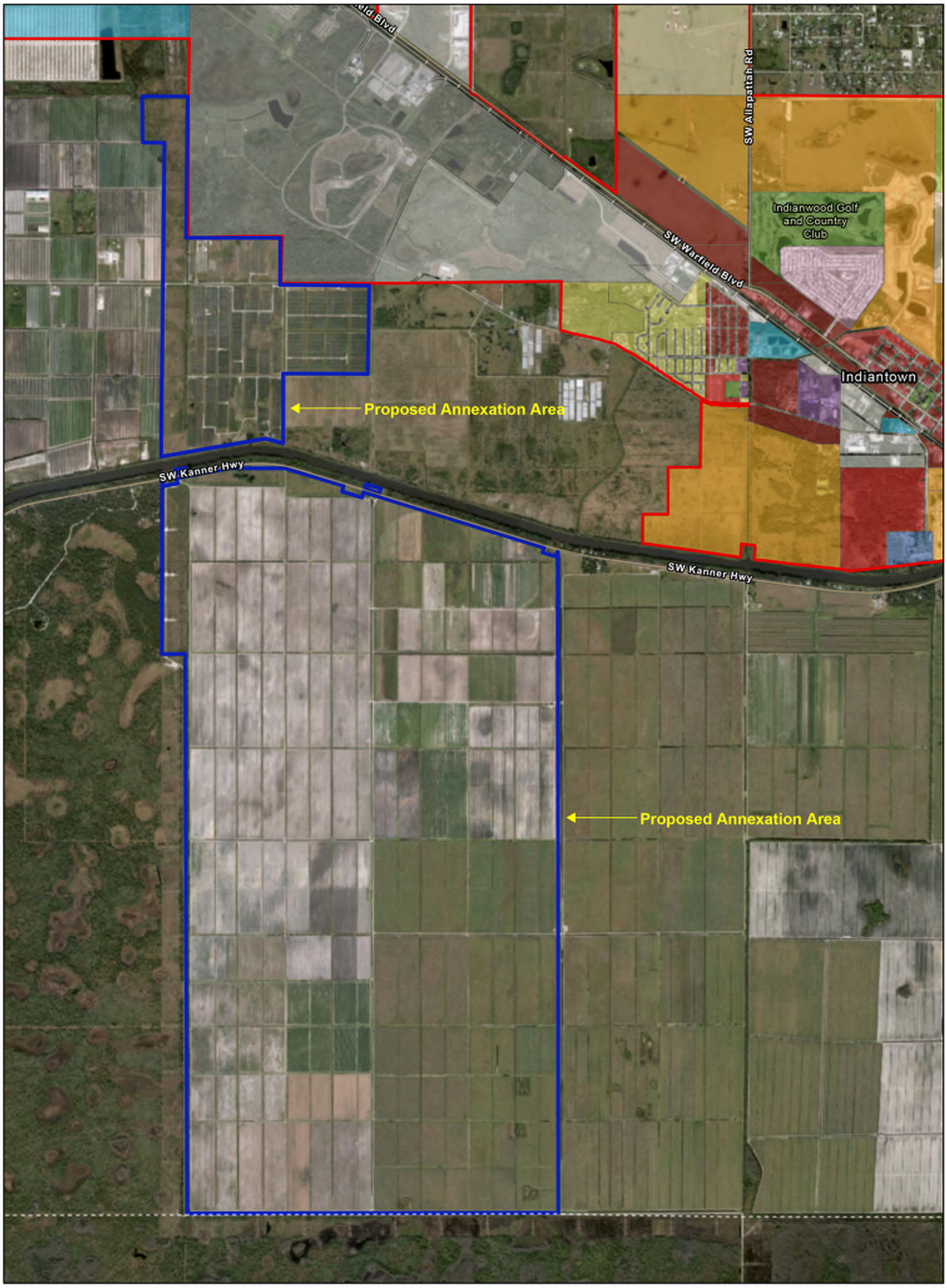
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Printed using Village of Indiantown online mapping resource

Existing Future Land Use - Village



11/19/2025, 2:05:57 PM

Indiantown Limits

Indiantown Future Land Use

- COMMERCIAL WATERFRONT
- HEAVY INDUSTRIAL
- INSTITUTIONAL AND EDUCATIONAL
- LIGHT INDUSTRIAL
- MOBILE HOME
- RECREATIONAL
- RESIDENTIAL
- RURAL COMMUNITY
- SMALL FARM RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL OFFICE
- UTILITY
- VILLAGE CORE MIXED USE

1:36,112

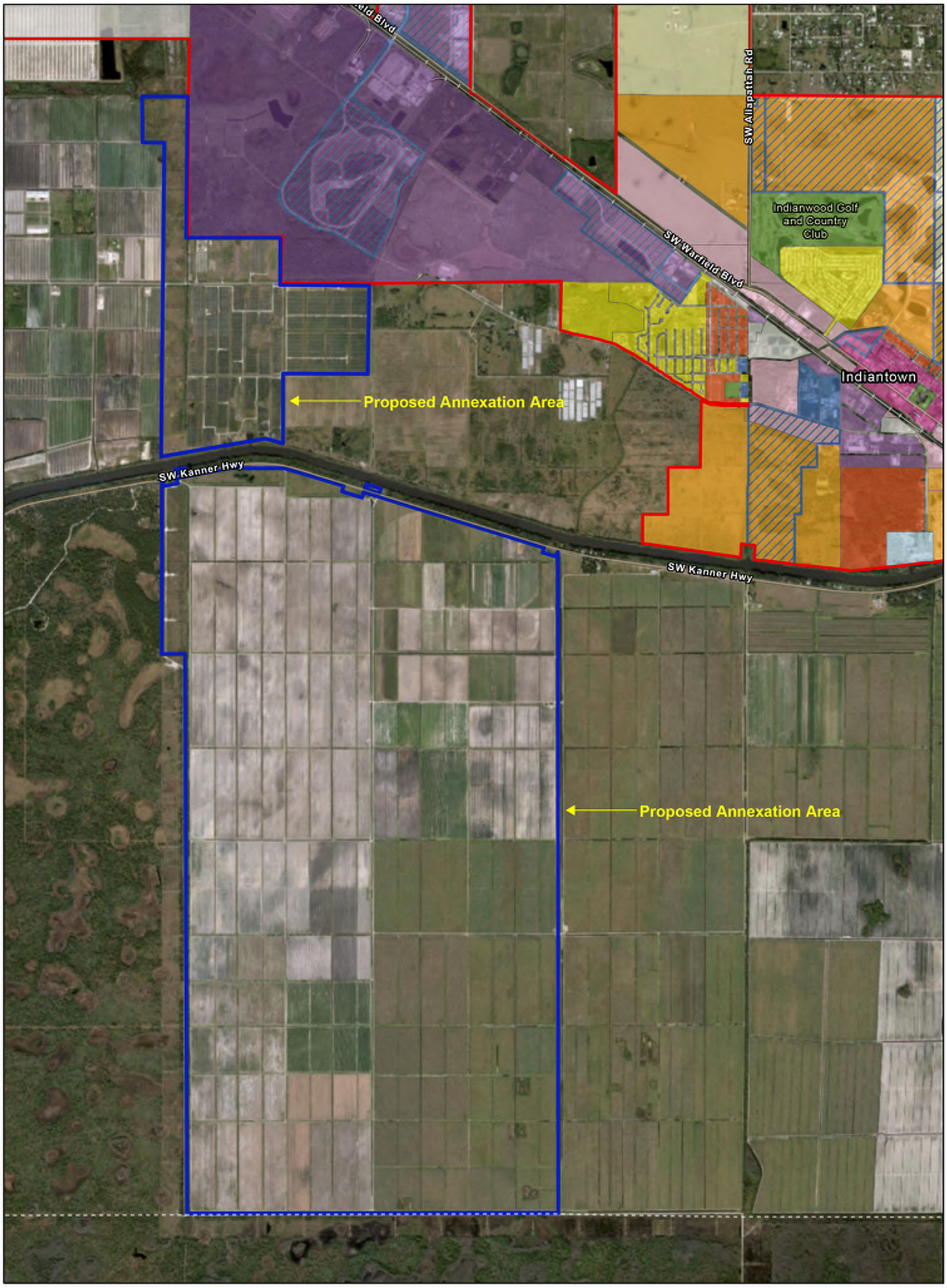
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Existing Zoning - Village



11/19/2025, 3:00:33 PM

Indiantown Limits

Indiantown Zoning

- CANAL MIXED USE (CM)
- CIVIC FACILITIES (CF)
- DOWNTOWN (D)
- HEAVY INDUSTRIAL (HI)
- LIGHT INDUSTRIAL (LI)
- LIMITED RESIDENTIAL (LR)
- NEIGHBORHOOD MIXED USE (NM)
- PARKS AND OPEN SPACE (P)
- PLANNED UNIT DEVELOPMENT (PUD)
- RURAL RESIDENTIAL (RR)
- SINGLE-FAMILY RESIDENTIAL (SR)
- UTILITY (U)
- VILLAGE MIXED USE (V)

1:36,112

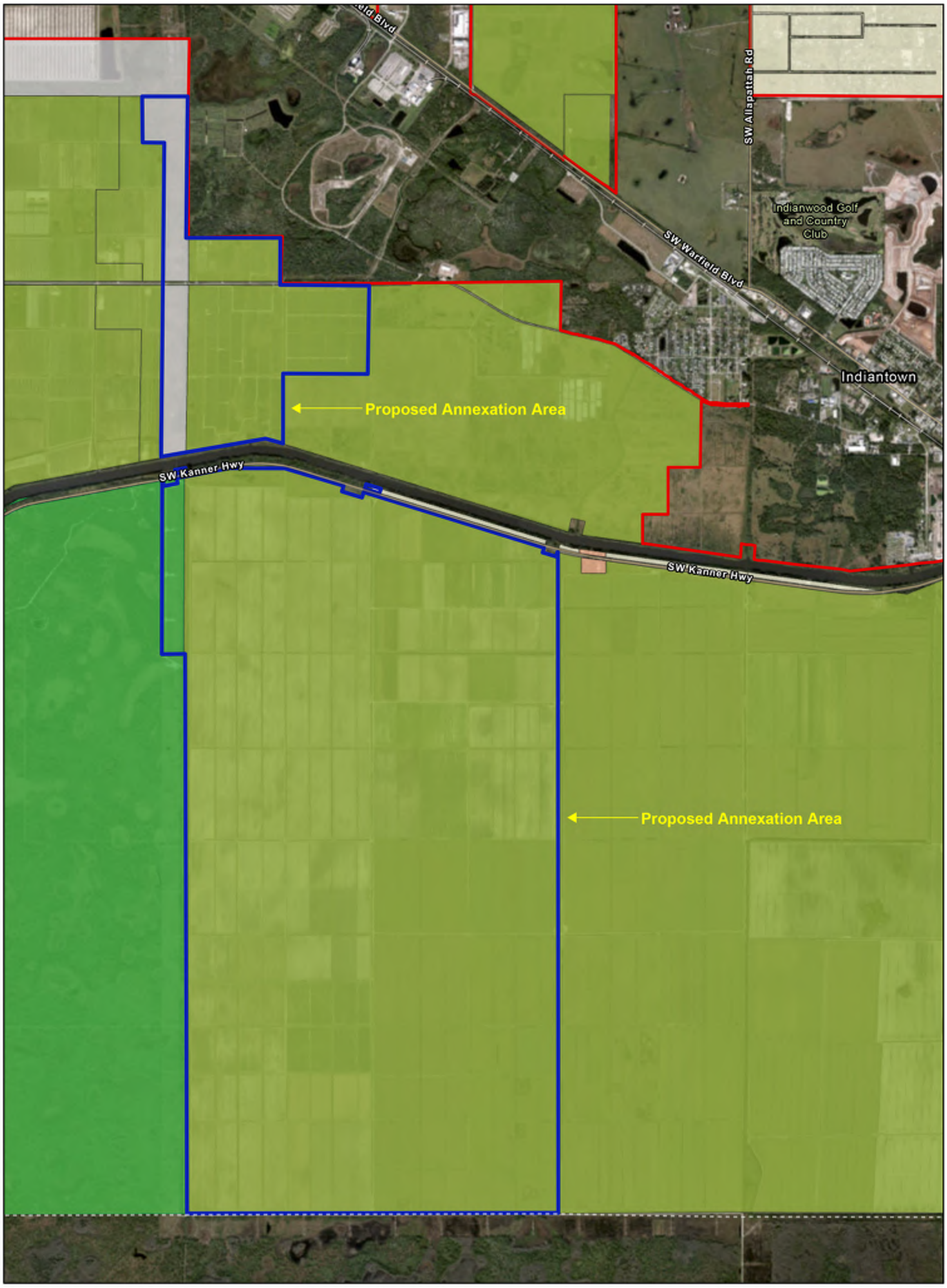
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Existing Future Land Use - County



11/19/2025, 2:03:05 PM

- Indiantown Limits

Future Landuse

- Agricultural Ranchette
- Agricultural
- Public Conservation Area
- Estate Density -up to 2 UPA
- No Data (May Include Incorporated Area)
- Major Power Generation Facility
- Rural Density -up to 0.5 UPA

1:36,112

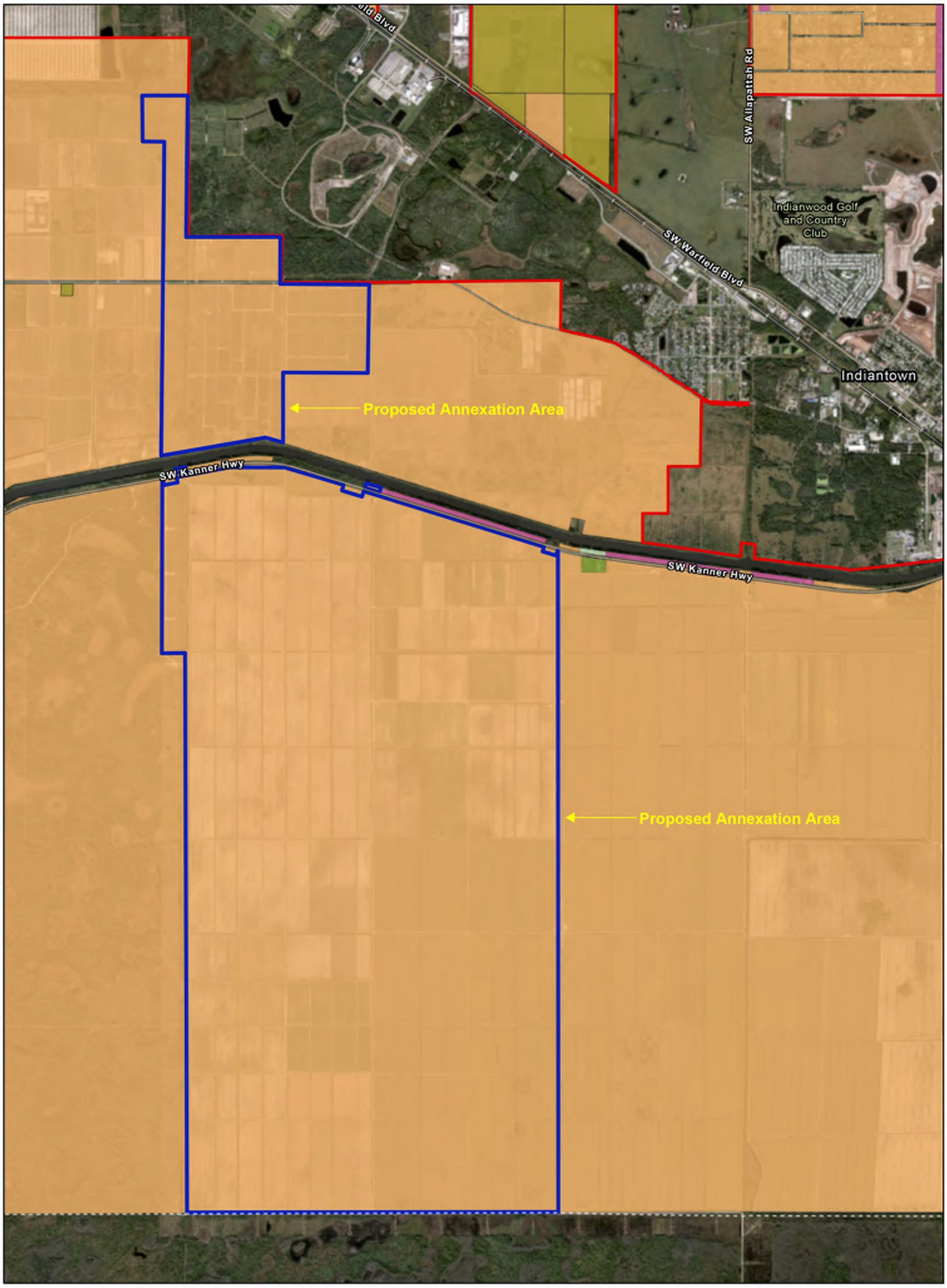
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Existing Zoning - County



11/19/2025, 2:10:36 PM

Indiantown Limits

Zoning

A-2 (Agricultural)

AG-20A (General Agricultural District)

E-1 (Estates and Suburban Homes District)

RE-1/2A (Residential Estate District)

RE-2A (Rural Estate District)

Indiantown

1:36,112

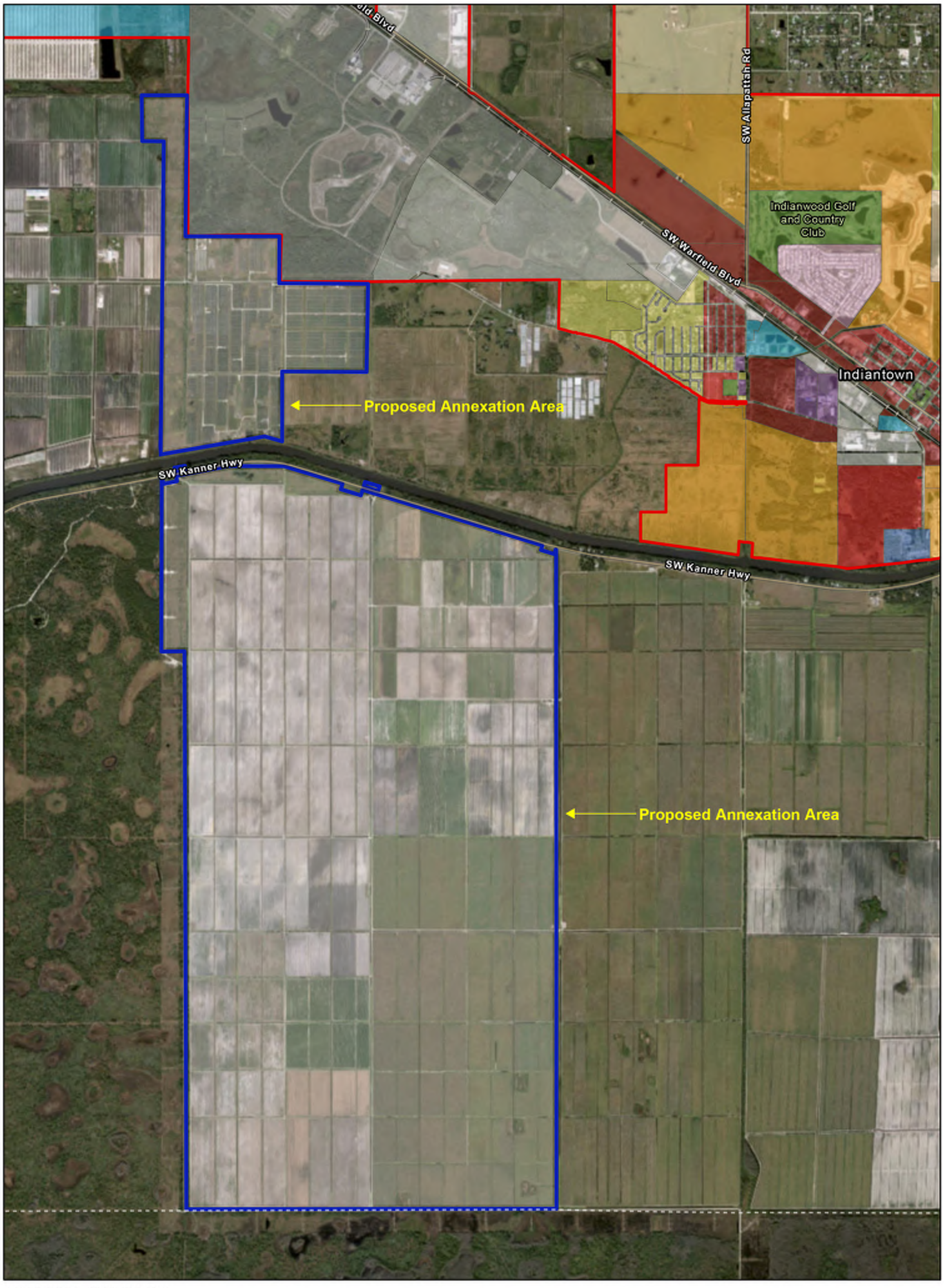
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Proposed Future Land Use - Village



11/19/2025, 2:21:04 PM

Indiantown Limits

Indiantown Future Land Use

- COMMERCIAL WATERFRONT
- HEAVY INDUSTRIAL
- INSTITUTIONAL AND EDUCATIONAL
- LIGHT INDUSTRIAL
- MOBILE HOME
- RECREATIONAL
- RESIDENTIAL
- RURAL COMMUNITY
- SMALL FARM RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL OFFICE
- UTILITY
- VILLAGE CORE MIXED USE

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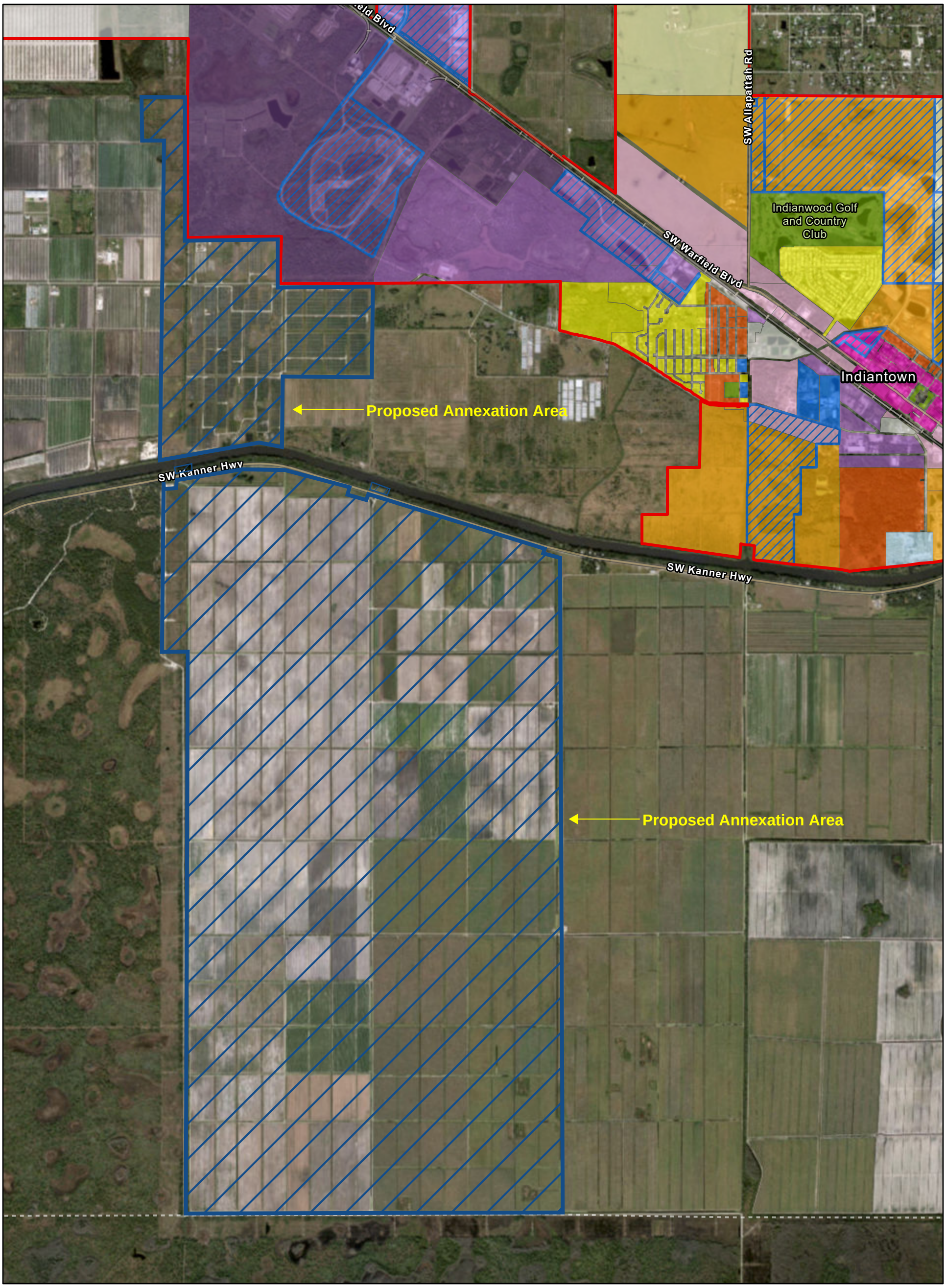
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Proposed Zoning - Village



11/19/2025, 2:56:47 PM

Indiantown Limits

Indiantown Zoning

- CANAL MIXED USE (CM)
- CIVIC FACILITIES (CF)
- DOWNTOWN (D)
- HEAVY INDUSTRIAL (HI)
- LIGHT INDUSTRIAL (LI)
- LIMITED RESIDENTIAL (LR)
- NEIGHBORHOOD MIXED USE (NM)
- PARKS AND OPEN SPACE (P)
- PLANNED UNIT DEVELOPMENT (PUD)
- RURAL RESIDENTIAL (RR)
- SINGLE-FAMILY RESIDENTIAL (SR)
- UTILITY (U)
- VILLAGE MIXED USE (V)

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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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BOUNDARY SURVEY

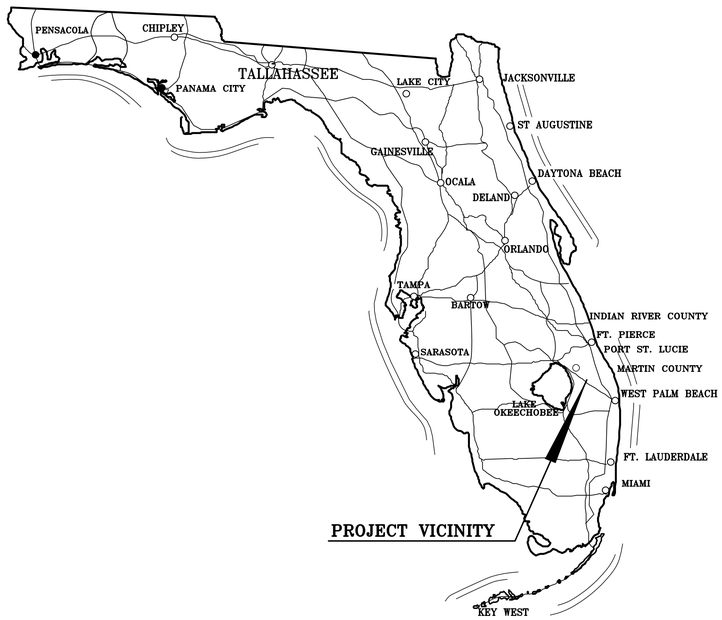
PREPARED FOR

FLORIDA POWER & LIGHT

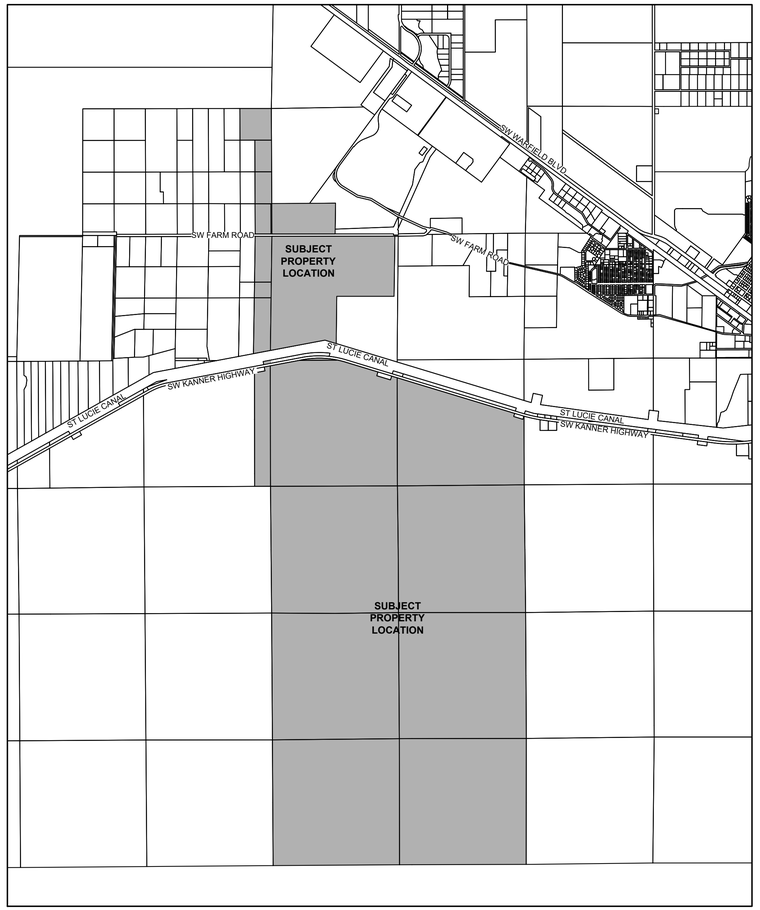
OF A PARCEL OF LAND LYING WITHIN A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST AND PORTIONS OF SECTIONS 3, 4, 9, 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST AND ALL OF SECTIONS 14, 15, 22, 23, 26, AND 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST.
MARTIN COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. THE LAST DATE OF DATA ACQUISITION WAS 11-13-25.
2. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. 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.
5. THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983(2011). THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY AS SHOWN ON SHEET 13, HAVING A BEARING OF NORTH 79°19'55" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. THE FEATURES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLAN COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN VERTICAL DATUM OF 1983(2011 ADJUSTMENT), AS ESTABLISHED USING FLORIDA DEPARTMENT OF TRANSPORTATION FPRN.
7. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
8. THE DESCRIPTION OF OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY WAS PREPARED FOR THE CLIENT.
9. THIS SURVEY DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
10. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
11. INTERIOR IMPROVEMENTS, IF ANY WERE NOT LOCATED EXCEPT AS SHOWN.
12. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
13. THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR AN EXPECTED HORIZONTAL ACCURACY OF 0.10'.
14. NO JURISDICTIONAL OR WETLANDS WERE DETERMINED OR LOCATED AS PART OF THIS SURVEY.
15. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AREAS HAVING FLOOD ZONE DESIGNATIONS OF "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBERS 12085C0250G, 12085C0435G, 12085C0265G, AND 12085C0475G, MAPS REVISED 3/16/2015, MARTIN COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
16. ALL PARCELS COMPRISING THE SUBJECT PROPERTY LYING SOUTH OF THE RIGHT OF WAY OF STATE ROAD 76 ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARY LINES WITHOUT GAPS, GORES OR HIATUSES. THE THREE PARCELS LYING BETWEEN THE STATE ROAD 76 RIGHT OF WAY AND THE ST. LUCIE CANAL RIGHT OF WAY ARE STAND ALONE PARCELS.
17. THE LANDS LYING NORTH OF THE ST. LUCIE CANAL, AS SHOWN ON SHEET 3, WERE FURNISHED BY THE CLIENT AS A ALTA/NSPS SURVEY PERFORMED BY PETE DIAZ, PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NUMBER 6052 FOR THE COMPANY ARDURRA; WITH A JOB NO. 2022-0518-00; DATED APRIL 21, 2022 AND WITH A LAST REVISION DATE OF SEPTEMBER 14, 2022. ONLY HORIZONTAL CONTROLS WERE FIELD CHECKED FOR THIS AREA. THE SOUTH LINE OF THE PROPERTY THAT IS COINCIDENT WITH THE NORTH LINE OF THE ST. LUCIE CANAL HAS BEEN REVISED TO BE 400 FEET (THE WIDTH OF THE CANAL) NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE ST. LUCIE CANAL RIGHT-OF-WAY THAT WAS DETERMINED BY AND SHOWN ON THE SURVEY FROM CULPEPPER AND TERPENING, INC. THE EAST AND WEST LINES OF THE LANDS LYING NORTH OF THE CANAL WERE EXTENDED OR SHORTENED TO INTERSECT WITH THE REVISED SOUTH LINE OF THOSE LANDS LYING NORTH OF THE ST. LUCIE CANAL.



VICINITY MAP
(NOT TO SCALE)



LOCATION MAP
(INTENDED DISPLAY SCALE: 1"=3000')

CERTIFICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE RECOGNIZED BY FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, AS SET FORTH IN CHAPTER [DOACS 5J-17.050, 051, 052 AND CHAPTER 177.041 061] AND ESTABLISHED PURSUANT TO CH 472, F.S., AS AMENDED.

DATE OF PLAT OR MAP: 11/20/2025

LEE B. REUMANN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 7222

PREPARED BY
CULPEPPER & TERPENING INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 | FAX 772-464-9497
www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL
ENGINEERS AUTHORIZATION NO. 4286

P:\Proj-2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary Revised.dwg Plotted: 12/8/2025 1:17 PM By: JOHN YANCY

601

AS-SURVEYED LEGAL DESCRIPTION

TRACT 1
PORTIONS OF SECTIONS 33 AND 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST, BEING PARCELS 4 THROUGH 8 AS DESCRIBED IN CORRECTIVE SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 3058, PAGE 348 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°00'06" EAST ON THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 4001.08 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF (S-1/2) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST; THENCE NORTH 89°39'07" EAST ON SAID NORTH LINE, A DISTANCE OF 2648.77 FEET TO A POINT ON THE EAST LINE OF SAID SOUTH ONE-HALF (S-1/2) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 34; THENCE SOUTH 00°00'20" WEST ON SAID EAST LINE, A DISTANCE OF 1278.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW FARM ROAD (100.00 FEET RIGHT-OF-WAY); THENCE SOUTH 89°31'57" WEST ON SAID NORTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2648.64 FEET; THENCE SOUTH 89°56'59" WEST ON SAID NORTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST, A DISTANCE OF 700.00 FEET TO A POINT ON A LINE 700.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 33; THENCE NORTH 00°00'06" WEST ON SAID PARALLEL LINE, A DISTANCE OF 3948.75 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ON-QUARTER (NE-1/4) OF SAID SECTION 33; THENCE SOUTH 89°45'33" WEST ON SAID SOUTH LINE, A DISTANCE OF 624.97 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF SECTION 33; THENCE NORTH 00°02'09" WEST ON SAID WEST LINE, A DISTANCE OF 1332.22 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 33; THENCE NORTH 89°41'45" EAST ON SAID NORTH LINE, A DISTANCE OF 1325.77 FEET TO THE POINT OF BEGINNING.
CONTAINING 7,924,301 S.F.± OR 181.92 ACRES MORE OR LESS.

TOGETHER WITH:

TRACT 2
PARCELS 1 THROUGH 3 AND PARCELS 9 THROUGH 13 AS DESCRIBED IN CORRECTIVE SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 3058, PAGE 348 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA LYING IN SECTIONS 3 AND 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°56'59" WEST ALONG THE NORTH LINE OF SECTION 4 TO A POINT ON THE WEST LINE OF THE EAST 700 FEET OF SAID SECTION, A DISTANCE OF 700.06 FEET, THENCE PARALLEL WITH THE AFOREMENTIONED EAST LINE OF SECTION 4 SOUTH 00°43'40" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD (100.00 FEET RIGHT-OF-WAY) AND THE POINT OF BEGINNING; THENCE FROM SAID BEGINNING, NORTH 89°56'59" EAST ON SAID SOUTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 700.06 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°31'57" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2552.68 FEET; THENCE SOUTH 00°39'21" WEST, A DISTANCE OF 96.02 FEET; THENCE NORTH 89°31'57" EAST, A DISTANCE OF 192.04 FEET TO A POINT 96.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF (E-1/2) OF SAID SECTION 3; THENCE SOUTH 00°39'21" WEST, A DISTANCE OF 4437.31 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT AT WHICH THE RADIUS POINT BEARS SOUTH 09°18'48" WEST, THENCE WESTERLY ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 4020.62 FEET THROUGH A CENTRAL ANGLE OF 19°58'53" AN ARC DISTANCE OF 1402.15 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79°19'55" WEST, A DISTANCE OF 2096.50 FEET (THE LAST TWO COURSES BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL) TO A POINT ON A LINE 700.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 04, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°43'40" EAST ON SAID PARALLEL LINE, A DISTANCE OF 4915.02 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD AND THE POINT OF BEGINNING;
CONTAINING 1,548,839.09 S.F.± OR 366.13 ACRES MORE OR LESS.

TOGETHER WITH

TRACT 3
A TRACT OF LAND LYING IN THE NORTH HALF (1/2) OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (1/4) OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00 DEGREES 39 MINUTES 21 SECONDS WEST ON THE WEST LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING; THENCE, NORTH 89 DEGREES 31 MINUTES 57 SECONDS EAST ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD, A DISTANCE OF 2,506.20 FEET; THENCE, LEAVING SAID SW RIGHT-OF-WAY OF SW FARM ROAD, SOUTH 00 DEGREES 39 MINUTES 21 SECONDS WEST ON A LINE PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 2,526.84 FEET TO AN INTERSECTION WITH THE LINE AT 45 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4); THENCE, SOUTH 89 DEGREES 42 MINUTES 36 SECONDS WEST ON SAID LINE AT 45.00 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 2,410.05 FEET TO AN INTERSECTION WITH A LINE 96.00 FEET EAST OF, AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER (1/4); THENCE, NORTH 00 DEGREES 39 MINUTES 21 SECONDS EAST PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 2,423.35 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 57 SECONDS WEST ON A LINE 96.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY OF SW FARM ROAD, A DISTANCE OF 192.04 FEET; THENCE, NORTH 00 DEGREES 39 MINUTES 21 SECONDS EAST PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 96.02 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD; THENCE, NORTH 89 DEGREES 31 MINUTES 57 SECONDS EAST ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD, A DISTANCE OF 96.02 FEET TO THE POINT OF BEGINNING.
CONTAINING 6,098,401.87 S.F.± OR 140.00 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 2:
PORTIONS OF SECTION 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST, LYING BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 47 AND THE SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT, AS RECORDED IN PLAT BOOK 2 AT PAGE 35, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SPILLWAY "D", AS SHOWN ON SHEET 3, OF THE AFORESAID PLAT OF THE ST. LUCIE CANAL; THENCE RUN SOUTH 73 DEGREES 07 MINUTES 38 SECONDS EAST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET: THENCE RUN SOUTH 16 DEGREES 52 MINUTES 22 SECONDS WEST, FOR A DISTANCE OF 133.00 FEET, THENCE RUN NORTH 73 DEGREES 07 MINUTES 38 SECONDS WEST, ALONG THE SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET; THENCE RUN NORTH 16 DEGREES 52 MINUTES 22 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID SPILLWAY "D", FOR A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 57,196.65 SQUARE FEET OR 1.31 ACRES

TOGETHER WITH

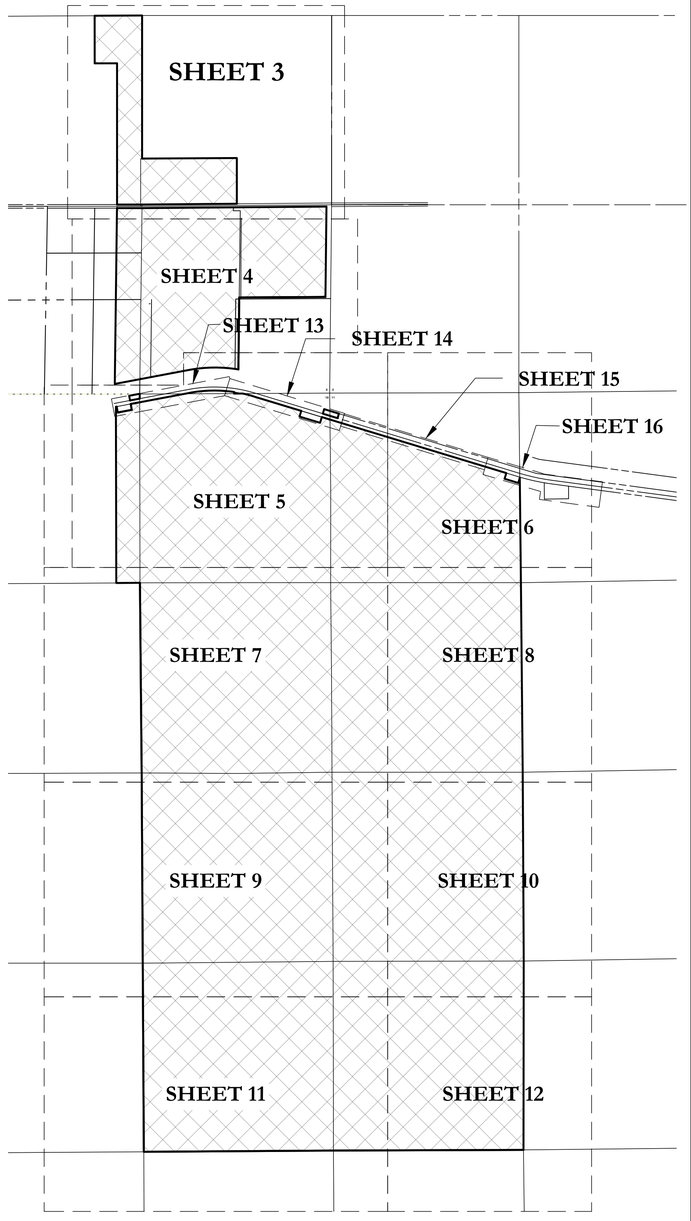
PARCEL 3
A PARCEL OF LAND LYING IN SECTION 9 TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST, BEING ALSO THE NORTHWEST CORNER OF SECTION 10, SAID CORNER BEING MARKED BY A 4" X 4" CONCRETE MONUMENT AS SHOWN ON CERTIFIED CORNER RECORD NUMBER 092879; THENCE SOUTH 00°04'04" EAST, ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 128.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, BEING A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY; THENCE SOUTH 79°19'55" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 275.28 FEET TO THE INTERSECTION WITH THE EAST LINE OF SPILLWAY "C", ST. LUCIE CANAL, AS RECORDED IN PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 10°40'05" WEST, ALONG SAID EAST LINE, A DISTANCE OF 133.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID ST. LUCIE CANAL; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 263.75 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 9; THENCE NORTH 89°56'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 35.80 FEET TO THE POINT OF BEGINNING.
CONTAINING 38,147.76 S.F.± OR 0.88 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 4
A PARCEL OF LAND LYING WITHIN A PORTION OF SECTIONS 3, 4, 9, 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST AND ALL OF SECTIONS 14, 15, 22, 23, 26 AND 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY THAT INTERSECTS THE EAST LINE OF SAID SECTION 9; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1276.15 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 10, BEING ALSO THE SOUTH LINE OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY FLORIDA; THENCE CONTINUE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 136.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'47" FOR A DISTANCE OF 1257.72 FEET TO THE INTERSECTION WITH A LINE THAT IS 15.13 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 00°39'18" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 43.10 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 3 SAID POINT IS SOUTH 89°43'51" WEST, A DISTANCE OF 2640 FEET, AS MEASURED ALONG SAID SOUTH LINE, FROM THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 89°43'51" EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, BEING ALSO THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 232.99 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET, A CHORD WHICH BEARS SOUTH 75°30'59" EAST, WITH A CHORD DISTANCE OF 322.03 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 4°53'43" FOR A DISTANCE OF 322.13 FEET; THENCE SOUTH 73°07'29" EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1390.76 FEET TO THE WESTERLY LINE OF SPILLWAY "D" AS SHOWN ON THE DEPARTMENT OF THE ARMY, OKEECHOBEE WATERWAY, FLORIDA ST. LUCIE CANAL PORTION, SURVEY FOR LOCATION OF RIGHTS-OF-WAY SHEET 3 OF 53, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA ; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "D"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "D", A DISTANCE OF 600.00 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "D"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SAID SPILLWAY "D", A DISTANCE OF 167.00 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE SOUTH 73°07'29" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 5388.76 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SPILLWAY "E", AS RECORDED IN SAID PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "E"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "E", A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF SPILLWAY "E"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SPILLWAY "E", A DISTANCE OF 146.90 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°37'52" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2929.39 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 11 BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 00°32'21" EAST, ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 5298.88 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 14 BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 00°18'31" EAST, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 23, A DISTANCE OF 2639.65 FEET TO THE EAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 23; THENCE SOUTH 00°18'15" WEST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 23, A DISTANCE OF 2638.91 TO THE SOUTHEAST CONER OF SAID SECTION 23, BEING ALSO THE NORTHEAST CORNER OF SECTION 26; THENCE SOUTH 00°04'00" WEST ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 26, A DISTANCE OF 2639.58 FEET TO THE EAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 26; THENCE SOUTH 00°04'42" WEST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 26, A DISTANCE OF 2639.58 FEET TO THE SOUTHEAST TO THE SOUTHEAST CORNER OF SAID SECTION 26, BEING ALSO THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°48'33" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 5311.60 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26, BEING ALSO THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°36'28" WEST, ALONG THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 5300.26 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 00°19'09" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE 2636.48 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 00°19'27" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 2636.60 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27, BEING ALSO THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°19'56" WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 5319.39 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22, BEING ALSO THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°31'20" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2657.77 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 00°31'08" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2656.26 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15, BEING ALSO THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 40 EAST, THENCE SOUTH 89°36'03" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 661.99 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST QUARTER OF THE EAST HALF OF SAID SECTION 9; THENCE NORTH 00°07'11" WEST, ALONG SAID WEST LINE, A DISTANCE OF 4926.81 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.79 FEET TO THE INTERSECTION OF THE WEST LINE OF SPILLWAY "C" AS RECORDED IN SAID PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 10°40'05" EAST, ALONG SAID WEST LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH LINE OF SAID SPILLWAY "C", A DISTANCE OF 400.19 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 10°40'05" WEST, ALONG THE EAST LINE OF SAID SPILLWAY "C", A DISTANCE OF 167.00 FEET TO THE INTERSECTION OF THE SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 256.57 FEET TO THE EAST LINE OF SAID SECTION 9, BEING ALSO THE WEST LINE OF SAID SECTION 10 AND THE POINT OF BEGINNING.
CONTAINING 5,032.06 ACRES MORE OR LESS

TOTAL ACERAGE: 5722.30 ACRES MORE OR LESS.



SHEET INDEX
(INTENDED DISPLAY SCALE: 1"=2000')

P:\Proj-2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary Revl.dwg Plotted: 12/8/2025 1:17 PM By: JOHN YANCY

LEGAL DESCRIPTION & SHEET INDEX

COMPUTER FILE REF.	FIELD BK./PG.
SEE PLOT STAMP AT LEFT	

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE

	BY	DATE
FIELD	SG	10–16–2025
CALCS.		.
DRAWN	JHY	10–15–2025
DETAILED		.
CHECKED	JDJ	10–15–2025
APPROVED	LBR	.

BOUNDARY SURVEY
PREPARED FOR
FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: AS SHOWN
VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 2 of 16

PCN: 28393800000000001070000
OWNER: FLORIDA POWER & LIGHT COMPANY

N:985991.725
E:807335.705

N89°41'45"E 1325.77'

NORTH LINE OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST

FND 5/8" IR&C "AGI LB2610" 160' O/S SOUTH ON LINE

WEST LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST

N00°00'06"W 1332.22'

PCN: 32393800105000107
OWNER: DESHIELDS GROVES, INC.

28 27 33 34

FND MAG NAIL & DISK "LB7922" 1.38'N.,4.95'E.

POINT OF BEGINNING
TRACT 1
NORTHEAST CORNER OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST
FND 4"X4" CM "STOUTEN PRM LB7922 28/27 33/34 0.32'S.,0.07'E.

E 700' NE 1/4, NE 1/4 33-39-38 (O.R.B. 1580, PG. 1309)

EAST LINE OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST

TRACT 1
181.92 AC.±
NE 1/4, NE 1/4 33-39-38
PER ORB 1580-1309

FLORIDA POWER & LIGHT CO.
32393800010060000007

FP&L EASEMENT PER ORB 965-1173 & ORB 965-1188

S00°00'06"E 4001.08'

FND 5/8" IR&C "SCI LB7922" (LEANING WEST) N 13.78'N.,13.84'E.

FND 5/8" IR&C "SCI LB7922"

S89°45'33"W 624.97'

SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33

NORTHEAST 1/4 OF SECTION 33

E 700' SE 1/4, NE 1/4 33-39-38 (O.R.B. 1580, PG. 1309)

E 700' SE 1/4, NE 1/4 33-39-38 PER ORB 1580-1309
FLORIDA POWER & LIGHT CO.
32393800101200005

PCN: 32393800101200014
OWNER: DESHIELDS GROVES, INC.

FPL EASEMENT E 700' SE 1/4, NE 1/4 33-39-38 (O.R.B. 965, PG. 1173; O.R.B. 965, PG. 1188)

E 700' SE 1/4, NE 1/4 33-39-38 (O.R.B. 1242, PG. 1390)

SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST

TRACT 1

700' FP&L EASEMENT PER ORB 965-1173 & ORB 965-1188

N00°00'06"W 3948.75'

PCN: 32393800101800002
OWNER: DESHIELDS GROVES, INC.

E 700' NE 1/4, SE 1/4 33-39-38 PER ORB 1580-1309

FLORIDA POWER & LIGHT CO.
32393800101800011

E 700' SE 1/4, SE 1/4 660' FP&L EASEMENT PER ORB 965-1173 & ORB 965-1188)

FLORIDA POWER & LIGHT CO.
32393800102400010 8

E 700' SE 1/4, SE 1/4 33-39-38 (ORB 1580-1309)

PCN: 32393800102400000 0
OWNER: SUN BELL

FPL EASEMENT W 660' OF E 700' SE 1/4, SE 1/4 33-39-38 (O.R.B. 965, PG. 1173) O.R.B. 965, PG. 1188)

PARCEL 4 W 660' OF E 700' SE 1/4, SE 1/4 33-39-38 (O.R.B. 1242, PG. 1390)

SEE RIGHT-OF-WAY DETAIL - SHEET 4

NORTH RIGHT-OF-WAY LINE OF SW FARM ROAD

S00°43'40"W - 50.00'

S89°56'59"W 700.00'

S89°56'59"W - 700.06'

POB TRACT 2

SOUTH LINE OF SECTION 33, T. 39 S.,R. 38 E. & NORTH LINE OF SECTION 4, T. 40 S., R. 38 E.

WEST LINE OF THE EAST 700' OF SECTION 4, TOWNSHIP 39 SOUTH, RANGE 38 EAST

N89°56'59"E 700.06'

SOUTH R/W LINE

N00°43'40"E 4915.02'

4 3

SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD

S00°43'40"W 4783.43'

PCN: 34393800000000114
OWNER: SILVER FOX 606 LLC

PCN: 34393800000000105
OWNER: IRIS P WALL & ROBERT M POST JR MARITAL TRUST

SECTION 34 TOWNSHIP 39 SOUTH RANGE 38 EAST

PCN: 34393800000000114
OWNER: TAMPA FARM SERVICE INC.

PCN: 34393800000000105
OWNER: IRIS P WALL & ROBERT M POST JR MARITAL TRUST

FND 5/8" IR&C (ILLEGIBLE) 30' S. ALONG PROP. LINE PROLONGATION

NORTH LINE OF THE SOUTH ONE-HALF OF THE SW 1/4 OF SECTION 34

N89°39'07"E 2648.77'

4' Wire Fence (Typical)

FND 5/8" IR AT TOB COR. (NO ID) 24.71'S.,24.77'W.

SE 1/4 SECTION 34 TOWNSHIP 39 SOUTH, RANGE 38E

40' FP&L EASEMENT PER ORB 965-1173 & ORB 965-1188

E 40' SE 1/4, SE 1/4 33-39-38 (O.R.B. 1242, PG. 1390)

OVERGROWN SOLAR FIELD

TRACT 1
181.92 AC.±

EAST LINE OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST

TRACT 1
S 1/2, SW 1/4 34-39-38

FLORIDA POWER & LIGHT CO.
03403800000000110

EAST LINE OF THE SOUTH ONE-HALF OF THE SW 1/4 OF SECTION 34

PCN: 34393800000000105
OWNER: IRIS P WALL & ROBERT M POST JR MARITAL TRUST

S00°00'21"W 1278.17'

POC (TRACT 2)
NORTHEAST CORNER OF SECTION 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST & NORTHEAST CORNER OF SECTION 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST

FND 5/8" IR&C "SCI LB7922" 0.025'S., 0.24'E.

POC: Tract 3
NW COR. OF THE NE 1/4 OF SECTION 3

FND MAG NAIL & DISK "LB2610"

N89°31'54"E - 96.02'

PCN: 34393800000000123
OWNER: FLORIDA POWER & LIGHT COMPANY

S89°31'57"W 2648.64'

N89°31'57"E 2552.68'

SW FARM ROAD
(100' PUBLIC RIGHT-OF-WAY)

S00°39'21"W - 50.01'

24' ASPHALT ROAD

N89°31'57"E 2506.20'

S00°39'21"W 96.02' **N00°39'21"E 96.02'**

POB: Tract 3

SOUTH R/W LINE

12' FPL EASEMENT PER ORB 788-2510

Tract 3
PORTION OF NORTHEAST 1/4 SECTION 3 TOWNSHIP 40 SOUTH, RANGE 38 EAST

Approximate centerline of 10'± dirt road (Apparent Easement by Necessity)

FND 5/8" IR&C "KINC LB2610" (AT TOB, 15.03' O/S S. ON PROP. LINE)

S00°39'21"W 2526.84'

SOUTH LINE OF SECTION 34, T. 39 S.,R. 38 E. & NORTH LINE OF SECTION 3, T. 40 S., R. 38 E.

N89°31'57"E 96.02' **S89°31'57"W 192.04'**

S 00°39'21" W 4437.31' (TRACT 2)

20' INGRESS AND EGRESS EASEMENT (DB 96-118; ORB 22-513) & (ORB 25-405 & ORB 529-977)

Being a portion of Tract 3 shown hereon

N00°39'21"E 2423.35'(TRACT 3)

MATCH LINE "A" - SEE SHEET 4

N

GRAPHIC SCALE
300 0 300 600
(IN FEET)
Intended display scale:
1 inch = 300 feet

LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(P)	= PLAT MEASUREMENT
CB	= CHORD BEARING
CD	= CHORD DISTANCE
CM	= CONCRETE MONUMENT
CMP	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
Δ	= DELTA
DB	= DEED BOOK
ESMT	= EASEMENT
FND	= FOUND
ID	= IDENTIFICATION
IP	= IRON PIPE & CAP
IRC	= IRON ROD & CAP
L	= ARC LENGTH
LB	= LAND SURVEYING BUSINESS
MES	= MITERED END SECTION
S.S.L.T.C.	= SOUTHERN STATES LAND & TIMBER COMPANY
B.O.C.E.D.D.	= BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT
ORB	= OFFICIAL RECORDS BOOK
PB	= PLAT BOOK
PG	= PAGE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PIN	= PARCEL IDENTIFICATION NUMBER
R	= RADIUS
R/W	= RIGHT OF WAY
RCP	= REINFORCED CONCRETE PIPE
SRD	= STATE ROAD
TOB	= TOP OF BANK
--OE--	= OVERHEAD ELECTRIC LINE
-x-	= BARBED WIRE FENCE
○	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
BS	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

Possible Apparent Physical Use:

(A) Apparent physical use over 10' dirt road along the Northerly portion of Tract 3 by the adjoiner for access and shown hereon as being an apparent easement by necessity. No additional information regarding said access was provided to the surveyor at the time of survey.

P:\Proj-202\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary Revi.dwg Plotted: 12/8/2025 1:17 PM By: JOHN YANCY

GRAPHICS

COMPUTER FILE REF.	FIELD BK./PG.
SEE PLOT STAMP AT LEFT	

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE

	BY	DATE
FIELD	SG	10–16–2025
CALCS.		.
DRAWN	JHY	10–15–2025
DETAILED		.
CHECKED	JDJ	10–15–2025
APPROVED	LBR	.

BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 3 of 16

MATCH LINE "A" - SEE SHEET 3

PCN: 323938001029000009
OWNER: O RONALD HATAWAY AND DOROTHY H HATAWAY

FPL EASEMENT
E 700'
NE 1/4, NE 1/4 OF 4-40-38
(O.R.B. 965, PG. 1173)
O.R.B. 965, PG. 1188)

EAST LINE OF SECTION 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST

E 700'
NE 1/4, NE 1/4
4-40-38
(ORB 1242, PG 1390)

TRACT 2
FLORIDA POWER & LIGHT CO.
323938001029000107

E 700'
N 1/2, SE 1/4, NE 1/4 OF 4-40-38
(O.R.B. 1580, PG. 1309)
(O.R.B.1242, PG. 1390)

PCN: 323938001029000009
OWNER: O RONALD HATAWAY AND DOROTHY H HATAWAY

E 700' N 1/2, SE 1/4, NE 1/4 4-40-38
(ORB 1580-1309)

FND 5/8" IR (NO ID)

E 700' S 1/2, SE 1/4, NE 1/4 4-40-38
(ORB 1580-1309)

PCN: 323938001034000107
OWNER: O RONALD HATAWAY AND DOROTHY H HATAWAY

FLORIDA POWER & LIGHT CO.
323938001034000116

N00°43'40"E 4915.02'

S00°43'40"W 4763.43'

16' x 30' Barn

110.1'

35.9'

TRACT 2
FLORIDA POWER & LIGHT CO.
323938001039000017

EAST 700' EAST 1/2, SOUTHEAST 1/4 SECTION 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST (ORB 1580-1309)

WEST 15 ACRES OF THE SW 1/4 LYING NORTH OF ST. LUCIE CANAL

4' Wire Fence (Typical)

SE 1/4, SECTION 4
TOWNSHIP 40 SOUTH
RANGE 38 EAST LESS SLC
R/W DB 33, PG 617

ORB 336, PG 1088

ORB 909, PG 917

PCN: 323938001039000008
OWNER: O RONALD HATAWAY AND DOROTHY H HATAWAY

FLORIDA POWER & LIGHT CO.
03403800000000110

TRACT 2
NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST

SOLAR FIELD

WEST LINE OF THE EAST 1/2 OF SECTION 3

96'

SOLAR FIELD

TRACT 3
PORTION OF NORTHEAST 1/4 SECTION 3 TOWNSHIP 40 SOUTH, RANGE 38 EAST

N00°39'21"E 2423.35'(TRACT 3)

S00°39'21"W 2626.84'

PCN: 02403800000000220
OWNER: TRUST OF MATHEW LYTELL & CARROL SLAY

96'

20' INGRESS AND EGRESS EASEMENT PER DB 96-118; ORB 22-513 ORB 25-405 & ORB 529-977 (Shaded Cross-Hatch Area)

12' FPL EASEMENT PER ORB 788-2510

WEST LINE OF THE NE 1/4 OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST

S00°39'21"W - 1437.31'(TRACT 2)

FND 5/8" IR&C "KINC LB2610" 0.12'S,.0.03'E.

FND 5/8" IR&C "AGI LB2610" (AT TOB)

S89°42'36"W 2410.05'

65'

SOUTH LINE OF THE NE 1/4 OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST

Barbwire Fence 18.1' W

W 96' OF E 1/2

S00°39'21"W 2013.96'

TRACT 2
SOUTHWEST 1/4 SECTION 3 TOWNSHIP 40 SOUTH, RANGE 38 EAST, LYING NORTH OF ST. LUCIE CANAL EXCEPT THE WEST 15 ACRES

FLORIDA POWER & LIGHT CO.
03403800000000110

SOLAR FIELD

PCN: 03403800000000108
OWNER: TESORO GROVES LTD PARTNERSHIP

SE 1/4 SECTION 3
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

MATCH LINE "B" - SEE SHEET 5

TRACT 2
FLORIDA POWER & LIGHT CO.
323938001039000017

FND 5/8" IR&C "LBFH LB959" 0.19'S,.0.06'E.

FND BROKEN TOP 4" X 4" CM (BROKEN TOP) "1985 SLC R/W 312+00 RLS 1834"

NORTH RIGHT-OF-WAY OF ST. LUCIE CANAL

499.91'

309.15'

FND 3" BRASS DISK IN CONC "ARMY CORPS OF ENGINEERS SLC N R/W 306+29.50 LS1834"

571.05'

Zone X (Unshaded)
Zone X (Shaded)

FND 3" ALUM. DISK IN CONC "CORPS OF ENGINEERS 2016 OWW R/W 317+00"

S79°19'55"W 2096.50'

FND BENT IP (NO ID) 0.23'N,.0.14'E.

FND 5/8" IR&C (ILLEGIBLE) O/S 19.0' NORTH ON LINE

S00°43'45"W 414.31'

MATCH LINE "B" - SEE SHEET 5

GRAPHIC SCALE
300 0 300 600
(IN FEET)
Intended display scale:
1 inch = 300 feet

LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(P)	= PLAT MEASUREMENT
CB	= CHORD BEARING
CD	= CHORD DISTANCE
CM	= CONCRETE MONUMENT
CMP	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
Δ	= DELTA
DB	= DEED BOOK
ESMT	= EASEMENT
FND	= FOUND
ID	= IDENTIFICATION
IP	= IRON PIPE & CAP
IRC	= IRON ROD & CAP
L	= ARC LENGTH
LB	= LAND SURVEYING BUSINESS
MES	= MITERED END SECTION
S.S.L.T.C.	= SOUTHERN STATES LAND & TIMBER COMPANY
B.O.C.E.D.D.	= BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT
ORB	= OFFICIAL RECORDS BOOK
PB	= PLAT BOOK
PG	= PAGE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PIN	= PARCEL IDENTIFICATION NUMBER
R	= RADIUS
R/W	= RIGHT OF WAY
RCP	= REINFORCED CONCRETE PIPE
SRD	= STATE ROAD
TOB	= TOP OF BANK
--OE--	= OVERHEAD ELECTRIC LINE
--x--	= BARBED WIRE FENCE
	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

S00°00'06"E 3948.75'

FND 5/8" IR&C "SCI LB7922"

S89°56'59"W 700.00'

S89°31'57"W 2648.64'

FND 5/8" IR (CAP BUSTED, ILLEGIBLE)

SW FARM ROAD S89°56'59"W - 700.06'
(100' PUBLIC R/W, 22' WIDE ASPHALT PAVEMENT)

EDGE OF PAVEMENT

50.00'

EDGE OF PAVEMENT

50.00'

ACQUIRED SIGNAL 3' DEEP AT CUT-OUT IN PAVEMENT (SECTION CORNER)

N89°56'59"E 700.06'

FND 5/8" IR&C "SCI LB7922" 26.7' O/S SOUTH ON LINE

RIGHT-OF-WAY DETAIL

(INTENDED DISPLAY SCALE: 1"=60')

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CHECKED	JDJ	10–15–2025
APPROVED	LBR	.

BOUNDARY SURVEY

PREPARED FOR
FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 4 of 16

MATCH LINE "B" - SEE SHEET 4

MATCH LINE "B" - SEE SHEET 4

TOWNSHIP 40 SOUTH, RANGE 38 EAST

TRACT 2

FND 3" BRASS DISK IN CONC. "CORPS OF ENG. SLC N R/W 332+30.75 RLS 1834"

Zone X (Unshaded)
Zone X (Shaded)

5' FP&L EASEMENT PER ORB 164-448, ORB 164-449, ORB 164-450 & ORB 166-378

R=4020.62' Δ=019°58'53" L=1402.15'

Barbwire & Hogwire Fence 24.5' W

FND 3" BRASS DISK IN CONC. "HARBOR SURVEYS S. ENG. DEPT R/W 320 08.79"

FND 5/8"-IR&C "AGI LB2610" 0.05'S.,0.10'E.

S19°19'45"E

SEE DETAIL SHEET 13

SEE DETAIL SHEET 14

NORTH R/W OF ST. LUCIE CANAL

EASEMENT FOR ST. LUCIE CANAL TO U.S.A. WITH RESERVATIONS BENEFITING B.O.C.E.D.D. FOR USE WITHOUT INTERFERENCE AND REVERSION FOR CANAL PROJECT ABANDONMENT AND/OR CEASING TO OPERATE OR MAINTAIN CANAL DB 28, PG 273

S00°43'45"W 414.31'

N79°18'39"E(C) N79°19'14.5"E(PB 10, PG 84)

SEE DETAIL SHEET 13

SW KANNER HIGHWAY (STATE ROAD 76)
FDOT SECTION 89060-2101 (100' R/W)

SEE DETAIL SHEET 14

SEE DETAIL SHEET 15

PARCEL 3
0.88 ACRES±

S.S.L.T.C. CONVEYS LAND TO B.O.C.E.D.D. WITH RESERVATIONS BENEFITING S.S.L.T.C. FOR DRAINAGE, ACCESS, DOCKING & LOADING REVERT ON NON-COMPLETION OF MINIMUM 200' WIDE DRAINAGE CANAL
(32) DB 110, PG 139; NORTH 1/2 OF SECTION 9

S.S.L.T.C. CONVEYS LAND TO B.O.C.E.D.D. WITH RESERVATIONS BENEFITING S.S.L.T.C. FOR DRAINAGE, ACCESS, DOCKING & LOADING REVERT ON NON-COMPLETION OF MINIMUM 200' WIDE DRAINAGE CANAL
(32) DB 110, PG 139; NE 1/4 OF NE 1/4 OF SECTION 10

NE 1/4 OF NE 1/4 OF SECTION 10

N 1/2 OF NW 1/4 OF SECTION 11

EASEMENT FOR ST. LUCIE CANAL TO U.S.A. WITH RESERVATIONS BENEFITING B.O.C.E.D.D. FOR USE WITHOUT INTERFERENCE AND REVERSION FOR CANAL PROJECT ABANDONMENT AND/OR CEASING TO OPERATE OR MAINTAIN CANAL DB 28, PG 273

CURRENT OWNER:
SOUTH FLORIDA WATER MANAGEMENT DISTRICT
PIN: 09-40-38-000-000-00030-1

S.S.L.T.C. CONVEYS LAND TO B.O.C.E.D.D. WITH RESERVATIONS BENEFITING S.S.L.T.C. FOR DRAINAGE, ACCESS, DOCKING & LOADING REVERT ON NON-COMPLETION OF MINIMUM 200' WIDE DRAINAGE CANAL
(32) DB 110, PG 139; NORTH 1/2 OF SECTION 9

N00°04'04"W 2,638.96'

FLORIDA POWER & LIGHT CO.
10-40-38-000-000-00020-1

RESERVATIONS FOR 400' R/W FROM LAKE OKEECHOBEE TO ST. LUCIE INLET (ST. LUCIE CANAL) & RESERVATIONS STATED IN DB 110, PG 139; NE 1/4 OF NE 1/4 OF SECTION 10; DB 219, PG 266

EASEMENT FOR ST. LUCIE CANAL TO U.S.A. WITH RESERVATIONS BENEFITING B.O.C.E.D.D. FOR USE WITHOUT INTERFERENCE AND REVERSION FOR CANAL PROJECT ABANDONMENT AND/OR CEASING TO OPERATE OR MAINTAIN CANAL DB 28, PG 273
NE 1/4 OF NE 1/4 OF SECTION 10

EASEMENT FOR ST. LUCIE CANAL WITH RESERVATION FOR USE WITHOUT INTERFERENCE AND REVERSION FOR CANAL PROJECT ABANDONMENT AND/OR CEASING TO OPERATE OR MAINTAIN CANAL
N 1/2 OF NW 1/4 OF SEC. 11
(DB 28, PG 273)

S.S.L.T.C. CONVEYS LAND TO B.O.C.E.D.D. WITH RESERVATIONS BENEFITING S.S.L.T.C. FOR DRAINAGE, ACCESS, DOCKING & LOADING REVERT ON NON-COMPLETION OF MINIMUM 200' WIDE DRAINAGE CANAL; DB 110, PG 139; N. 1/2 OF NW 1/4 OF SECTION 11

(32) RESERVATIONS FOR 400' R/W FROM LAKE OKEECHOBEE TO ST. LUCIE INLET (ST. LUCIE CANAL) & RESERVATIONS STATED IN DB 110, PG 139; N 1/2 OF NW 1/4 OF SECTION 11 DB 219, PG 266

N. 1/2 OF SECTION 9
RESERVATIONS FOR 400' R/W FROM LAKE OKEECHOBEE TO ST. LUCIE INLET (ST. LUCIE CANAL) & RESERVATIONS STATED IN DB 110, PG 139; NORTH 1/2 OF SECTION 9; DB 219, PG 266

SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST

SECTION 10, TOWNSHIP 40 SOUTH, RANGE 38 EAST

FOUND 4"X4" CM (NO ID)

N00°07'11"W 4926.81'

12' FP&L EASEMENT ORB 198, PG 289

N00°36'57"W 2,646.34'

CURRENT OWNER: SOUTH FLORIDA WATER MANAGEMENT DISTRICT
PIN: 09-40-38-000-000-00040-9

FLORIDA POWER & LIGHT CO.
10-40-38-000-000-00020-1

PARCEL 4
5,032.06 ACRES±

EAST 1/2 OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST

WEST LINE OF THE EAST 1/4 OF THE EAST 1/2 OF SECTION 9

N00°04'04"W 2,638.96'

N00°03'02"E 2,650.81'

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
09-40-38-000-000-00030-1

TOWNSHIP 40 SOUTH, RANGE 38 EAST

GRAPHIC SCALE
300 0 300 600
(IN FEET)
Intended display scale:
1 inch = 300 feet

MATCH LINE "D" - SEE SHEET 6

MATCH LINE "C" - SEE SHEET 7

P:\Proj-2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary Rev1.dwg Plotted: 12/8/2025 1:17 PM By: JOHN YANCY

GRAPHICS

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SEE PLOT STAMP AT LEFT	

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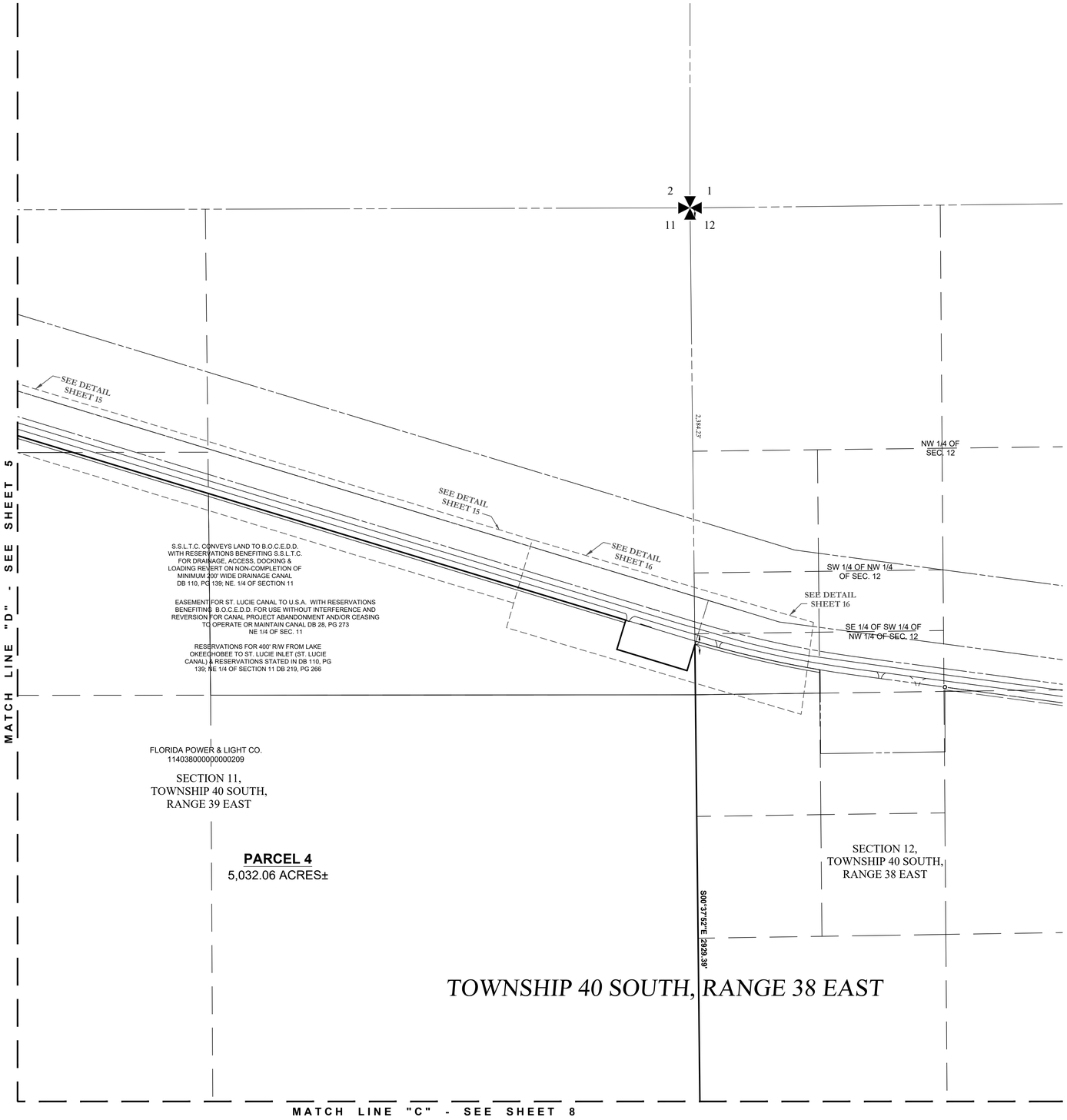
– REVISIONS –	BY	DATE

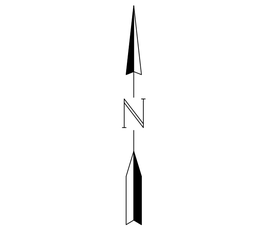
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DRAWN	JHY	10-15-2025
DETAILED		
CHECKED	JDJ	10-15-2025
APPROVED	LBR	

BOUNDARY SURVEY

PREPARED FOR
FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 5 of 16





LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(P)	= PLAT MEASUREMENT
CB	= CHORD BEARING
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DB	= DEED BOOK
ESMT	= EASEMENT
FND	= FOUND
ID	= IDENTIFICATION
IP	= IRON PIPE & CAP
IRC	= IRON ROD & CAP
L	= ARC LENGTH
LB	= LAND SURVEYING BUSINESS
MES	= MITERED END SECTION
S.S.L.T.C.	= SOUTHERN STATES LAND & TIMBER COMPANY
B.O.C.E.D.D.	= BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT

ORB	= OFFICIAL RECORDS BOOK
PB	= PLAT BOOK
PG	= PAGE
PIN	= PARCEL IDENTIFICATION NUMBER
R	= RADIUS
R/W	= RIGHT OF WAY
RCP	= REINFORCED CONCRETE PIPE
SRD	= STATE ROAD
---OE---OE---	= OVERHEAD ELECTRIC LINE
---x---	= BARBED WIRE FENCE
o	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

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BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 6 of 16

MATCH LINE "C" - SEE SHEET 5

N00°07'11"W 4926.81'

FOUND 4"X4" CM (TOP BROKEN)

666.89'

1,329.20'

S89°36'41"W 2,657.75'

1,328.88'

S89°36'03"W 661.99'

GATE

SOUTH LINE OF THE SOUTHEAST 1/4

BARBED WIRE FENCE CORNER 37.8' WEST OF SECTION CONER

FOUND PK&D STAMPED "GCY, INC. LB 4108" IN TOP OF FENCE POST

FOUND 4"X4" CM (NO ID)

NORTHWEST CORNER OF SECTION 15 AND SOUTHEAST CORNER OF SECTION 9

S89°55'48"W 2,665.44'

FLORIDA POWER & LIGHT CO.
10-40-38-000-000-00020-1

S89°56'27"W 2,664.16'

FND RAILROAD IRON (NO ID)

N89°59'07"W 2,660.35'

100' WIDE EASEMENT/RIGHT-OF-WAY RESERVED BY INDIANTOWN DEVELOPMENT COMPANY DB 12, PG 116

100' WIDE EASEMENT/RIGHT-OF-WAY RESERVED BY INDIANTOWN DEVELOPMENT COMPANY DB 12, PG 116

N00°33'10"W 2656.26'

SOUTH LINE OF THE N. 1/2 OF THE N. 1/2 OF SECTION 15

N00°33'49"W 2,649.58'

WEST LINE OF THE NORTHWEST 1/4

LEGEND

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-- OE -- OE --	= OVERHEAD ELECTRIC LINE
——x——	= BARBED WIRE FENCE
O	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
◯	= BELL SOUTH PEDESTAL
⌸	= GATE POST
✦	= CONCRETE UTILITY POLE
⊠	= ELECTRICAL JUNCTION BOX
⊗	= WOOD UTILITY POLE
⚓	= GUY ANCHOR

PARCEL 4
5,032.06 ACRES±

FLORIDA POWER & LIGHT CO.
144038000000000105

SECTION 14,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

DITCH DRAINING INTO SUBJECT PROPERTY, CROSSES PROPERTY LINE 165.3' NORTH OF 1/4 SECTION CORNER

SECTION 16,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

CURRENT OWNER: SOUTH FLORIDA WATER MANAGEMENT DISTRICT
PIN: 16-40-38-000-000-00010-0

BARBED WIRE FENCE, CORNER 4.0' WEST OF 1/4 SECTION CORNER

FOUND 4"X4" CM (NO ID)

WEST QUARTER CORNER OF SECTION 15

FLORIDA POWER & LIGHT CO.
154038000000000102

SECTION 15,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

12' FP&L EASEMENT
ORB 198, PG 289

N00°15'50"W 2,650.24'

N00°31'20"W 2657.77'

GRAPHIC SCALE
300 0 300 600
(IN FEET)
Intended display scale:
1 inch = 300 feet

WEST LINE OF THE SOUTHWEST 1/4

FOUND 4"X4" CM (NO ID)

BARBED WIRE FENCE CORNER 3.0' WEST OF 1/4 SECTION CORNER

NORTHWEST CORNER OF SECTION 22 AND SOUTHWEST CORNER OF SECTION 15

N89°39'34"W 2,659.05'

N89°13'52"E 2,660.82'

N89°59'38"W 2,665.51'

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
21-40-38-000-000-00010-0

FLORIDA POWER & LIGHT CO.
234038000000000106

MATCH LINE "E" - SEE SHEET 9

MATCH LINE "D" - SEE SHEET 8

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PREPARED FOR
FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 7 of 16

MATCH LINE "C" - SEE SHEET 6

FLORIDA POWER & LIGHT CO.
114038000000000209

S00°37'52"E 2929.39'

FND 5/8" IR&C "RLS 4276" (2FT BELOW NG)

1,346.61'

N89°58'28"W 2,659.07'

N89°03'49"E 916.56'

11 12 14 13

100' WIDE EASEMENT/RIGHT-OF-WAY RESERVED BY INDIANTOWN DEVELOPMENT COMPANY DB 12, PG 116

100' WIDE EASEMENT/RIGHT-OF-WAY RESERVED BY INDIANTOWN DEVELOPMENT COMPANY DB 12, PG 116

EAST LINE OF THE NORTHEAST 1/4 OF SECTION 14

N00°32'21"W 2,649.44'

SEE DETAIL "A" AT RIGHT

SOUTH LINE OF THE N. 1/2 OF THE N. 1/2 OF SECTION 14

10' WIDE FP&L EASEMENT ORB 0713, PG 2252

2,649.44'

TOWNSHIP 40 SOUTH
RANGE 38 EAST

N00°32'21"W 2,649.44'

FLORIDA POWER & LIGHT CO.
144038000000000105

SECTION 14, TOWNSHIP 40 SOUTH, RANGE 38 EAST

14 13

FLORIDA POWER & LIGHT CO.
13-40-38-000-000-00010-7

SECTION 13, TOWNSHIP 40 SOUTH, RANGE 38 EAST

MATCH LINE "D" - SEE SHEET 7

PARCEL 4
5,032.06 ACRES±

S00°32'21"E 5298.88'
S00°32'21"E 2,649.44'

SOUTHEAST CORNER OF SECTION 14 & NORTHEAST CORNER OF SECTION 23

14 13 24 23

S89°59'38"E 2,665.51'

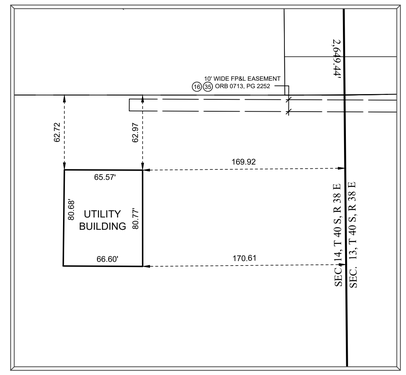
FND.IR (NO ID, POSSIBLY OLD CM BENT WEST LOCATED AT BOTTOM) 0.37'N., 1.59'W.

S00°18'31"E 2639.65'

EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 23

FLORIDA POWER & LIGHT CO.
234038000000000106

MATCH LINE "E" - SEE SHEET 10



N

GRAPHIC SCALE

300 0 300 600

(IN FEET)

Intended display scale:
1 inch = 300 feet

LEGEND

(C)	= CALCULATED MEASUREMENT	ORB	= OFFICIAL RECORDS BOOK
(D)	= DEED MEASUREMENT	PB	= PLAT BOOK
(M)	= FIELD MEASUREMENT	PG	= PAGE
(P)	= PLAT MEASUREMENT	PIN	= PARCEL IDENTIFICATION NUMBER
CB	= CHORD BEARING	R	= RADIUS
CD	= CHORD DISTANCE	R/W	= RIGHT OF WAY
CM	= CONCRETE MONUMENT	RCP	= REINFORCED CONCRETE PIPE
CMP	= CORRUGATED METAL PIPE	SRD	= STATE ROAD
CONC.	= CONCRETE	--OE--	= OVERHEAD ELECTRIC LINE
Δ	= DELTA	--x--	= BARBED WIRE FENCE
DB	= DEED BOOK	o	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
ESMT	= EASEMENT	BS	= BELL SOUTH PEDESTAL
FND	= FOUND		= GATE POST
ID	= IDENTIFICATION		= CONCRETE UTILITY POLE
IP	= IRON PIPE & CAP		= ELECTRICAL JUNCTION BOX
IRC	= IRON ROD & CAP		= WOOD UTILITY POLE
L	= ARC LENGTH		= GUY ANCHOR
LB	= LAND SURVEYING BUSINESS		
MES	= MITERED END SECTION		
S.S.L.T.C.	= SOUTHERN STATES LAND & TIMBER COMPANY		
B.O.C.E.D.D.	= BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT		

GRAPHICS

COMPUTER FILE REF.	FIELD BK./PG.
SEE PLOT STAMP AT LEFT	

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE

	BY	DATE
FIELD	SG	10–16–2025
CALCS.		
DRAWN	JHY	10–15–2025
DETAILED		
CHECKED	JDJ	10–15–2025
APPROVED	LBR	

BOUNDARY SURVEY

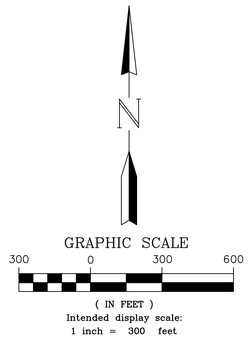
PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 8 of 16

P:\Proj-2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary Rev1.dwg Plotted: 12/8/2025 1:17 PM By: JOHN YANCY

MATCH LINE "E" - SEE SHEET 7



DITCH DRAINING INTO SUBJECT PROPERTY, CROSSES PROPERTY LINE 696.6' SOUTH OF NORTHWEST CORNER OF SECTION 22

12' FP&L EASEMENT ORB 198, PG 289

FLORIDA POWER & LIGHT CO.
224038000000000108

SECTION 22,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

PARCEL 4
5,032.06 ACRES±

N00°21'12"W 2,644.01'

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
21-40-38-000-000-00010-0

SECTION 21,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

WEST LINE OF SECTION 22

N00°19'56"W 5319.39'

22 23

FLORIDA POWER & LIGHT CO.
23-40-38-000-000-00010-6

SECTION 23,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

TOWNSHIP 40 SOUTH, RANGE 38 EAST

N00°20'19"W 2,644.10'

LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(P)	= PLAT MEASUREMENT
CB	= CHORD BEARING
CD	= CHORD DISTANCE
CM	= CONCRETE MONUMENT
CMP	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
Δ	= DELTA
DB	= DEED BOOK
ESMT	= EASEMENT
FND	= FOUND
ID	= IDENTIFICATION
IP	= IRON PIPE & CAP
IRC	= IRON ROD & CAP
L	= ARC LENGTH
LB	= LAND SURVEYING BUSINESS
MES	= MITERED END SECTION
S.S.L.T.C.	= SOUTHERN STATES LAND & TIMBER COMPANY
B.O.C.E.D.D.	= BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT

ORB	= OFFICIAL RECORDS BOOK
PB	= PLAT BOOK
PG	= PAGE
PIN	= PARCEL IDENTIFICATION NUMBER
R	= RADIUS
R/W	= RIGHT OF WAY
RCP	= REINFORCED CONCRETE PIPE
SRD	= STATE ROAD
-OE-OE-	= OVERHEAD ELECTRIC LINE
-x-	= BARBED WIRE FENCE
○	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
BS	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

BARBED WIRE FENCE CORNER 0.7' WEST OF SECTION CORNER

FOUND 4"X4" CM (NO ID, BENT)

21 22

N89°26'47"E 2,660.78'

22 27

N89°27'03"E 2,660.14'

22 23

FND. 4"X4" CM (TOP BROKEN)

N89°54'39"E 2,664.10'

28 27

27 26

NORTH GATE POST IS 163.9' SOUTH OF SECTION CORNER AND 0.3' EAST. GATE CROSSES PROPERTY LINE 167.9' SOUTH OF SECTION CORNER. SOUTH GATE POST IS 181.3' SOUTH OF SECTION CORNER AND 1.1' WEST OF PROPERTY LINE

SOUTHWEST CORNER OF SECTION 22 AND NORTHWEST CORNER OF SECTION 27

N00°19'27"W 2636.60'

N00°06'38"W 2,643.94'

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
28-40-38-000-000-00010-5

SECTION 28,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

FLORIDA POWER & LIGHT CO.
274038000000000107

SECTION 27,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

FLORIDA POWER & LIGHT CO.
274038000000000107

MATCH LINE "D" - SEE SHEET 10

MATCH LINE "F" - SEE SHEET 11

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GRAPHICS

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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

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CALCS.		
DRAWN	JHY	10-15-2025
DETAILED		
CHECKED	JDJ	10-15-2025
APPROVED	LBR	

BOUNDARY SURVEY

PREPARED FOR
FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 9 of 16

MATCH LINE "E" - SEE SHEET 7

MATCH LINE "D" - SEE SHEET 9

S00°18'31"E 2,639.65'
S00°18'31"E 2639.65'

EAST LINE OF
THE NORTHEAST
ONE-QUARTER
OF SECTION 23

FLORIDA POWER & LIGHT CO.
23-40-38-000-000-00010-6

SECTION 23,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

PARCEL 4
5,032.06 ACRES±

EAST 1/4
CORNER OF
SECTION 23

23 24

FLORIDA POWER & LIGHT
24-40-38-000-000-00010-4

SECTION 24,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

GRAPHIC SCALE

300 0 300 600

(IN FEET)

Intended display scale:
1 inch = 300 feet

N00°18'15"W 2,638.91'
S00°18'15"E 2638.91'

EAST LINE OF
THE SOUTHEAST
ONE-QUARTER
OF SECTION 23

SOUTHEAST CORNER
OF SECTION 23 &
NORTHEAST CORNER
OF SECTION 26

N89°54'39"E 2,664.10'

N89°53'49"E 2,663.22'

23 24

26 25

FND. 4"X4" CM (NO ID)

S00°04'00"W 2639.58'

FLORIDA POWER & LIGHT CO.
25-40-38-000-000-00010-1

EAST LINE OF
THE NORTHEAST
ONE-QUARTER
OF SECTION 26

MATCH LINE "F" - SEE SHEET 12

LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(P)	= PLAT MEASUREMENT
CB	= CHORD BEARING
CD	= CHORD DISTANCE
CM	= CONCRETE MONUMENT
CMP	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
Δ	= DELTA
DB	= DEED BOOK
ESMT	= EASEMENT
FND	= FOUND
ID	= IDENTIFICATION
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IRC	= IRON ROD & CAP
L	= ARC LENGTH
LB	= LAND SURVEYING BUSINESS
MES	= MITERED END SECTION
S.S.L.T.C.	= SOUTHERN STATES LAND & TIMBER COMPANY
B.O.C.E.D.D.	= BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT

ORB	= OFFICIAL RECORDS BOOK
PB	= PLAT BOOK
PG	= PAGE
PIN	= PARCEL IDENTIFICATION NUMBER
R	= RADIUS
R/W	= RIGHT OF WAY
RCP	= REINFORCED CONCRETE PIPE
SRD	= STATE ROAD
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	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

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CALCS.		
DRAWN	JHY	10–15–2025
DETAILED		
CHECKED	JDJ	10–15–2025
APPROVED	LBR	10–19–25

BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 10 of 16

MATCH LINE "F" - SEE SHEET 9

LEGEND

(C)	= CALCULATED MEASUREMENT
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SRD	= STATE ROAD
- - - OE- - - - OE- - -	= OVERHEAD ELECTRIC LINE
——— x ———	= BARBED WIRE FENCE
○	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
BS	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

N00°19'27"W 2636.60'

WEST LINE OF THE NORTHWEST 1/4

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
28-40-38-000-000-00010-5

SECTION 28,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

28 27

WEST QUARTER CORNER OF SECTION 27

FOUND 4"X4" CM (NO ID)

FLORIDA POWER & LIGHT CO.
274038000000000107

SECTION 27,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

PARCEL 4
5,032.06 ACRES±

N00°06'38"W 2,643.94'

27 26

TOWNSHIP 40 SOUTH, RANGE 38 EAST

N00°05'08"W 2,643.98'

N00°19'09"W 2636.48'

WEST LINE OF THE SOUTHWEST 1/4

SOUTHWEST CORNER OF SECTION 27

28 27

FENCE CORNER 0.8'S, 0.9'W. OF PROPERTY CORNER

33 34

SEARCHED FOR AND DID NOT FIND 4"X4" CM AS DEPICTED IN CCR# 59029. FOUND REFERENCE NAIL & TIN-TAB (NO ID) TOP OF WOOD POST. USED CCR COORDINATES TO CALCULATE CORNER. COULD NOT SET. SET 5/8" IRON ROD & CAP STAMPED " LB 4286" WITNESS 25.0' EAST ON SOUTH LINE

MARTIN COUNTY

PALM BEACH COUNTY

SOUTH LINE OF SECTION 27

S89°36'28"W 5300.26'(M) N89°45'40"E - 5301.2'(D)

GRAPHIC SCALE
300 0 300 600
(IN FEET)
Intended display scale:
1 inch = 300 feet

FOUND 4"X4" CM (TOP BROKEN) CCR# 87083

27 26

SOUTH LINE OF SECTION 26

S89°48'33"W 5311.60'(M) N89°58'50"E - 5313.1'(D)

34 35

FENCE 9.7'S. OF PROPERTY CORNER

SOUTHWEST CORNER OF SECTION 26 AND THE SOUTHEAST CORNER OF SECTION 27

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
00-38-40-33-00-000-9000

SECTION 33,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
00-38-40-34-00-000-9000

SECTION 34,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
00-38-40-35-00-000-9000

SECTION 35,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

MATCH LINE "D" - SEE SHEET 12

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GRAPHICS

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CHECKED	JDJ	10-15-2025
APPROVED	LBR	

BOUNDARY SURVEY

PREPARED FOR
FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 11 of 16

MATCH LINE "F" - SEE SHEET 10

MATCH LINE "D" - SEE SHEET 11

FLORIDA POWER & LIGHT CO.
264038000000000109

SECTION 26,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

PARCEL 4
5,032.06 ACRES±

N00°04'00"E 2,639.58'
S00°04'00"W 2639.58'

EAST 1/4 CORNER OF SECTION 26

26 25

FND. 4"X4" CM (NO ID)

FLORIDA POWER & LIGHT CO.
25-40-38-000-000-00010-1

SECTION 25,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

N00°04'42"E 2,639.58'
S00°04'42"W 2639.58'

EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 26

GRAPHIC SCALE
300 0 300 600
(IN FEET)
Intended display scale:
1 inch = 300 feet

FOUND 4"X4" CM (NO ID)

SOUTH LINE OF SECTION 26

S89°48'33"W 5311.60'(M) N89°58'50"E - 5313.1'(D)

MARTIN COUNTY

PALM BEACH COUNTY

26 25

35 36

FENCE ON PROPERTY LINE

MARTIN COUNTY
PALM BEACH COUNTY

SOUTHEAST CORNER OF SECTION 26 AND THE NORTHEAST CORNER OF SECTION 35

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
00-38-40-35-00-000-9000

SECTION 35,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
00-38-40-35-00-000-9000

SECTION 36,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
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○	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
(BS)	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

P:\Proj-2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary Revt.dwg Plotted: 12/8/2025 1:17 PM By: JOHN YANCY

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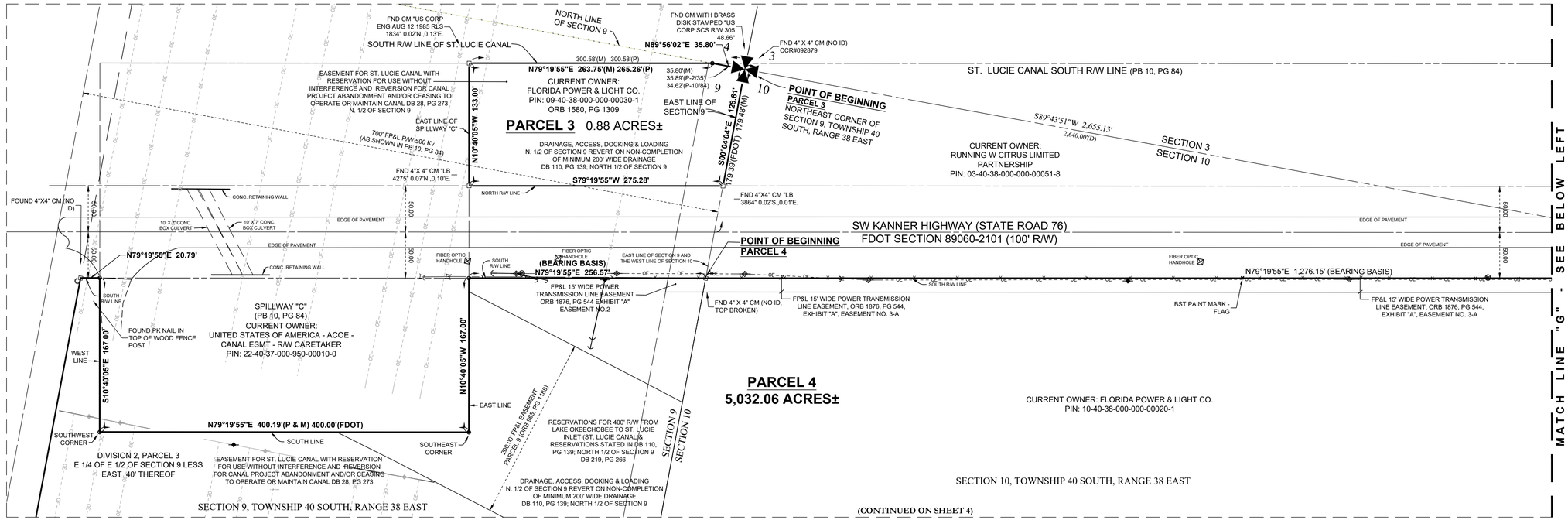
	BY	DATE
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CALCS.		
DRAWN	JHY	10–15–2025
DETAILED		
CHECKED	JDJ	10–15–2025
APPROVED	LBR	10–19–25

BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 12 of 16



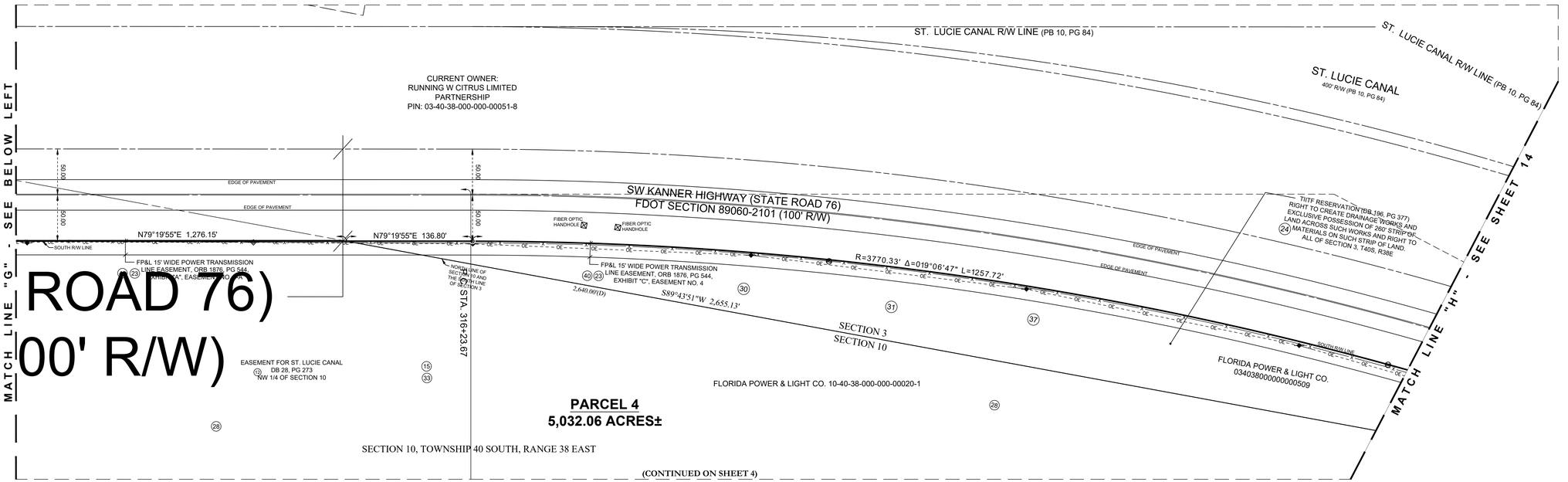


GRAPHIC SCALE

60 0 60 120

(IN FEET)

Intended display scale:
1 inch = 60 feet



LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
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DB	= DEED BOOK
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PIN	= PARCEL IDENTIFICATION NUMBER
R	= RADIUS
R/W	= RIGHT OF WAY
RCP	= REINFORCED CONCRETE PIPE
SRD	= STATE ROAD
----OE----	= OVERHEAD ELECTRIC LINE
----X----	= BARBED WIRE FENCE
O	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
(BS)	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

P:\Proj-2022\22-152.001 FPL Tesero Groves Update\Survey\22-152.001 Boundary Rev1.dwg Plotted: 12/8/2025 1:17 PM By: JOHN YANCY

GRAPHICS

COMPUTER FILE REF.	FIELD BK./PG.
SEE PLOT STAMP AT LEFT	

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE

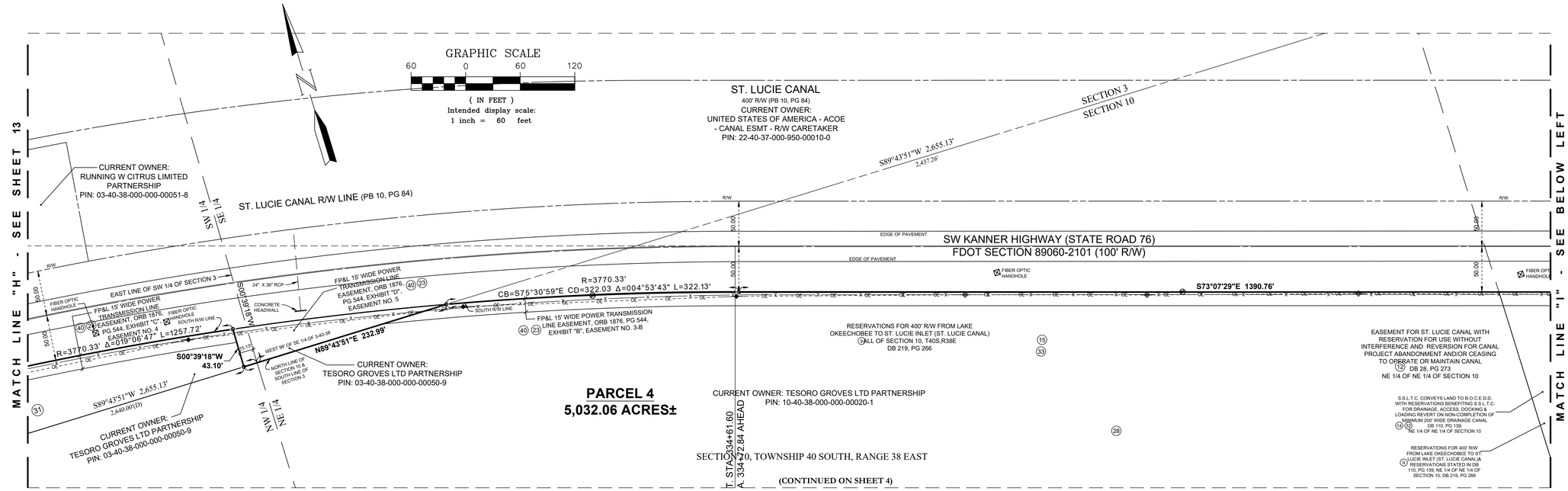
	BY	DATE
FIELD	SG	10–16–2025
CALCS.		
DRAWN	JHY	10–15–2025
DETAILED		
CHECKED	JDJ	10–15–2025
APPROVED	LBR	

BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

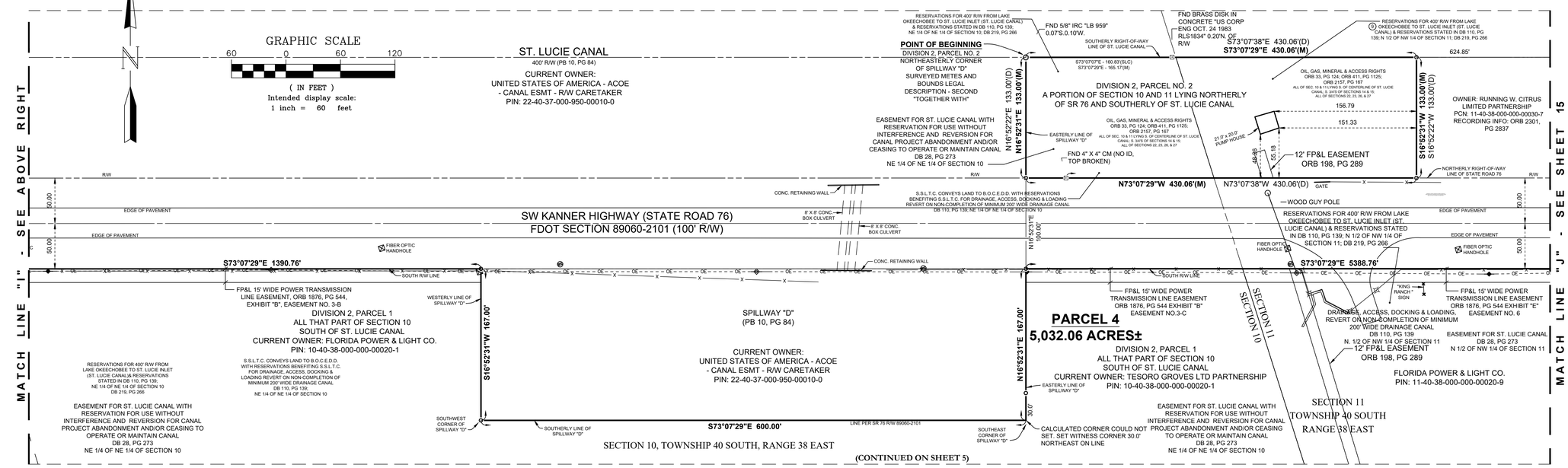
DATE: 10/20/2025
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 13 of 16



(CONTINUED ON SHEET 4)

LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(P)	= PLAT MEASUREMENT
CB	= CHORD BEARING
CD	= CHORD DISTANCE
CM	= CONCRETE MONUMENT
CMP	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
Δ	= DELTA
DB	= DEED BOOK
ESMT	= EASEMENT
FND	= FOUND
ID	= IDENTIFICATION
IP	= IRON PIPE & CAP
IRC	= IRON ROD & CAP
L	= ARC LENGTH
LB	= LAND SURVEYING BUSINESS
MES	= MITERED END SECTION
S.S.L.T.C.	= SOUTHERN STATES LAND & TIMBER COMPANY
B.O.C.E.D.D.	= BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT
ORB	= OFFICIAL RECORDS BOOK
PB	= PLAT BOOK
PG	= PAGE
PIN	= PARCEL IDENTIFICATION NUMBER
R	= RADIUS
R/W	= RIGHT OF WAY
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--OE--	= OVERHEAD ELECTRIC LINE
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(BS)	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR



(CONTINUED ON SHEET 5)

GRAPHICS

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SEE PLOT STAMP AT LEFT	

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– REVISIONS –	BY	DATE

	BY	DATE
FIELD	SG	10–16–2025
CALCS.		
DRAWN	JHY	10–15–2025
DETAILED		
CHECKED	JDJ	10–15–2025
APPROVED	LBR	

BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 14 of 16

P:\Proj-2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary Ref.dwg Plotted: 12/8/2025 1:17 PM By: JOHN YANCY

MATCH LINE "J" - SEE SHEET 14

ST. LUCIE CANAL
400' R/W (PB 10, PG 84)

ST. LUCIE CANAL R/W LINE (PB 10, PG 84)

OWNER: RUNNING W. CITRUS LIMITED PARTNERSHIP
PCN: 11-40-38-000-000-00030-7
RECORDING INFO: ORB 2301, PG 2837

R/W — R/W — R/W

50.00 — EDGE OF PAVEMENT — EDGE OF PAVEMENT — 50.00

SW KANNER HIGHWAY (STATE ROAD 76)
FDOT SECTION 89060-2101 (100' R/W)

50.00 — EDGE OF PAVEMENT — EDGE OF PAVEMENT — 50.00

FIBER OPTIC HANDHOLE — FIBER OPTIC HANDHOLE — FIBER OPTIC HANDHOLE

S73°07'29"E 5388.76'

OE — SOUTH R/W LINE — OE — SOUTH R/W LINE — OE

(40)(23) FP&L 15' WIDE POWER TRANSMISSION LINE EASEMENT ORB 1876, PG 544 EXHIBIT "E" EASEMENT NO. 6

(12) EASEMENT FOR ST. LUCIE CANAL WITH RESERVATION FOR USE WITHOUT INTERFERENCE AND REVERSION FOR CANAL PROJECT ABANDONMENT AND/OR CEASING TO OPERATE OR MAINTAIN CANAL
DB 28, PG 273
N 1/2 OF NW 1/4 OF SECTION 11

(14)(32) S.S.L.T.C. CONVEYS LAND TO B.O.C.E.D.D. WITH RESERVATIONS BENEFITING S.S.L.T.C. FOR DRAINAGE, ACCESS, DOCKING & LOADING REVERT ON NON-COMPLETION OF MINIMUM 200' WIDE DRAINAGE CANAL
DB 110, PG 139;
N. 1/2 OF NW 1/4 OF SECTION 11

PARCEL 4
5,032.06 ACRES±
FLORIDA POWER & LIGHT
11-40-38-000-000-00020-9

(28)

(15)(33)

(40)(23) FP&L 15' WIDE POWER TRANSMISSION LINE EASEMENT ORB 1876, PG 544 EXHIBIT "E" EASEMENT NO. 6

(9) RESERVATIONS FOR 400' R/W FROM LAKE OKEECHOBEE TO ST. LUCIE INLET (ST. LUCIE CANAL)& RESERVATIONS STATED IN DB 110,PG 139; N 1/2 OF NW 1/4 OF SECTION 11; DB 219, PG 266

NORTH 1/2 OF NORTHWEST 1/4
SOUTH 1/2 OF NORTHWEST 1/4

SECTION 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST (CONTINUED ON SHEET 5)

MATCH LINE "K" - SEE BELOW LEFT

MATCH LINE "K" - SEE ABOVE RIGHT

ST. LUCIE CANAL
400' R/W (PB 10, PG 84)

ST. LUCIE CANAL R/W LINE (PB 10, PG 84)

OWNER: RUNNING W. CITRUS LIMITED PARTNERSHIP
PCN: 11-40-38-000-000-00030-7
RECORDING INFO: ORB 2301, PG 2837

NE 1/4 OF SEC. 11
NW 1/4 OF SEC. 11

S73°07'29"E - 5744.09'

R/W — R/W

50.00 — EDGE OF PAVEMENT — EDGE OF PAVEMENT — 50.00

SW KANNER HIGHWAY (STATE ROAD 76)
FDOT SECTION 89060-2101 (100' R/W)

50.00 — EDGE OF PAVEMENT — EDGE OF PAVEMENT — 50.00

R OPTIC HANDHOLE — FIBER OPTIC HANDHOLE (5) — FIBER OPTIC HANDHOLE

S73°07'29"E 5388.76'

OE — SOUTH R/W LINE — OE — SOUTH R/W LINE — OE

(40)(23) FP&L 15' WIDE POWER TRANSMISSION LINE EASEMENT ORB 1876, PG 544 EXHIBIT "E" EASEMENT NO. 6

DIVISION 2, PARCEL 1
ORB 786, PG 1600
FLORIDA POWER & LIGHT CO.
11-40-38-000-000-00020-9

OIL, GAS, MINERAL & ACCESS RIGHTS
ORB 153, PG 557
SW 1/4 OF SECTION 3 SOUTH OF CANAL EXTENDING FROM THE SOUTHWEST CORNER ALONG THE SOUTH BOUNDARY EASTWARD NOT TO EXCEED 2640 FEET; ALL OF THE E. 1/2 OF THE E. 1/2 OF THE E. 1/2 OF SECTION 9 LYING SOUTH OF THE ST. LUCIE CANAL; **ALL OF SEC.** 10 & **11 LYING S. OF ST. LUCIE CANAL;** ALL OF SECTIONS 14, 15, 22, 23, 26, & 27

(15)(33)

(12) EASEMENT FOR ST. LUCIE CANAL WITH RESERVATION FOR USE WITHOUT INTERFERENCE AND REVERSION FOR CANAL PROJECT ABANDONMENT AND/OR CEASING TO OPERATE OR MAINTAIN CANAL
DB 28, PG 273; NE 1/4 OF SECTION 11

FLORIDA POWER & LIGHT
11-40-38-000-000-00020-9

(14)(32) S.S.L.T.C. CONVEYS LAND TO B.O.C.E.D.D. WITH RESERVATIONS BENEFITING S.S.L.T.C. FOR DRAINAGE, ACCESS, DOCKING & LOADING REVERT ON NON-COMPLETION OF MINIMUM 200' WIDE DRAINAGE CANAL
DB 110, PG 139; NE 1/4 OF SECTION 11

(9) RESERVATIONS FOR 400' R/W FROM LAKE OKEECHOBEE TO ST. LUCIE INLET (ST. LUCIE CANAL)& RESERVATIONS STATED IN DB 110, PG 139; NE 1/4 OF SECTION 11

(15)(33)

(40)(23) FP&L 15' WIDE POWER TRANSMISSION LINE EASEMENT ORB 1876, PG 544 EXHIBIT "E" EASEMENT NO. 6

OIL, GAS, MINERAL & ACCESS RIGHTS
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SECTION 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST (CONTINUED ON SHEET 5)

MATCH LINE "L" - SEE BELOW LEFT

MATCH LINE "L" - SEE ABOVE RIGHT

ST. LUCIE CANAL
400' R/W (PB 10, PG 84)

ST. LUCIE CANAL R/W LINE (PB 10, PG 84)

OWNER: RUNNING W. CITRUS LIMITED PARTNERSHIP
PCN: 11-40-38-000-000-00030-7
RECORDING INFO: ORB 2301, PG 2837

R/W — R/W

50.00 — EDGE OF PAVEMENT — EDGE OF PAVEMENT — 50.00

SW KANNER HIGHWAY (STATE ROAD 76)
FDOT SECTION 89060-2101 (100' R/W)

50.00 — EDGE OF PAVEMENT — EDGE OF PAVEMENT — 50.00

(9) — FIBER OPTIC HANDHOLE

S73°07'29"E 5388.76'

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(40)(23) FP&L 15' WIDE POWER TRANSMISSION LINE EASEMENT ORB 1876, PG 544 EXHIBIT "E" EASEMENT NO. 6

PARCEL 4
5,032.06 ACRES±
FLORIDA POWER & LIGHT
11-40-38-000-000-00020-9

(9) RESERVATIONS FOR 400' R/W FROM LAKE OKEECHOBEE TO ST. LUCIE INLET (ST. LUCIE CANAL)& RESERVATIONS STATED IN DB 110, PG 139; NE 1/4 OF SECTION 11; DB 219, PG 266

(12) EASEMENT FOR ST. LUCIE CANAL WITH RESERVATION FOR USE WITHOUT INTERFERENCE AND REVERSION FOR CANAL PROJECT ABANDONMENT AND/OR CEASING TO OPERATE OR MAINTAIN CANAL
DB 28, PG 273; NE 1/4 OF SECTION 11

(14)(32) S.S.L.T.C. CONVEYS LAND TO B.O.C.E.D.D. WITH RESERVATIONS BENEFITING S.S.L.T.C. FOR DRAINAGE, ACCESS, DOCKING & LOADING REVERT ON NON-COMPLETION OF MINIMUM 200' WIDE DRAINAGE CANAL
DB 110, PG 139; NE 1/4 OF SECTION 11

(15)(33)

PARCEL 4
5,032.06 ACRES±

(40)(23) FP&L 15' WIDE POWER TRANSMISSION LINE EASEMENT ORB 1876, PG 544 EXHIBIT "E" EASEMENT NO. 6

TOWNSHIP 40 SOUTH, RANGE 38 EAST (CONTINUED ON SHEET 5)

MATCH LINE "M" - SEE SHEET 16

LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(P)	= PLAT MEASUREMENT
CB	= CHORD BEARING
CD	= CHORD DISTANCE
CM	= CONCRETE MONUMENT
CMP	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
Δ	= DELTA
DB	= DEED BOOK
ESMT	= EASEMENT
FND	= FOUND
ID	= IDENTIFICATION
IP	= IRON PIPE & CAP
IRC	= IRON ROD & CAP
L	= ARC LENGTH
LB	= LAND SURVEYING BUSINESS
MES	= MITERED END SECTION
S.S.L.T.C.	= SOUTHERN STATES LAND & TIMBER COMPANY
B.O.C.E.D.D.	= BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT

ORB	= OFFICIAL RECORDS BOOK
PB	= PLAT BOOK
PG	= PAGE
PIN	= PARCEL IDENTIFICATION NUMBER
R	= RADIUS
R/W	= RIGHT OF WAY
RCP	= REINFORCED CONCRETE PIPE
SRD	= STATE ROAD
OE	= OVERHEAD ELECTRIC LINE
x	= BARBED WIRE FENCE
O	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
(BS)	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

N

GRAPHIC SCALE
60 0 60 120
(IN FEET)
Intended display scale:
1 inch = 60 feet

P:\Proj-2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary Rev1.dwg Plotted: 12/8/2025 1:18 PM By: JOHN YANCY

GRAPHICS

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– REVISIONS –	BY	DATE

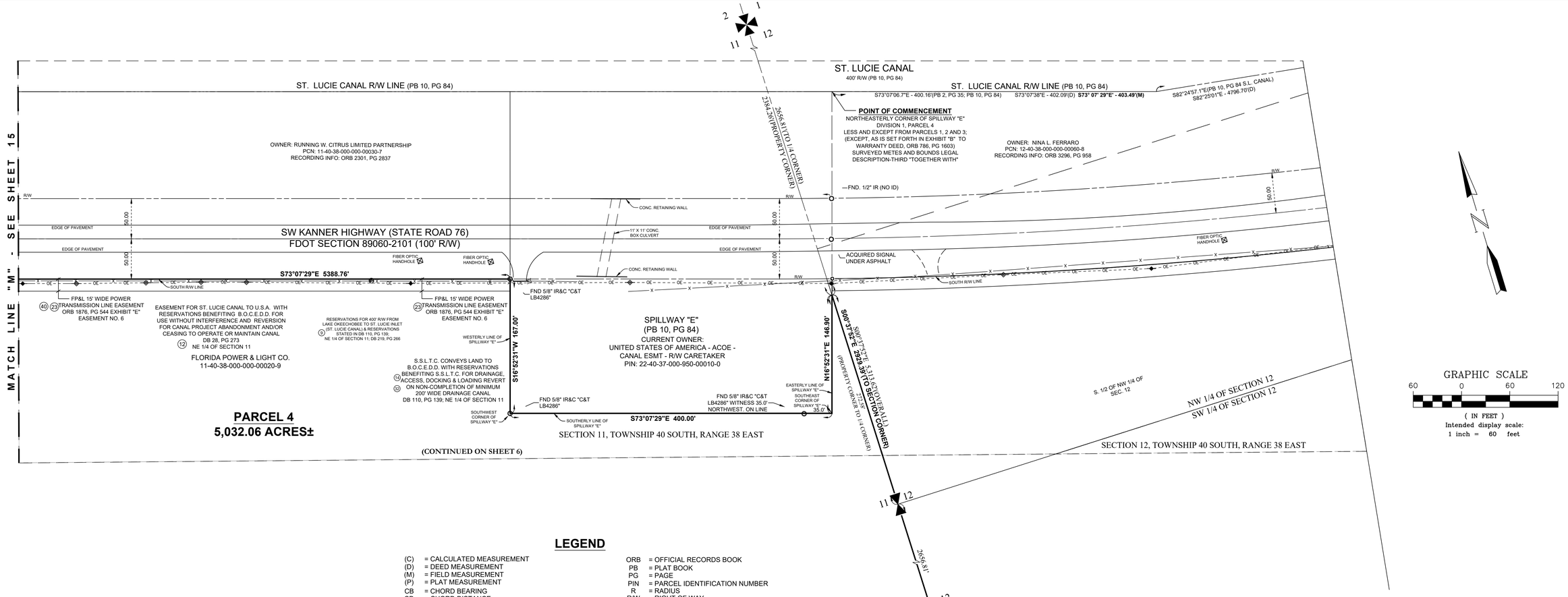
	BY	DATE
FIELD	SG	10–16–2025
CALCS.		
DRAWN	JHY	10–15–2025
DETAILED		
CHECKED	JDJ	10–15–2025
APPROVED	LBR	

BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 15 of 16



LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(P)	= PLAT MEASUREMENT
CB	= CHORD BEARING
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BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 16 of 16

MAILING/POSTING
PUBLIC NOTICE AFFIDAVIT

Application No. : **Project Parrot (ANX-25-001)**

Date of Planning, Zoning, and Appeals Board / Village Council Meeting:
Village Council- February 12, 2026

Mailing Date: prior to the Public Hearing/Meeting: **January 23, 2026.**

In accordance with the requirements of Section 12-2 – General Requirements for Applications, of the Village of Indiantown, Florida, I Lauren McClellan hereby certify that I have posted or caused to be posted zoning change notification sign(s) on the property subject to zoning change, in accordance with the attached exhibit. Posting of said sign(s) was accomplished on **January 14, 2026.**

The sign(s) meet the criteria in Section 12-2 and was placed on **SW Farm Road and SW Kanner Highway**.

Posted notice.

1. A sign shall be prepared and posted on the subject property by the Village setting forth a notice of public hearing at least five business days before the Village Council meeting in which the item is scheduled to be heard. This notice shall remain posted on the subject property through the date of the public hearing and shall be removed within five business days following the Village Council's approval or denial of the application, or upon the application's withdrawal.

2. Posted notice shall be in a manner established by the Director.

Courtesy mailed notice.

1. The applicant shall be responsible for mailing notice of hearing to property owners of record within a 300-foot radius of the subject property scheduled for a public hearing before the Village Council. The failure to receive such courtesy notice shall not affect any action or proceedings taken by the Village Council.

2. The current ad valorem tax rolls of Martin County shall be used to mail required notice to owners of neighboring property.

I further certify that this affidavit was filed with the Community and Economic Development Department of the Village of Indiantown on _____, 20 _____.

I understand that I am required to remove said sign(s) within five business days of the public hearing regarding the application.

Executed this the 28 day of JANUARY, 20 26.

Timothy Oliver
_____
Signature of Applicant or Authorized Agent

STATE OF FLORIDA:

COUNTY OF: PALM BEACH

BEFORE ME, a Notary Public, on this day personally appeared
Timothy OLIVER (Print Applicant's/Authorized Agent's name)
the above signed, who, under oath, stated the following: "I hereby certify that I am the applicant or authorized agent for the purposes of this affidavit; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 28th day of JANUARY, 20 26.

Angela Smith
Notary Public in and for the State of Florida

ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

STAFF USE:

Date/Time submitted: _____ Verified by: _____

PLEASE NOTE: Failure to post the notification sign(s) on the property on or before the 10th day prior to the public hearing will result in the postponement of consideration of the application.

Attachments: 1 Close-up Photo of Posted Notice
1 Distant Photo Showing Location of Notice (i.e. from nearest road)

N O T I C E

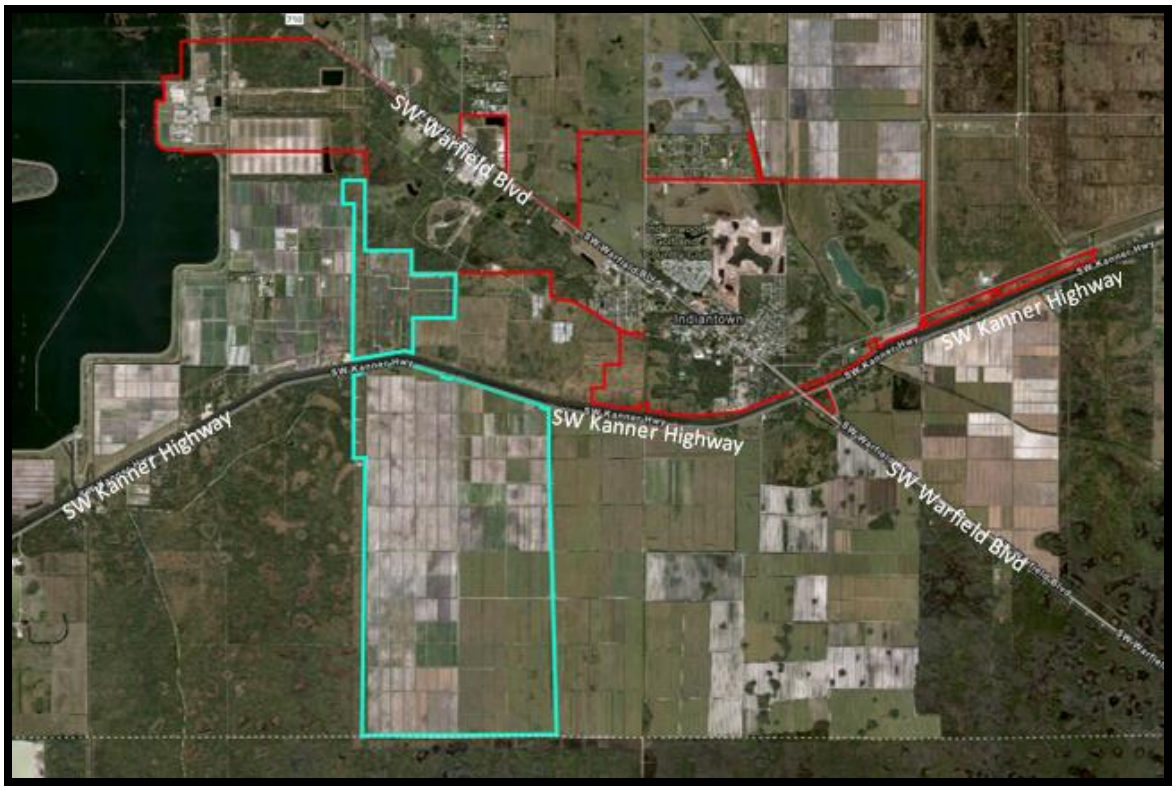
PUBLIC MEETING OF THE VILLAGE OF INDIANTOWN

VILLAGE COUNCIL PUBLIC HEARING: February 12, 2026 – 6:00 PM

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

CASE NUMBER:	ANX-25-001
CASE NAME:	Project Parrot
CASE TYPE:	Voluntary Annexation
APPLICANT:	Florida Power & Light Company
PROPERTY LOCATION:	Generally located on the north and south of S.W. Kanner Highway and west of Warfield Boulevard.
REQUESTS:	Applicant is requesting approval of Voluntary Annexation of contiguous parcels of land approximately 5,722.30+/- acres into the municipal boundaries of the Village of Indiantown, amending the official boundary map of the Village of Indiantown.

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.

FOR QUESTIONS CONCERNING THIS PETITION, AND TO SUBMIT WRITTEN COMMENTS ON THE APPLICATION BEFORE THE HEARING, PLEASE CONTACT: Deanna Freeman, dfreeman@indiantownfl.gov, 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
For Application: Project Parrot (ANX-25-001 &
Village Council
Date: February 12, 2026 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
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For Application: Project Parrot (ANX-25-001 &
Village Council
Date: February 12, 2026 Time: 6:00 PM
at 15516 SW Osceola Street, Suite C
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Development Department at 772-597-8269

January 15, 2026

Board of County Commissioners
C/O Mr. Don Donaldson,
County Administrator
Martin County Administrative Center
2401 SE Monterey Road
Stuart, FL 34996
Certified Mail

Re: **Florida Power & Light – Annexation Application Project No.: Application No. ANX 25-001 Project Parrot**

Dear Mr. Donaldson,

In accordance with Florida State Statutes, 171.044(6), please find attached a copy of the notice via certified mail required under subsection (2), prior to publishing the Ordinance notice required.

Please find attached a request for approval of an annexing by voluntary petition certain real property totaling -acres in size, located +/- 5,722.30-acres in size, located north and south of SW Kanner Highway and west of SW Warfield Blvd, and immediately south of the existing boundaries of the Village of Indiantown. The property is owned by Florida Power and Light Company.

The Village of Indiantown is also considering a request for a large-scale comprehensive plan amendment to change the future land use designation from Agricultural, Public Utilities – Major Power Generation Facilities, and Institutional Development – Public Conservation to Light Industrial.

The Planning, Zoning & Appeals Board acting as the Village of Indiantown Local Planning Agency considered and made recommendation at a public hearing held January 7, 2026. The Village Council recommended approval of the application as a first reading January 8, 2026. A second reading is scheduled to be held February 12, 2026, before Village Council.

You may contact Deanna Freeman, Community & Economic Development Director at 772 597 8269 or dfreeman@indiantownfl.gov if any clarification or additional information is needed.

Sincerely,

Deanna Freeman
Community & Economic Development Director

Enclosures:

Exhibit A, Legal Description
Exhibit B, Maps
Exhibit C, Parcel Control Numbers
Exhibit D, Copy of Newspaper Notice

VILLAGE OF INDIANTOWN

NOTICE OF VOLUNTARY ANNEXATION

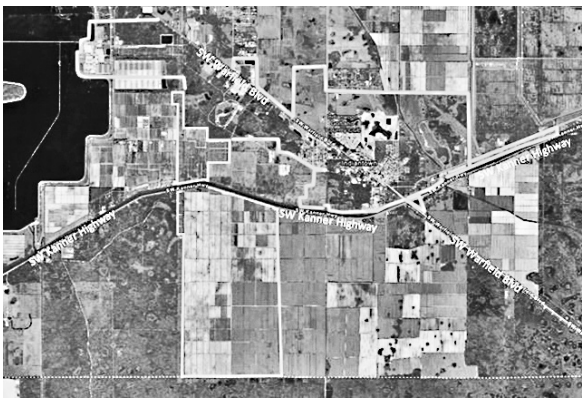
The Village of Indiantown, Village Council, will hold a Public Hearing on Thursday, February 12, 2026, at 6:00 p.m. in the Village Council Chambers, 15516 SW Osceola Street, Suite C. Indiantown, Florida 34956 to consider the following agenda items:

ORDINANCE NO. 01-2026; AN ORDINANCE OF THE VILLAGE OF INDIANTOWN, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TOTALING 5,722.30 +/- ACRES IN SIZE, LOCATED NORTH AND SOUTH OF SW KANNER HIGHWAY AND WEST OF WARFIELD BLVD. AND IMMEDIATELY SOUTH OF THE EXISTING BOUNDARIES OF THE VILLAGE OF INDIANTOWN; PARCEL IDS 32-39-38-001-006-00000-7, 32-39-38-001-012-00000-5, 32-39-38-001-018-00001-1, 32-39-38-001-024-00010-8, 32-39-38-001-029-00010-7, 32-39-38-001-034-00011-6, 32-39-38-001-039-00001-7, 09-40-38-000-000-00030-1, 03-40-38-000-000-00050-9, 10-40-38-000-000-00020-1, 15-40-38-000-000-00010-2, 22-40-38-000-000-00010-8, 27-40-38-000-000-00010-7, 11-40-38-000-000-00020-9, 14-40-38-000-000-00010-5, 23-40-38-000-000-00010-6, 26-40-38-000-000-00010-9, 03-40-38-000-000-00011-0; WITH PROPERTY CONTIGUOUS TO THE VILLAGE OF INDIANTOWN IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES, AND OTHER CONTROLLING LAW; REDEFINING THE BOUNDARIES OF THE VILLAGE OF INDIANTOWN TO INCLUDE SAID PROPERTY; PROVIDING FOR LEGAL DESCRIPTION AND A MAP; PROVIDING FOR IMPLEMENTATION AND NOTICE TO APPROPRIATE AGENCIES; AND PROVIDING FOR FINDINGS, CONFLICTS, NON-CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

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.

The ordinance provides for the annexation of certain property into the Village of Indiantown generally described as certain real property totaling 5,722.30 +/- acres in size, located North and South of SW Kanner Highway and West of Warfield Blvd. and immediately South of the existing boundaries of the Village of Indiantown, which is currently located in unincorporated Martin County. The property proposed to be annexed is depicted on the map below, and the complete legal description by metes and bounds and the ordinance can be obtained from the office of the Village Clerk.

Section 171.044, *et. seq.*, Florida Statutes, provides for voluntary annexation procedures, and provides that an owner or owners of real property in an unincorporated area of a county may petition the governing body of a municipality to annex property into the municipality that is contiguous to the municipality and reasonably compact.



The Village Planning Director has conducted an analysis of the petition of the property owner and found the area petitioned for annexation meets the criteria of Section 171.044, Florida Statutes, in that the subject property is contiguous to the Village of Indiantown and is reasonably compact, and that the annexation of the subject property will not result in the creation of any enclave.

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: January 28, 2026
February 4, 2026

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